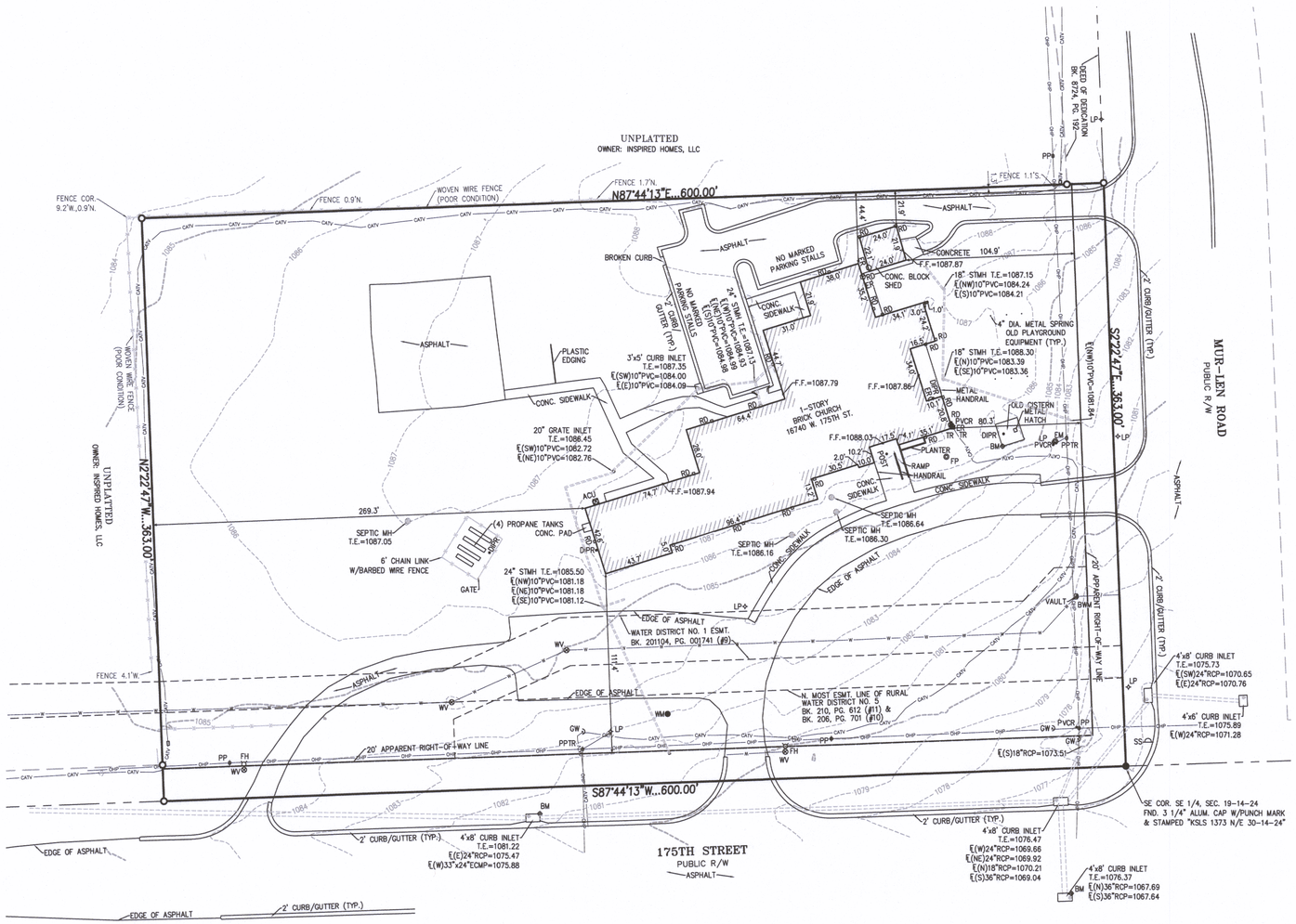
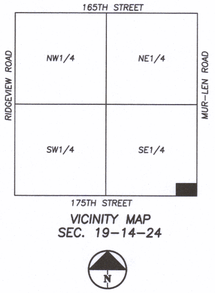
BEARING BASIS: KANSAS STATE PLANE
1983 NORTH ZONE #1501

LEGEND

- ● = FOUND SURVEY MONUMENT (AS DESCRIBED)
- □ = FOUND MAG. NAIL & SHINER, UNLESS OTHERWISE NOTED
- ○ = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
- ACU ⊠ = AIR CONDITIONING UNIT
- BFOM = FIBER OPTIC MARKER
- BWM = BURIED WATER MARKER
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- ER = ELECTRIC RISER
- FH = FIRE HYDRANT
- GW = GUY WIRE
- LP = LIGHT POLE
- LPP = LIGHT POWER POLE
- POST • = DINNER BELL
- PP = POWER POLE
- PPTR = POWER POLE WITH TRANSFORMER(S)
- PVCR • = PVC RISER
- SS = STREET SIGN
- SSMH = SANITARY SEWER MANHOLE
- STLB = STREET LIGHT BOX
- STMH = STORM SEWER MANHOLE
- TR = TELEPHONE RISER
- WM ● = WATER METER
- WMH = WATER MANHOLE
- WS = WATER SPIGOT
- WV = WATER VALVE
- C.I. = CURB INLET
- A.I. = AREA INLET
- R/W = RIGHT-OF-WAY
- (P) = PLATTED
- (D) = DEEDED
- (M) = MEASURED
- CATV = CABLE TELEVISION LINE
- W = WATER LINE
- OHP = OVERHEAD POWER LINE
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- SS = SANITARY SEWER LINE
- = STORM SEWER LINE
- = FENCE LINE
- = GUARD RAIL





LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14, RANGE 24, JOHNSON COUNTY, KANSAS, STARTING IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14, RANGE 24, RUNNING WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 600 FEET, THENCE NORTH 363 FEET, THENCE EAST 600 FEET TO THE EAST LINE OF SAID QUARTER SECTION, THENCE SOUTH 363 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

GROSS AREA = ±5.0000 / ±217,800 SQ. FT.
NET AREA = ±4.5670 / ±198,939 SQ. FT.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. KC-C3060672, WITH AN EFFECTIVE DATE OF 02/21/2024 AT 7:00 A.M.

PROPERTY IS SUBJECT TO:

8. SUBJECT TO EXISTING ROAD, STREET OR HIGHWAY RIGHTS OF WAY. (APPARENT RIGHT-OF-WAYS SHOWN, NO DOCUMENTS SUPPLIED FOR DEDICATION OF RIGHT-OF-WAY)

9. EASEMENTS ACQUIRED BY THE WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS BY CONDEMNATION SUIT 2010-CV-1773, FILED IN BOOK 201104 PAGE 001741. (SHOWN, AFFECTS THIS PROPERTY)

10. AN EASEMENT FOR WATER TRANSMISSION LINES, RECORDED AS BOOK 206 MISC. PAGE 701. (SHOWN, ℄ OF 10' EASEMENT AS CONSTRUCTED, NOT PLOTTABLE) IN FAVOR OF: RURAL WATER DISTRICT NO. 5 AFFECTS: A PORTION OF THE LAND

11. AN EASEMENT FOR WATER TRANSMISSION LINES, RECORDED AS BOOK 210 MISC. PAGE 612. (SHOWN, ℄ OF 10' EASEMENT AS CONSTRUCTED, NOT PLOTTABLE) IN FAVOR OF: RURAL WATER DISTRICT NO. 5 AFFECTS: A PORTION OF THE LAND

12. AN EASEMENT FOR RIGHT OF WAY, RECORDED AS BOOK 19 MISC. PAGE 107. (AFFECTS THIS PROPERTY, BLANKET IN NATURE) IN FAVOR OF: KANSAS CITY POWER & LIGHT COMPANY AFFECTS: A PORTION OF THE LAND

13. AN EASEMENT FOR RIGHT OF WAY, RECORDED AS BOOK 19 MISC. PAGE 116. (AFFECTS THIS PROPERTY, BLANKET IN NATURE) IN FAVOR OF: KANSAS CITY POWER & LIGHT COMPANY AFFECTS: A PORTION OF THE LAND

SURVEY NOTES:

1. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200159, MAP NO. 20091C0109G, AND DATED AUGUST 3, 2009.

UTILITY NOTE:

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. ONE CALL TICKET NO.(S) ARE 24058330

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

ZONING:

THIS PROPERTY IS ZONED RN1 (PLANNED RESIDENTIAL NEIGHBORHOOD) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

CERTIFICATION:

TO: THE ROMAN CATHOLIC ARCHDIOCESE OF KANSAS CITY IN KANSAS, A KANSAS NOT FOR PROFIT CORPORATION, DAY3, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11(A), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2024.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR 3/4/24

BY: SCOTT G. CHRISMAN, KS. LS-1306

PHELPS ENGINEERING, INC
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www.phelpsengineering.com
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PLANNING
ENGINEERING
IMPLEMENTATION

ALTA/NSPS LAND TITLE SURVEY

PART OF SE 1/4, SEC. 19, TWP. 14 S., RNG. 24 E.
JOHNSON COUNTY, KANSAS
16740 W 175TH STREET

Revisions:	No.	Date	By	App.

PROJECT NO. 230989
DATE: 3/4/2024
DRAWN: dcg
CERTIFICATE OF AUTHORIZATION LAND SURVEYING - LS-82
CERTIFICATE OF AUTHORIZATION ENGINEERING - E-361
MISSOURI CERTIFICATE OF AUTHORIZATION LAND SURVEYING - 2007035125
MISSOURI CERTIFICATE OF AUTHORIZATION ENGINEERING - 2007035083

SHEET
1
OF 1

\\PHELPS-SERVER\Projects\P\230989\dwg\230989 ALTA.dwg Layout:1 Mar 04, 2024 - 8:35am Scott Chrisman