

## DISTANCE OF 2,506.59 FEET TO THE POINT OF BEGINNING, CONTAINING 34.2588 ACRES, MORE OR LESS. TOGETHER WITH

DESCRIPTION:

PART OF LOTS 1 OF BLOCK B, MEADOWBROOK ACRES, A PLATTED SUBDIVISION OF LAND AND ALL THAT PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE S 2'06'14" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 43.04 FEET; THENCE N 87'53'46" E, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOMERSET DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF NALL AVENUE, BOTH AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF WAY LINE OF SAID SOMERSET DRIVE, FOR THE FOLLOWING SIX (6) COURSES; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 9'58'39" E AND A RADIUS OF 34.00 FEET, AN ARC DISTANCE OF 46.05 FEET; THENCE N 87'34'46" E, A DISTANCE OF 0.89 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 621.00 FEET, AN ARC DISTANCE OF 333.05 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 579.00 FEET, AN ARC DISTANCE OF 15.45 FEET TO A POINT ON THE SOUTHERLY PLAT LINE OF WEST RIDING, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE ALONG THE SOUTHERLY PLAT LINE OF SAID WEST RIDING, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 73'10'54" E, A DISTANCE OF 138.40 FEET; THENCE NORTHEASTERLY ON A CURVE TO IE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 176.13 FEET TO A POINT ON THE WEST PLAT LINE OF WEST RIDING, 2ND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE S 13"32'29" E (PLATTED S 11"43'23" E), ALONG THE WEST PLAT LINE OF SAID WEST RIDING, 2ND PLAT, A DISTANCE OF 183.42 FEET TO THE SOUTHWEST PLAT CORNER OF SAID WEST RIDING, 2ND PLAT, THENCE N 87 37 32" E (PLATTED N 89 26'38" E), ALONG THE SOUTH PLAT LINE OF SAID WEST RIDING, 2ND PLAT AND THE NORTH PLAT LINE OF SAID MEADOWBROOK ACRES, A DISTANCE OF 1904.29 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID MEADOWBROOK ACRES, SAID NORTHEAST CORNER ALSO BEING 30.00 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33: THENCE S 1'50'49" E. ALONG THE EAST LINE OF SAID LOT 1. BLOCK B. SAID EAST LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33. A DISTANCE OF 54.21 FEET; THENCE S 72'26'22" W, A DISTANCE OF 85.28 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 222.62 FEET; THENCE S 11'42'03" W. A DISTANCE OF 323.83 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 216.29 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 249.33 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 387.22 FEET; THENCE S 1'50'49" E, A DISTANCE OF 62.07 FEET; THENCE S 88'09'11" W, A DISTANCE OF 45.15 FEET: THENCE WESTERLY ON A CURVE TO THE LEFT. SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 562.89 FEET AN ARC DISTANCE OF 84.71 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 444.50 FEET, AN ARC DISTANCE OF 199.48 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 599.59 FEET, AN ARC DISTANCE OF 334.74 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT 1 THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 34.52 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE G TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 124.17 FEET, AN ARC DISTANCE OF 132.73 FEET; THENCE SOUTHWESTERLY ON A CURVE THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 55.53 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT. SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 387.47 FEET. AN ARC DISTANCE OF 175.65 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 180.27 FEET, AN ARC DISTANCE OF 88.04 FEET; THENCE S 74'05'30" W, A DISTANCE OF 185.25 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 444.65 FEET, AN ARC DISTANCE OF 115.38 FEET; THENCE S 88'57'33" W, A DISTANCE OF 222.66 FEET; THENCE N 02'06'14" W. A DISTANCE OF 50.01 FEET; THENCE N 4'57'47" W. A DISTANCE OF 300.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NALL AVENUE; THENCE N 2'06'14" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NALL AVENUE, A DISTANCE OF 711.66 FEET TO THE POINT OF BEGINNING, CONTAINING 48.0018 ACRES, MORE OR LESS.

