

Description (Commitment Number NCS-1189062-KCTY): TRACT 1:

LOT 11, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

Special Exceptions (Commitment Number NCS-1189062-KCTY):

- 8. Easements, restrictions and setback lines as per plat, recorded as/in Book 12, Page 50. (Affects subject property, and is shown hereon.)(Ex. 8)
- 9. Covenants and restrictions contained in/on Book 34 Misc., Page 573. (Affects subject property, and is shown hereon.)(Ex. 9)
- An easement to Kansas City Power & Light Company in the document recorded in Book 38 Misc., Page 8 of Official Records. (Affects subject property, the width and location are not specified in the document and therefor not otherwise shown hereon.)

Notes:

- 1. Title information shown hereon is based upon "Commitment for Title Insurance", prepared by First American Title Company, Commitment Number: NCS-1189062-KCTY, Effective Date: August 09, 2023 at 8:00 a.m.
- 2. According to FEMA Flood Insurance Rate Map, Panel 10 of 161, Community–Panel Number 200179 0010 G, Map Revised August 3, 2009, the surveyed premises lies entirely within Zone X, areas determined to be outside the 0.2% annual chance floodplain.
- 3. The gross land area of the surveyed property is 20,890.34 square feet, or 0.48 acres, more or less.
- 4. According to the City of Westwood, KS website, the surveyed premises is Zoned R-1. No zoning report of letter was provided to the surveyor by the client and therefore not otherwise listed or shown hereon.
- 5. Location of utilities existing on or serving the surveyed property are shown hereon as determined by observable evidence together with evidence from plans obtained from utility companies or provided by client. Kansas One Call Ticket No. 23311552 and WaterOne Ticket No.s 13375696, 13375699, and 13375701. This surveyor recommends contacting a utility marking company before any digging, or other earth moving is performed upon the surveyed premises.
- 6. To the best of this surveyors knowledge, there are no proposed changes in street right of way lines, and there is no observed evidence of recent street or sidewalk construction or repairs.
- 7. Other than shown hereon, no record of improvements within any offsite easements or servitudes benefiting the surveyed property were provided by the Title company or evidence of improvements observed in the field.
- 8. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000.00 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
- 9. No record of cemeteries were provided by the Title company or evidence of a cemetery observed in the field.
- 10. Vertical relief shown hereon as determined by ground survey information.Contour Interval: Minor = 1'; Major = 5' Vertical Datum: NAVD88 BM #10: Elevation = 957.29' Set square cut on top of curb at North end of NE curb return of W.
- 50th Street and Adams Street at back of concrete walk
- 11. The surveyed property has physical access to 51st Street at a point labeled hereon as "Access".
- 12. There are no designated parking spaces marked on the surveyed property.

