ALTA/ACSM LAND TITLE SURVEY

The undersigned, being a registered Land Surveyor of the State of Kansas, certifies to: The City of Wichita, Kansas; First American 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 5, 7(a), 8, 11 and 13 of Table A thereof. The field work was completed on April 22, 2016.

Date of Plat or Map: 5/4/16 *Surveyor*

WILLIAM K. CLEVENGER — CENSED — LS-1437 — KANSAS — LAND SURVEYOR

William K. Clevenger

LEGAL DESCRIPTION:

Lots 21, 23, 25, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51, Oak Street, West Wichita, Sedgwick County, Kansas, together with the North Half of vacated Pearl Street adjoining Lot 21 on the South;

Lots 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 and 52, Oak Street, West Wichita, Sedgwick County, Kansas, together with the North Half of vacated Pearl Street adjoining Lot 22 on the South;

Lots 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51, Sycamore Street, West Wichita, Sedgwick County, Kansas, together with the North Half of vacated Pearl Street adjoining Lot 21 on the South;

The East Half of Oak Street from the extended north line of Lot 30 on Oak Street to a point 25 feet north of and parallel with the main track of the Missouri Pacific Railroad.

All of the portion of the alley between Sycamore Street and Oak Street and between Pearl Street and First Street described more specifically as: The East Half of the alley South of the North line of Lot 35 on Sycamore Street in West Wichita addition, Sedgwick County, Kansas, extended and North of a line 25 feet North and parallel with the main track of the Missouri Pacific Railroad.

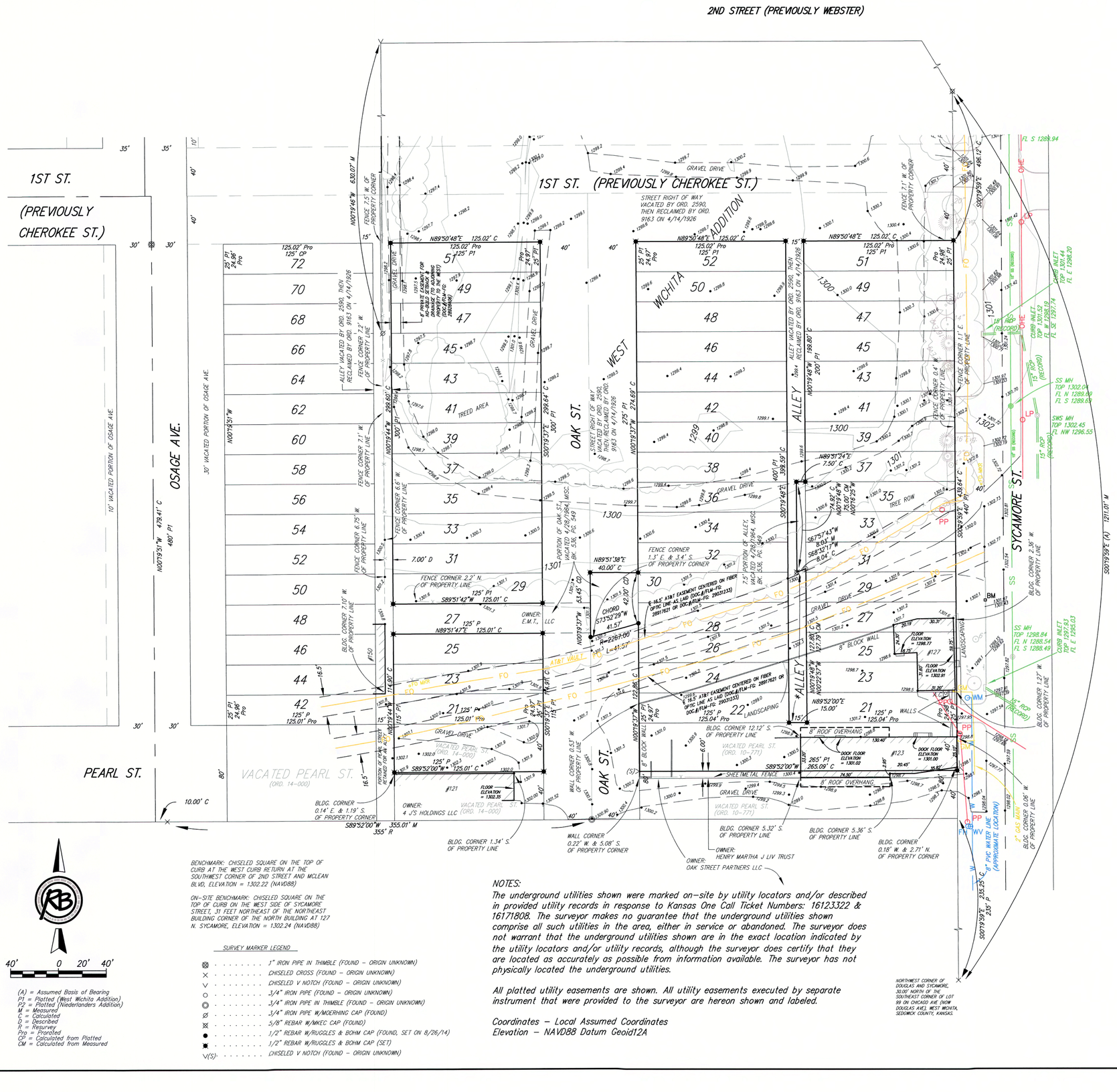
NOTES:

1: SOURCE OF UTILITY INFORMATION:
Field observation and utility company marking/record

2. RECORD INFORMATION: Title Commitment #2155005 Revision A, provided by First American Title Insurance Company Dated: April 18, 2016

3. LAND AREA:
164,232.1 Sq. Ft.
3.77 Acres

4. SCHEDULE B – SECTION II EXCEPTIONS:
Items 1 through 18 inclusive, cannot be graphically shown.
Items 19 and 20 are shown.
Items 21 through 24 inclusive, cannot be graphically shown.
Items 25 and 26 are shown.
Items 27 through 29 inclusive, cannot be graphically shown.
Items 30 and 31 are shown.
Items 32 through 36 inclusive, cannot be graphically shown.