<u>TITLE NOTE:</u>

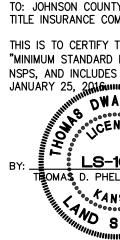
PROPERTY IS SUBJECT TO: 8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 19, PAGE 15. (SHOWN, AFFECTS THIS PROPERTY) 9. EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY OVER A PORTION OF THE PREMISES IN QUESTION AS SET OUT IN CONDEMNATION SUIT NO. 22314, AS MORE FULLY DESCRIBED THEREIN. (SHOWN, AFFECTS THIS PROPERTY) 10. AN EASEMENT TO KANSAS CITY POWER AND LIGHT COMPANY IN THE DOCUMENT RECORDED MARCH 13, 1933 IN MISC. BOOK 19, PAGE 490 OF OFFICIAL THE ABOVE EASEMENT WAS MORE SPECIFICALLY DEFINED AND LIMITED BY A PARTIAL RELEASE OF EASEMENT FILED IN BOOK 201009, PAGE 002656. (SHOWN, AFFECTS THIS PROPERTY) 11. AN EASEMENT TO KANSAS CITY POWER AND LIGHT COMPANY IN THE DOCUMENT RECORDED APRIL 22, 1957 IN MISC. BOOK 87, PAGE 226 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 12. AN EASEMENT TO THE GAS SERVICE COMPANY IN THE DOCUMENT RECORDED JULY 29, 1957 AS DOCUMENT NO. 538138 IN MISC. BOOK 89, PAGE 41 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 13. AN EASEMENT TO INDIAN CREEK SEWER SUB-DISTRICT NO. 2 IN THE DOCUMENT RECORDED AS DOCUMENT NO. 551002 IN MISC. BOOK 94, PAGE 477 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 14. AN EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS IN THE DOCUMENT RECORDED FEBRUARY 17, 1961 AS DOCUMENT NO. 617132 IN MISC. BOOK 117, PAGE 256 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) PARTIAL DISCLAIMER FILED OF RECORD IN BOOK 952, PAGE 960. (DOES NOT AFFECT THIS 15. AN EASEMENT TO LATERAL SEWER DISTRICT NO. 19, INDIAN CREEK SEWER SUB-DISTRICT NO. 2, JOHNSON COUNTY, KANSAS IN THE DOCUMENT RECORDED AS DOCUMENT NO. 983074 IN BOOK 966, PAGE 615 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 16. AN EASEMENT TO KANSAS CITY POWER AND LIGHT COMPANY IN THE DOCUMENT RECORDED MAY 15, 1974 AS DOCUMENT NO. 985342 IN BOOK 971, PAGE 159 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 17. AN EASEMENT TO KANSAS CITY POWER AND LIGHT COMPANY IN THE DOCUMENT RECORDED OCTOBER 22, 1974 AS DOCUMENT NO. 1000656 IN BOOK 1000, PAGE 465 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 18. AN EASEMENT TO DEFENSE PLANT CORPORATION IN THE DOCUMENT DATED AUGUST 25, 1943 IN MISC. BOOK 28, PAGE 589 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 19. AN EASEMENT TO JOHNSON COUNTY, KANSAS IN THE DOCUMENT RECORDED AS DOCUMENT NO. 398148 IN MISC. BOOK 44, PAGE 618 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 20. EASEMENT AND RIGHT-OF-WAY RESERVED IN THE WARRANTY DEED FILED JUNE 7, 1967 AS DOCUMENT NO. 780025 IN DEED BOOK 617, PAGE 691, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (SHOWN, AFFECTS THIS PROPERTY) 21. AN EASEMENT TO THE CITY OF PRAIRIE VILLAGE IN THE DOCUMENT RECORDED JULY 9, 1986 AS DOCUMENT NO. 1620152 IN BOOK 2377, PAGE 335 OF OFFICIAL RECORDS. (SHOWN, DOES NOT AFFECT THIS PROPERTY) 22. DRAINAGE EASEMENT GRANTED TO THE CITY OF PRAIRIE VILLAGE IN THE DOCUMENT RECORDED JULY 9, 1986 AS DOCUMENT NO. 1620153 IN BOOK 2377, PAGE 337 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 23. AN EASEMENT TO LATERAL SEWER DISTRICT NO. 22, INDIAN CREEK SEWER SUB-DISTRICT NO. 2 IN THE DOCUMENT RECORDED FEBRUARY 13, 1987 AS DOCUMENT NO. 1678738 IN BOOK 2517, PAGE 141 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 24. STORM SEWER EASEMENT GRANTED BY THE INSTRUMENT FILED FEBRUARY 13, 1987 AS DOCUMENT NO. 1678735 IN BOOK 2517, PAGE 135, OVER A PORTION OF THE PREMISES IN QUESTION, AS MORE FULLY DESCRIBED THEREIN. (SHOWN, AFFECTS THIS PROPERTY) 25. AN EASEMENT TO LATERAL SEWER DISTRICT NO. 22 INDIAN CREEK SEWER SUB-DISTRICT NO. 2 IN THE DOCUMENT RECORDED AUGUST 5, 1987 AS DOCUMENT NO. 1730190 IN BOOK 2641, PAGE 861 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 26. TERMS AND PROVISIONS OF RESOLUTION NO. WD02-15 FOR AND/OR ENLARGING CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS FILED FEBRUARY 26, 2002 AS DOCUMENT NO. 3380017 IN BOOK 7667, PAGE 774. (SHOWN, AFFECTS THIS PROPERTY) 27. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PHELPS ENGINEERING, INC. ON AUGUST 24, 2010, LAST REVISED JANUARY 26, 2011, DESIGNATED JOB NO. 100380: (SHOWN, AFFECTS THIS PROPERTY) A. ANY DISCREPANCY BETWEEN THE ACTUAL BOUNDARIES OF THE LAND AND THE APPARENT BOUNDARIES INDICATED BY FENCES; CONCRETE PAD OVER STORM DRAINAGE EASEMENT IN MISC. BOOK 117. PAGE 256 CONCRETE AND RAIL ROAD TIE WALL OVER KCP&L EASEMENT IN MISC. BOOK 87, PAGE 226; WOOD BRIDGES WITHIN KCP&L EASEMENT IN CONDEMNATION SUIT NO: 22314;

