



















Items Corresponding to Schedule B  
(Part II Exceptions)

9. The following matters shown on or disclosed by the recorded plat referred to in the legal description: Building setback lines, easements and access controls.

A portion of the access control was vacated by Vacation Order filed as Doc#/Flm-Pg: 29506239. Affects subject property and is shown hereon.

10. Legal effects and consequences of the following recitals contained on the recorded plat of said subdivision;

A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

This Addition is subject to the conditions of the Tyler Pointe Community Unit Plan (CUP2010-00031, DP-329).

Reserve A is platted for stormwater detention, landscaping, irrigation and beautification. Reserve A shall be owned by the owners of Lot 1, Northwest High School Addition and maintained by the owners of Lots 1 & 2, Block A, Tyler Pointe Addition.

10. An easement for public utilities, recorded as Doc#/Flm-Pg: 29672690.

In favor of: City of Wichita  
Affects: a portion of subject property and is shown hereon.

11. An easement for electric and distribution lines and appurtenances condemned by Kansas Gas and Electric Company in District Court Case 15-CV-1387 and as filed as Doc#/Flm-Pg: 29595282, over a portion of subject property, and the terms and provisions contained therein; Release of Temporary Construction Easement filed as Doc#/Flm-Pg: 29636040. Affects subject property and is shown hereon.

12. Terms and provisions contained in the Lease dated May 20, 1997 executed by Unified School District No. 259, Sedgwick County, State of Kansas, as Lessor, and Omnipoint Communications Enterprises, Inc., as Lessee, as evidenced by the Memorandum of Lease Agreement recorded July 9, 1997 as Flm 1706, Page 15. Affects subject property and is shown hereon.

13. Terms and provisions contained in the document entitled "Reciprocal Easement Agreement" filed March 24, 2017 as Doc#/Flm-Pg: 29678983. Affects subject property not shown.

15. Covenants and restrictions contained in/on Doc#/15. Flm-Pg: 29345177. Affects subject property not shown.

16. Terms and provisions contained in the document entitled "Protective Restrictive Covenants Declaration" filed April 5, 2013 as Doc#/Flm-Pg: 29364588. Affects subject property not shown.

17. Terms and provisions contained in the document entitled "Use Restriction Agreement" filed April 6, 2017 as Doc#/Flm-Pg: 29681575.

Limited Waiver of Use Restrictions Agreement filed \_\_\_\_\_ as Doc#/Flm-Pg: \_\_\_\_\_  
Affects subject property not shown.

18. Terms and provisions contained in the document entitled "Easements, Covenants, Conditions and Restrictions" filed October 16, 2017 as Doc#/Flm-Pg: 29724982. Affects subject property not shown.

19. Terms and provisions contained in the document entitled "Easements, Covenants, Conditions and Restrictions" filed April 24, 2019 as Doc#/Flm-Pg: 29843116. Affects subject property not shown.

20. The terms and provisions contained in the document entitled "Cross-Lot Circulation Agreement" filed as Doc#/Flm-Pg: 29345178 and "Amended and Restated Cross-Lot Circulation Agreement" filed as Doc#/Flm-Pg: 29678981.

21. Notice of Community Plan filed as Doc#/Flm-Pg: 29345179, which gives notice that Tyler Pointe DP-329 has placed restrictions on the use and requirements on the development of subject property.

22. The terms and provisions contained in the document entitled "Cross Lot Drainage Agreement" filed as Doc#/Flm-Pg: 29345180. Affects subject property and unsurveyable.

23. The terms and provisions contained in the document entitled "Dedication of Access Control" filed as Doc#/Flm-Pg: 29506522. Affects subject property and is shown hereon.

24. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates and Resolutions filed as Doc#/Flm-Pg: 29345176; Doc#/Flm-Pg: 29353252; Doc#/Flm-Pg: 29600596; Doc#/Flm-Pg: 29600597; Doc#/Flm-Pg: 29600598; Doc#/Flm-Pg: 29600599; Doc#/Flm-Pg: 29632157; Doc#/Flm-Pg: 29632158; Doc#/Flm-Pg: 29650505; Doc#/Flm-Pg: 29669392; Doc#/Flm-Pg: 29669393; Doc#/Flm-Pg: 29669394; Doc#/Flm-Pg: 29669395; Doc#/Flm-Pg: 29689415.

25. Terms and provisions contained in the document entitled "Easements, Covenants, Conditions and Restrictions Agreement" filed \_\_\_\_\_ as Doc#/Flm-Pg: \_\_\_\_\_. No information provided and not shown.

ALTA/NSPS Land Title Survey  
Part of Lot 1 & Lot 2, Block A,  
Tyler Pointe Addition  
Wichita, Sedgwick County, Kansas.

