



TITLE REPORT

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Report No: **OE002167**
Report Effective Date: **04/12/2023, at 7:00 A.M.**
Property Address: **No Situs Address, Wichita, KS 67220**
Customer File Number: **Chapel Landing 7th**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of Baughman Company, P.A., and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

53rd & Oliver, LLC, a Kansas limited liability company
2. The Land referred to in this Report is described as follows:

That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°09'40"E, (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 95.19 feet to the intersection with the southeast line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC#/FLM-PG: 28860053 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC#/FLM-PG: 28883860, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X" as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas; THIRD COURSE, thence continuing S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "II" as platted in said Chapel Landing; FOURTH COURSE, thence N19°42'50"W coincident with the east line of said Reserve "II", a distance of 89.40 feet to the northeast corner of said Reserve "II", said northeast corner also being the southeast corner of Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick

County, Kansas; FIFTH COURSE, thence continuing N19°42'50"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'10"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E coincident with the north line of said Northeast Quarter, a distance of 1628.16 feet to the point of beginning, subject to a 30.00 foot road right-of-way lying south of and abutting the north line of said Northeast Quarter and a 50.00 foot road right-of-way lying west of and abutting the east line of said Northeast Quarter.

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage, and other liens and encumbrances are recorded in the local public records. No search of the oil, gas, or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.

1. General taxes and special assessments for the year 2022 in the amount of \$45.66, PAID.

Property ID # KE-BA-02147-0001

PIN # 00570714 (Covers additional property)

2. Roadway easement, if any, over the North 30 and East 40 feet of subject property of subject property.

3. An easement for pipeline and telephone, telegraph or electrical lines, recorded as Misc. Book 98, Page **198**; confined by Amendment of Right of Way Contract filed February 26, 2007 as Doc#/Flm-Pg: **28860053** and by the Amendment of Right-of-Way Agreement filed May 21, 2007 as Doc#/Flm-Pg: **28883860**.
In favor of: Phillips Pipe Line Company, assigned to Kansas Pipeline Company
Affects: a portion of subject property

Amendment of Right of Way Agreement filed June 20, 1985 on Film 733, Page **1347**.

Assignment and Assumption and Bill of Sale Agreement by and between Phillips 66 Pipeline LLC as "Assignor" and Phillips 66 Gold Line System LLC as "Assignee", filed July 17, 2014 as Doc#/Flm-Pg: **29464531**.

4. The terms and provisions contained in the document entitled "Amendment of Right of Way Contract" filed February 26, 2007 as Doc#/Flm-Pg: **28860053**, which inter-alia establishes a building setback line on either side of the "Defined Easement".
5. The terms and provisions contained in the document entitled "Amendment of Right-of-Way Agreement" filed May 21, 2007 as Doc#/Flm-Pg: **28883860**, which inter-alia establishes a building setback line from the "Defined Easement".

6. An easement for public road and highway purposes, recorded December 4, 1967 as Misc. Book 610, Page **427**.

In favor of: Sedgwick County, Kansas

Affects: the West 10 feet of the East 50 feet of subject property

7. An easement for pipeline and electric lines, recorded as Film 1718, Page **1410**.
In favor of: Phillips Pipe Line Company
Affects: subject property

Assignment and Assumption and Bill of Sale Agreement by and between Phillips 66 Pipeline LLC as "Assignor" and Phillips 66 Plymouth LLC as "Assignee", filed May 31, 2016 as Doc#/Flm-Pg: **29611811**.

8. It is noted that subject property was annexed into the City of Bel Aire, Kansas, as evidenced by Ordinance filed November 12, 2003 on Film 2819, Page **2063**.
9. An easement for public utilities and a temporary easement for construction of public utilities, recorded April 14, 2006 as Doc#/Flm-Pg: **28772328**.
In favor of: City of Bel Aire
Affects: a portion of subject property
10. The terms and provisions contained in the document entitled "Encroachment Agreement" filed May 21, 2007 as Doc#/Flm-Pg: **28883859**.
11. The terms and provisions contained in the document entitled "Agreement Concerning the Development of the Chapel Landing Addition to the City of Bel Aire, Kansas" filed April 7, 2008 as Doc#/Flm-Pg: **28965251**.
12. Terms and provisions contained in Ordinance No. 671 regarding a change in zoning classification filed July 19, 2021 as Doc#/Flm-Pg: **30079659**, as to a portion of subject property.
13. Rights or claims of parties in possession not shown by the public records.

Security 1st Title

By: _____

Licensed Abstracter