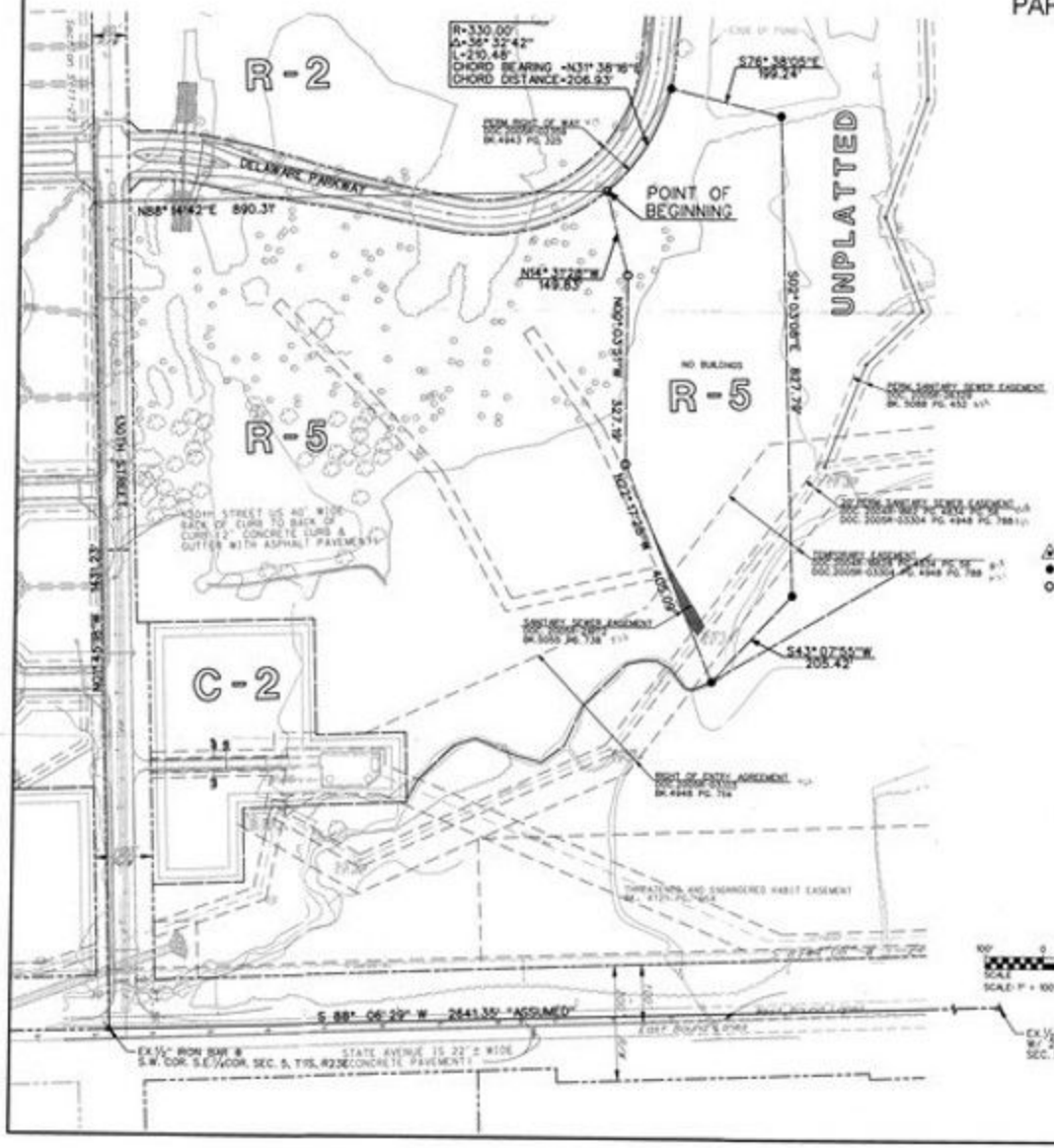
ALTA /ACSM LAND TITLE SURVEY

PART OF THE SE 1/4 SECTION OF SECTION 5, T11S, R23E
WYANDOTTE COUNTY, KANSAS



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1431.23 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 42 SECONDS EAST PERPENDICULAR TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 890.31 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF THE HEIGHTS AT DELAWARE RIDGE ADDITION, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF DELAWARE PARKWAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 32 MINUTES 42 SECONDS, A DISTANCE OF 210.48 FEET, ON A CHORD WHICH BEARS NORTH 31 DEGREES 38 MINUTES 16 EAST SECONDS EAST A DISTANCE OF 206.93 FEET; THENCE SOUTH 76 DEGREES 38 MINUTES 05 SECONDS EAST A DISTANCE OF 198.24 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 827.79 FEET; THENCE SOUTH 43 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 205.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF THE HEIGHTS AT DELAWARE RIDGE ADDITION; THENCE NORTH 22 DEGREES 37 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 405.09 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 327.79 FEET; THENCE NORTH 34 DEGREES 37 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 149.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.51 ACRES, MORE OR LESS.

LEGEND

- SECTION CORNER
- SET 1/2" W/ CFSC CAP
- EX.1/2" IRON BAR WITH BARTLETT & WEST CAP

SURVEYORS NOTES:

1. The subject property lies within zone " C " (areas of minimal flooding) according to Federal Emergency Management Agency Flood Insurance Rate Map No. 206063 0001-0035 dated September 21, 1988.
2. The subject property contains 241,167 square feet of land more or less.
3. The subject property is zoned R-5 Apartment District, with the following setback restrictions: (1) Front yard - Not less than 25 feet from any public street. (2) Side yard, interior - Not less than 10 feet between any building and any property line. (3) Side yard, Corner - Not less than 25 feet from any public street. (3) Rear yard - Not less than 25 feet between any building and the property line of the project.
4. Basis of bearing : Assumed South 88° 06'29" West Along the South line of the Southeast quarter of sec. 5.

OLD REPUBLIC TITLE COMPANY OF KANSAS CITY COMMITMENT FILE NO. 05080350 SCHEDULE B EXCEPTIONS