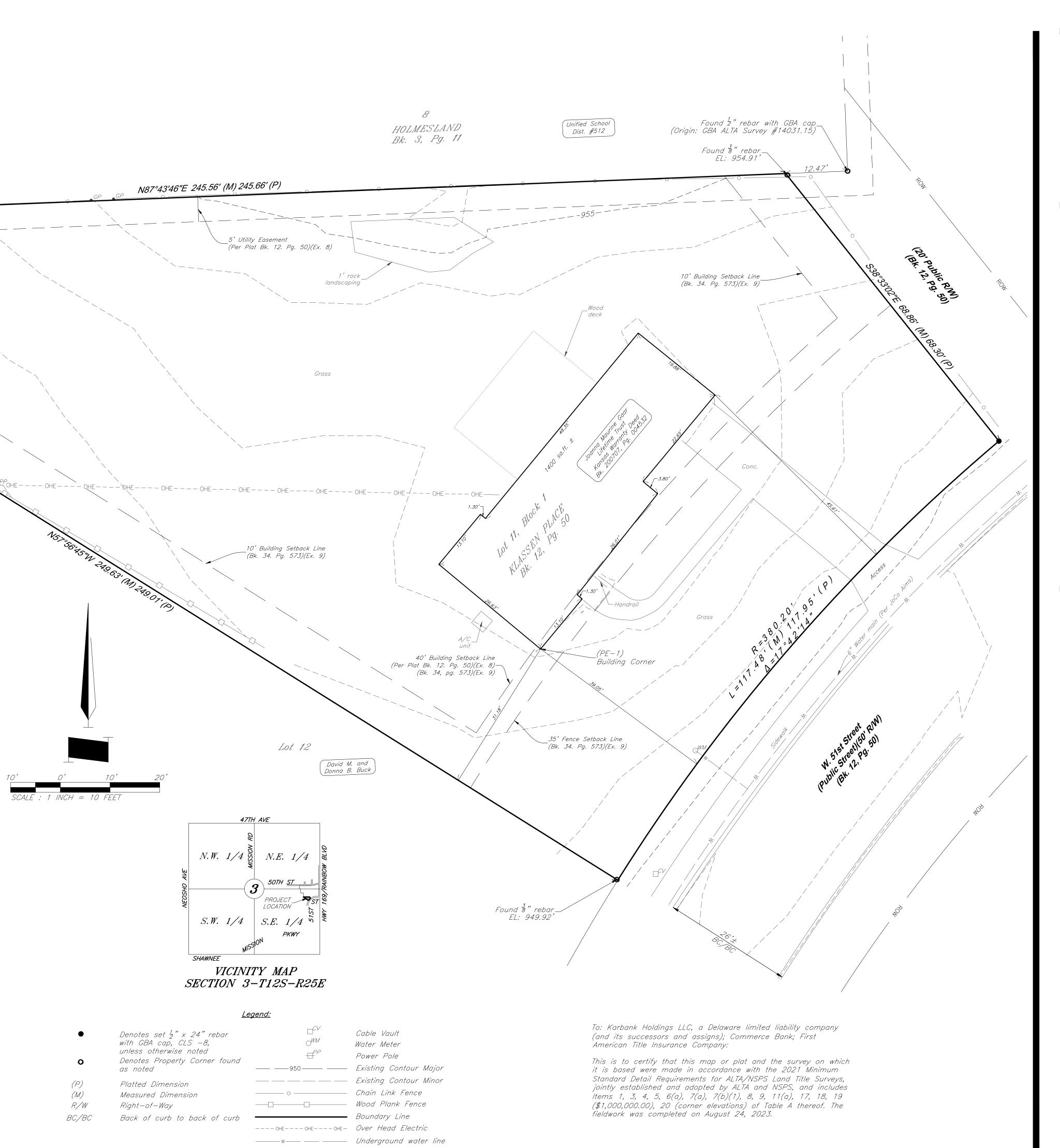
<u>Basis of Bearings:</u>

Bearings are based on the Kansas State Plane Coordinate System of 1983, North zone. Bearings based on a line measured between $\frac{1}{2}$ " rebar with GBA cap at 2' offset (East on the North line) of the NW corner of Lot 11, and a $\frac{1}{2}$ " rebar with GBA cap at the Easterly extension of the North line of said Lot 11 (12.47' East of NE corner of Lot 11). Distances shown hereon are ground distances in U.S. Survey Feet. The survey lies within the required minimum error of closure of 1:10,000.

Possible Encroachment Notes:

The following list of possible encroachments is based on the opinion of this surveyor.

(PE-1) - Southern most corner of the house is approximately 1.0' south of the 40' building setback line.



GBA architects engineers

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TA/NSPS LAND TITLE SURVE Lot 11, Klassen Place, a subdivision in the

PREPARED FOR: Adam Feldman Karbank Real Estate Company 2000 Shawnee Mission Parkway, Suite 400

REVISION

PROJECT NUMBER 14031.15 DATE 09/07/2023

> DRAWN MAP REVIEWED TBW

SHEET NUMBER

1 OF 1

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