2ND STREET (PREVIOUSLY WEBSTER)
1ST ST. (PREVIOUSLY CHEROKEE ST.)
1ST ST.
(PREVIOUSLY CHEROKEE ST.)
OSAGE AVE.
30' VACATED PORTION OF OSAGE AVE.
10' VACATED PORTION OF OSAGE AVE.
WICHITA ADDITION
OAK ST.
WEST ALLEY
SYCAMORE ST.
PEARL ST.
VACATED PEARL ST. (ORD. 14-000)
STREET RIGHT OF WAY VACATED BY ORD. 2590, THEN RECLAIMED BY ORD. 9163 ON 4/14/1926
ALLEY VACATED BY ORD. 2590, THEN RECLAIMED BY ORD. 9163 ON 4/14/1926
GRAVEL DRIVE
TREED AREA
TREE ROW
LANDSCAPING
8" BLOCK WALL
8" ROOF OVERHANG
SHEET METAL FENCE
FENCE 7.5' W. OF PROPERTY CORNER
FENCE CORNER 7.1' W. OF PROPERTY LINE
FENCE CORNER 6.6' W. OF PROPERTY LINE
FENCE CORNER 6.25' W. OF PROPERTY LINE
FENCE CORNER 2.2' N. OF PROPERTY LINE
FENCE CORNER 1.3' E. & 1.4' S. OF PROPERTY CORNER
FENCE CORNER 0.4' W. OF PROPERTY LINE
FENCE CORNER 1.1' E. OF PROPERTY LINE
BLDG. CORNER 7.10' W. OF PROPERTY LINE
BLDG. CORNER 0.14' E. & 1.19' S. OF PROPERTY CORNER
BLDG. CORNER 1.34' S. OF PROPERTY LINE
BLDG. CORNER 12.12' S. OF PROPERTY LINE
BLDG. CORNER 5.32' S. OF PROPERTY LINE
BLDG. CORNER 5.36' S. OF PROPERTY LINE
BLDG. CORNER 0.18' W. & 2.71' N. OF PROPERTY CORNER
BLDG. CORNER 2.35' W. OF PROPERTY LINE
BLDG. CORNER 1.27' W. OF PROPERTY LINE
WALL CORNER 0.22' W. & 5.08' S. OF PROPERTY CORNER
WALL CORNER 0.53' W. OF PROPERTY LINE
OWNER: E.M.T., LLC
OWNER: 4 J'S HOLDINGS LLC
OWNER: HENRY MARTHA J LIV TRUST
OWNER: OAK STREET PARTNERS LLC
AT&T VAULT
#127
#123
#121
FLOOR ELEVATION = 1298.77
FLOOR ELEVATION = 1302.91
FLOOR ELEVATION = 1301.00
FLOOR ELEVATION = 1302.35
DOCK FLOOR ELEVATION = 1301.03
DOCK FLOOR ELEVATION = 1301.00
CURB INLET TOP 1301.44 FL E 1298.20
CURB INLET TOP 1301.52 FL W 1298.19 FL S 1297.74
SS MH TOP 1302.04 FL N 1289.69 FL S 1289.69
SWS MH TOP 1302.45 FL NW 1296.55
SS MH TOP 1298.84 FL N 1288.54 FL S 1288.49
CURB INLET TOP 1297.53 FL E 1296.03
FL S 1289.94
15" RCP (RECORD)
18" RCP (RECORD)
24" RCP (RECORD)
8" PVC WATER LINE (APPROXIMATE LOCATION)
2" GAS MAIN
NORTHWEST CORNER OF DOUGLAS AND SYCAMORE, 30.00' NORTH OF THE SOUTHEAST CORNER OF LOT 99 ON CHICAGO AVE. (NOW DOUGLAS AVE), WEST WICHITA, SEDGWICK COUNTY, KANSAS
N00°19'46"W 630.07' M
N00°19'51"W 479.41' C
480' P1
N00°19'44"W 202.60' C
300' P1
N00°19'37"W 274.69' C
275' P1
N00°19'48"W 198.80' C
200' P1
N00°19'32"W 401.21' C
400' P1
N00°19'13"W 42.00' C
R=2267.00'
L=41.57'
CHORD S73°52'29"W 41.57'
S00°19'46"E 398.64' C
300' P1
S00°19'37"E 398.59' C
400' P1
S00°19'59"E 496.12' C
S00°19'59"E (A) 1211.01' W
S00°19'59"E 235.25' P
S89°52'00"W 355.01' M
355' R
N89°50'48"E 125.02' C
N89°51'38"E 40.00' C
N89°51'42"W 125.01' C
N89°51'47"E 125.01' C
S89°52'00"W 125.01' C
N89°52'00"E 15.00'
S89°52'00"W 265.09' C
N89°51'24"E 7.50' C
S67°57'43"W 8.04' M
S68°32'17"W 8.04' C
7.00' D
53.45' CD
125' P1
125.01' C
125' P
125.01' Pro
125' P
125.04' Pro
125' P1
125.02' Pro
125' O2
125' P1
125.02' C
265' P1
265.09' C
25' P1
24.98' Pro
Pro 24.97'
25' P1
Pro 24.98'
25' P1
Pro 24.98'
25' P1
24.98' Pro
Pro 24.98'
25' P1
24.98' Pro
Pro 24.98'
25' P1
24.98' Pro