8. 9. Easement granted to Southwestern Bell Telephone Company as set forth in instrument filed February 11, 1936, under Document No. 3413539 in Book 883 at Page 435, over part of the premises in question. (Does not affect the subject property)
18. 18. Easement granted to Unified Government of Wyandotte County, Kansas City, Kansas as set forth in instrument filed July 16, 2004, under Document No. 2004R-18628 in Book 4834 at Page 56, over part of the premises in question. (Plotted)
19. 19. Easement granted to Unified Government of Wyandotte County, Kansas as set forth in instrument filed January 28, 2005, under Document No. 2005R-02354 in Book 4983 at Page 325, over part of the premises in question. (Plotted)
20. 20. Easement granted to the Unified Government of Wyandotte County, Kansas City, Kansas as set forth in instrument filed February 2, 2005, under Document No. 2005R-03503 in Book 4948 at Page 784, over part of the premises in question. (Plotted)
21. 21. Easement granted to Unified Government of Wyandotte County, Kansas City, Kansas as set forth in instrument filed February 2, 2005, under Document No. 2005R-03504 in Book 4948 at Page 788, over part of the premises in question. (Plotted)
22. 22. Sanitary Sewer easement granted to the Unified Government of Kansas City, Kansas as set forth in instrument filed August 15, 2005, under Document No. 2005R-21072 in Book 5088 at Page 738, over part of the premises in question. (Plotted)
29. 29. Permanent Sanitary Sewer easement granted to Unified Government of Wyandotte County, a Kansas Municipality as set forth in instrument filed October 7, 2005, under Document No. 2005R-26329 in Book 5088 at Page 452, over part of the premises in question. (Plotted)

CERTIFICATION

State Avenue Investors, LLC, and Old Republic Title of Kansas City:

This is to certify that this map or plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1,2,3,4,7(a),8,9,13(a)(b) of Table " A " thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Kansas, the Relative Positional Accuracy of the survey does not exceed that which is specified therein.

Date: 10/20/2006

Michael A. Adams R.L.S. 1326
Cook Flatt & Strobel/Lawers P.A.
9229 Ward Parkway, Suite 110
Kansas City, MO 64114
(816) 333-4477

CFS
Cook, Flatt & Strobel
Lawyers P.A.

Rev.	Date	Description
1	10/20/06	Revised per client comments

Drawn by:	
Checked by:	
Date:	10/17/06
Scale:	1" = 100'
Job No.	05-0350
Field Book	
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Field Date:	
Plat Date:	10/20/06
Plat Scale:	1" = 100'
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