APPARENT SANITARY ENCROACHMENT; H. SANITARY SEWER SOUTH OF SOMERSET DRIVE; K. LIGHT POLE ALONG SOUTH PROPERTY LINE; AND RECORDS. (SHOWN, AFFECTS THIS PROPERTY)

RECORDS. (SHOWN, AFFECTS THIS PROPERTY) RECORDS. (APPARENTLY EXPIRED)

PROPERTY, BLANKET IN NATURE)

**CERTIFICATION:** TITLE INSURANCE COMPANY.



ALL THAT PART OF LOTS 1 AND 2 AND LOTS 7 THRU 12 AND LOT A, EXCEPT THE SOUTH 10.00 FEET AND ALL OF LOTS 3 THRU 6 OF BLOCK B, MEADOWBROOK ACRES, A PLATTED SUBDIVISION OF LAND AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S 87'40'29" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT A, BLOCK B; THENCE N 1'50'49" W, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33. A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 95TH STREET. AS NOW ESTABLISHED. SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE S 87'40'29" W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 95TH STREET AND BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 590.23 FEET TO A POINT ON THE EAST LINE OF A DEED, AS RECORDED IN THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 201311 AT PAGE 006875: THENCE NORTHERLY. NORTHWESTERLY AND WESTERLY ALONG THE EAST. NORTHEAST AND NORTH LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES; THENCE N 2'06'14" W, A DISTANCE OF 157.50 FEET; THENCE N 48'59'31" W, A DISTANCE OF 43.24 FEET; THENCE S 87'40'29" W, A DISTANCE OF 120.50 FEET; THENCE N 27'56'01" W, A DISTANCE OF 14.23 FEET; THENCE S 87'40'29" W, A DISTANCE OF 15.01 FEET TO THE NORTHEAST PLAT CORNER OF GREENVIEW PLACE, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE CONTINUING S 87'40'29" W (PLATTED S 89'47'09" W), ALONG THE NORTH PLAT LINE OF SAID GREENVIEW PLACE, A DISTANCE OF 490.00 FEET TO THE NORTHWEST PLAT CORNER OF SAID GREENVIEW PLACE, SAID NORTHWEST PLAT CORNER ALSO BEING A POINT ON THE EAST LINE OF A SURVEY OF IMPROVEMENTS AS RECORDED IN THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1013 AT PAGE 383; THENCE N 2'06'14" W (SURVEYED N 0'00'00" E), A DISTANCE OF 161.30 FEET; THENCE N 22'14'50" E, A DISTANCE OF 40.28 FEET: THENCE N 67'41'14" W. A DISTANCE OF 62:00 FEET: THENCE S 22"14'50" W. A DISTANCE OF 15:00 FEET TO A POINT ON THE NORTHERLY LINE OF A DEED RECORDED IN THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 6242 AT PAGE 978; THENCE N 67'41'14" W (DEEDED N 65'35'00" W), ALONG THE NORTHERLY LINE OF SAID DEED, A DISTANCE OF 85.57 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 5'31'37" E AND A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 231.41 FEET; THENCE N 35'16'13" W, A DISTANCE OF 58.93 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 291.00 FEET, AN ARC DISTANCE OF 137.75 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 520.00 FEET, AN ARC DISTANCE OF 38.35 FEET; THENCE N 12\*22'24" W, A DISTANCE