

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF PARK LOT NO. 17 IN THE CITY OF LAWRENCE; THENCE RUNNING SOUTH 53 FEET; THENCE RUNNING WEST 133 FEET; THENCE RUNNING NORTH 53 FEET; THENCE RUNNING EAST 133 FEET TO THE PLACE OF BEGINNING, BEING PART OF PARK LOTS NO. 17, 19 AND 21, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; LESS THE WEST 16 FEET THEREOF TAKEN FOR PUBLIC ALLEY

SCHEDULE BII - EXCEPTIONS:

- THE FOLLOWING MATTERS SHOWN ON OR DISCLOSED BY THE RECORDED PLAT REFERRED TO IN THE LEGAL DESCRIPTION: EASEMENTS, RESTRICTIONS AND SETBACK LINES PER THE PLAT RECORDED IN/ON PLAT BOOK 1, PAGE 4. (NOTHING TO PLOT)
- RESOLUTION NO. 1758 RECORDED AT BOOK 142, PAGE 364. (NOTHING TO PLOT)
- RESOLUTION NO. 3899 RECORDED AT BOOK 291, PAGE 754. (NOTHING TO PLOT)
- RESOLUTION NO. 6051 RECORDED AT BOOK 642, PAGE 17. (DOES NOT AFFECT SUBJECT PROPERTY)
- RESOLUTION NO. 6995 RECORDED AT BOOK 1096, PAGE 447. (NOTHING TO PLOT)
- RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. (NOTHING TO PLOT)

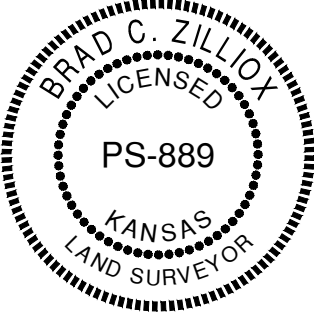
NOTES:

- THIS ALTA / NSPS LAND TITLE SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 2178299 AND AN EFFECTIVE DATE OF AUGUST 15, 2016, AT 7:30 AM.
- ADDRESS OF SUBJECT PROPERTY IS 1101 MASSACHUSETTS ST, LAWRENCE, KS, 66044.
- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 6,201 SQ. FT OR 0.142 ACRES.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD BOUNDARY. THIS INFORMATION OBTAINED FROM FEMA PROVIDED FLOOD INSURANCE RATE MAP NUMBER 20045C0178E WITH AN EFFECTIVE DATE SEPTEMBER 2, 2015.
- BASIS OF BEARING FOR THIS SURVEY IS KANSAS STATE PLANE NAD83 NORTH ZONE.
- LOCATION OF EXISTING UTILITIES ON OR SERVING THE SURVEYED PROPERTY ARE BY OBSERVED EVIDENCE ONLY. WHEN PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE NEEDED PRIOR TO EXCAVATION OR CONNECTIONS, THE VARIOUS UTILITY COMPANIES CONCERNED ARE TO FURNISH A CREW TO POINT OUT THE LOCATIONS AT THE JOB SITE.
- CURRENT ZONING INFORMATION: ZONE CD (COMMERCIAL DISTRICT)
BUILDING SETBACKS ARE AS FOLLOWS:
FRONT 0'
SIDE 0'
BACK 0'
- 1ST FLOOR AREA = 5,812 SQUARE FEET, MORE OR LESS.
2ND FLOOR AREA = 5,921 SQUARE FEET, MORE OR LESS

SURVEYOR'S CERTIFICATION:

THIS SURVEY IS FOR THE BENEFIT OF: 1103 MASS, LLC, A KANSAS LIMITED LIABILITY COMPANY, WILLIAM J. MOORE AND MARY JANE MOORE, EVAN WILLIAMS WALTER, PENDANT, LLC, A KANSAS LIMITED LIABILITY COMPANY, JOAN J. WILLIAMS TRUST, FIRST STATE BANK & TRUST, ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

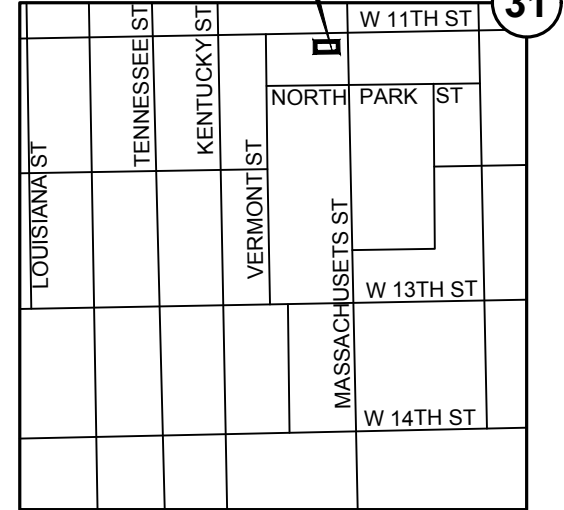
THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016 AND DOES NOT INCLUDE ITEMS FROM TABLE A. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS STATEMENT OF COMPLETION, UNDERSIGNED FURTHER STATES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF KANSAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELDWORK WAS COMPLETED ON DECEMBER 1, 2016.



BRAD C. ZILLOX, P.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530

ALTA/NSPS LAND TITLE SURVEY
1101 MASSACHUSETTS STREET
PART OF PARK LOTS NO. 17, 19 AND 21,
CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

LOCATION MAP:
PROJECT
LOCATION



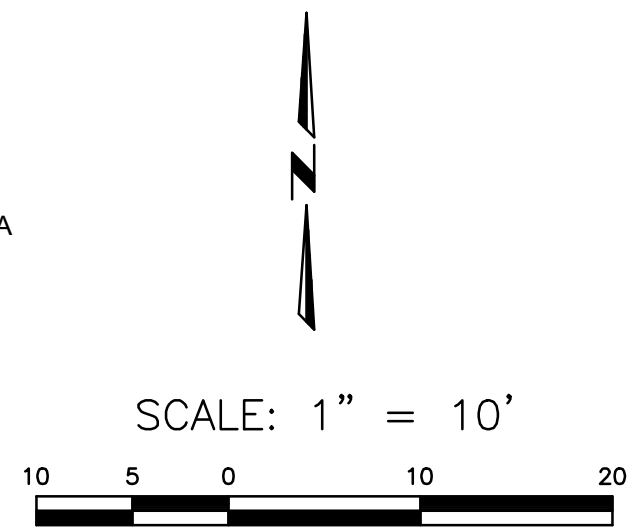
SW 1/4, SEC. 31-20-20
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
NOT TO SCALE

LEGEND:

- AIR CONDITIONING UNIT
- BOLLARD
- ELECTRICAL BOX
- ELECTRICAL METER
- FIRE HYDRANT
- GAS METER
- GAS REGULATOR
- GAS VALVE
- LIGHT POLE
- MANHOLE
- PARKING METER
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- WATER FAUCET
- WATER METER
- WATER VALVE
- GAS
- GAS LINE
- OHW
- OVERHEAD WIRE
- PROPERTY LINE

MONUMENTATION:

- D DEED DIMENSION
- M MEASURED DIMENSION



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ALTANSPLAND TITLE SURVEY
1101 MASSACHUSETTS STREET
PART OF PARK LOTS NO. 17, 19 AND 21,
CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

REV	DATE	DESCRIPTION

DATE: 12/5/2016
PROJECT NO.: 20161134
DESIGNED BY:
DRAWN BY: DV/JJ
CHECKED BY: JJ

ISSUE	SHEET NO.
A	1
OF	1 SHEETS