OF 161.04 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 520.00 FEET, AN ARC DISTANCE OF 32.48 FEET; THENCE N 15'57'08" W, A DISTANCE OF 99.30 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 82.46 FEET; THENCE N 38'27'04" W, A DISTANCE OF 263.82 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 47.31 FEET; THENCE N 52'00'20" W, A DISTANCE OF 15.96 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 56.83 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 61"2'26" E AND A RADIUS OF 267.47 FEET, AN ARC DISTANCE OF 55.09 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 45.67 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 135.79 FEET, AN ARC DISTANCE OF 160.95 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 51.19 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 479.59 FEET, AN ARC DISTANCE OF 167.76 FEET; THENCE S 31'02'03" E, A DISTANCE OF 525.22 FEET; THENCE S 42'05'17" E, A DISTANCE OF 187.42 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 175.61 FEET; THENCE N 90'00'00" E, A DISTANCE OF 58.60 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 160.00 FEET. AN ARC DISTANCE OF 56.44 FEET; THENCE S 43'15'03" W, A DISTANCE OF 187.59 FEET; THENCE S 46'44'57" E, A DISTANCE OF 260.00 FEET; THENCE S 73'30'05" E, A DISTANCE OF 89.85 FEET; THENCE S 64'07'33" E, A DISTANCE OF 260.00 FEET; THENCE S 42'37'29" E, A DISTANCE OF 76.34 FEET; THENCE S 75°24'44" E, A DISTANCE OF 140.00 FEET; THENCE N 14°35'16" E, A DISTANCE OF 281.19 FEET; THENCE N 1°44'24" W, A DISTANCE OF 430.62 FEET; THENCE N 0'15'29" W, A DISTANCE OF 60.14 FEET; THENCE N 14'48'03" E, A DISTANCE OF 59.96 FEET; THENCE N 11'51'43" E, A DISTANCE OF 59.86 FEET; THENCE N 00'40'00" W, A DISTANCE OF 59.97 FEET; THENCE N 1'49'44" W, A DISTANCE OF 60.00 FEET; THENCE N 23'07'43" W, A DISTANCE OF 132.03 FEET; THENCE N 65'02'30" W, A DISTANCE OF 110.25 FEET; THENCE N 1'50'49" W. A DISTANCE OF 330.98 FEET; THENCE S 88'09'11" W. A DISTANCE OF 660.56 FEET; THENCE NORTHEASTERLY. EASTERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 33'41'13" E AND A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 195.81 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1,025.00 FEET, AN ARC DISTANCE OF 262.12 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 283.89 FEET; THENCE N 11'42'03" E, A DISTANCE OF 323.83 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 169.61 FEET; THENCE N 72°26'22" E, A DISTANCE OF 71.21 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 1 THROUGH 12 AND LOT A, BLOCK B AND BEING 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S 1'50'49" E, ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 12 AND LOT A, BLOCK B AND BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A

GROSS AREA =  $\pm 82.2606$  ACRES /  $\pm 3,583,272$  SQ.FT.

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-771155-OPKS AND WITH AN EFFECTIVE DATE OF JANUARY 04, 2016, AT 8:00 A.M. FIRST AMENDMENT

WOOD WALL, TENNIS COURTS AND CLUBHOUSE DECK OVER SEWER EASEMENT IN MISC. BOOK 94, PAGE 477; CART PATH AND TEES ONTO ROE AVENUE RIGHT-OF-WAY IN SOUTHEAST CORNER;

CURB INLET NORTH OF HEADWALL ALONG WEST PROPERTY LINE; TELEPHONE RISERS ALONG SOUTH PROPERTY LINE;

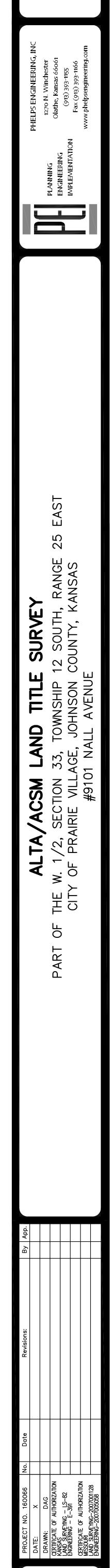
L. VARIOUS ENCROACHMENTS OF FENCES AND PARKING AREAS INTO ZONING SETBACK AREAS. 28. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY IN THE DOCUMENT RECORDED SEPTEMBER 14, 2010 IN BOOK 201009, PAGE 005089 OF OFFICIAL

29. TERMS AND PROVISIONS AS SET FORTH IN WATER FACILITIES EASEMENT, BY AND BETWEEN CONSOLIDATED FIRE DISTRICT #2 OF NE JOHNSON COUNTY AND MB-18, LLC, A KANSAS LIMITED LIABILITY COMPANY, RECORDED IN BOOK 201311, PAGE 006919. (SHOWN, DOES NOT AFFECT THIS PROPERTY) 30. PERMANENT DRAINAGE EASEMENT TO THE CITY OF PRAIRIE VILLAGE, KANSAS IN THE DOCUMENT RECORDED IN BOOK 201206, PAGE 000488 OF OFFICIAL 31. TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF PRAIRIE VILLAGE, KANSAS IN THE DOCUMENT RECORDED IN BOOK 201206, PAGE 000490 OF OFFICIAL

32. PERMANENT SIDEWALK AND UTILITY EASEMENT TO THE CITY OF PRAIRIE VILLAGE, KANSAS IN THE DOCUMENT RECORDED IN BOOK 201206, PAGE 000492 OF OFFICIAL RECORDS. (SHOWN, AFFECTS THIS PROPERTY) 33. PERMANENT PUBLIC RIGHT OF WAY EASEMENT TO THE CITY OF PRAIRIE VILLAGE, KANSAS IN THE DOCUMENT RECORDED IN BOOK 201206, PAGE 000493 OF OFFICIAL RECORDS.(SHOWN, AFFECTS THIS PROPERTY, ESTABLISHES NORTH BOUNDARY LINE) 34. TERMS AND PROVISIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS AND RIGHT OF FIRST OFFER/REFUSAL, BY AND BETWEEN MB-18, LLC, A KANSAS LIMITED LIABILITY COMPANY AND CONSOLIDATED FIRE DISTRICT #2 OF NE JOHNSON COUNTY, RECORDED IN BOOK 201311, PAGE 006917. (AFFECTS THIS

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE REMAINDER OF THE 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 THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200175, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0054G, AND DATED AUGUST 3, 2009.

TO: JOHNSON COUNTY PARK AND RECREATION DISTRICT, MB - 18, LLC, A KANSAS LIMITED LIABILITY COMPANY AND FIRST AMERICAN THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON



SHEE1

OF