LEGAL DESCRIPTION:

Tract: that part of Lot 1 and Lot 2, Block A, Tyler Pointe Addition, Wichita, Sedgwick County, Kansas being more particularly described as follows: Commencing at the Southwest corner of said Lot 2; thence N 00° 00' 00" E platted bearing along the west line of said Lot 2 a distance of 372.04 feet to the Point of Beginning; thence continuing along said west line N 00° 00' 00" E a distance of 190.00 feet; thence at right angles to said west line N 90° 00' 00" E a distance of 136.00 feet; thence parallel with said west line S 00° 00' 00" W a distance of 190.00 feet; thence S 90° 00' 00" W a distance of 136.00 feet to the Point of Beginning.

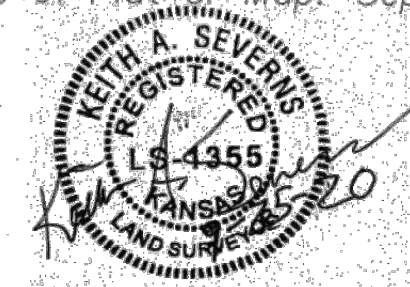
said tract contains 25,840 square feet more or less.

This description describes all of the property described in the title commitment identified as Security 1st Title Insurance Company, Commitment No.: 2366823 Revision A Commitment Date: August 13, 2020 at 7:00 a.m.

To: Security 1st Title Insurance Company  
To: Chicago Title Insurance Company  
To: ICT Capital LLC, a Kansas limited liability 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, 2, 3, 4, 5 & 11 from Table "A" thereof. The fieldwork was completed on September 10, 2020.

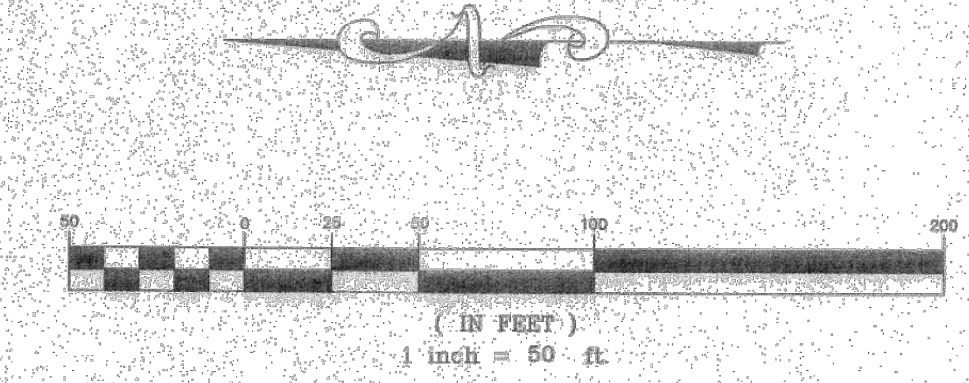
Date of Plat or Map: September 10, 2020



Keith A. Sevens P.L.S. #1355

Surveyor's Notes pertaining to "Table A":

- All Monuments pertaining to boundary and/or location of corners were either found or set per the Minimum Standards for ALTA/NSPS Land Title Survey Standards.
- No Situs Address for subject property.
- Flood Zone Classification is Zone X Firm Map 20173C03330 effective date: 12/22/2016.
- Area of subject property lying within Lot 1 = 12773.7 square feet more or less.  
Area of subject property lying within Lot 2 = 13066.3 square feet more or less.
- Elevation Datum is National Association of Vertical Datum (NAVD 88).
- Building Setback is per plat and shown hereon.
- No Observable structures or parking.
- Location of utilities exist on or serving the surveyed property as determined by:  
Observable evidence collected pursuant Section 5.E.iv markings requested by the surveyor pursuant to an 811 utility locate or similar request.



LEGEND

Boundary symbols

- (P) = Plotted
- (M) = Measured
- (D) = Described
- (C) = Calculated
- = Found R5 (5/8") Rebar
- ⊗ = Found 3/4" Iron Pipe
- ⊕ = Found "+" cross cut
- ∇ = Found "V" Notch
- = Set R#4 Rebar w/KEMPA Cap

Topography symbols

- ⊕ = Sanitary Sewer Manhole
- ⊗ = Storm Sewer Manhole
- ⊕ = Traffic Sign
- ⊕ = Sprinkler Control Valve
- ⊕ = Water Valve
- ⊕ = Water Meter
- ⊕ = Telephone Pedestal
- ⊕ = Electric Box
- ⊕ = Cable Box
- ⊕ = Gas Meter
- ⊕ = Electric Meter
- ⊕ = Cable Pedestal
- ⊕ = Sanitary Sewer Cleanout
- ⊕ = Power Pole
- ⊕ = Telephone Pole
- ⊕ = Light Pole
- ⊕ = Overhead Electric
- ⊕ = Underground Telephone
- ⊕ = Water Line
- ⊕ = Sanitary Sewer
- ⊕ = Underground Fiber Optic
- ⊕ = Gas Line
- ⊕ = Storm Water Sewer
- ⊕ = Underground Electric

Benchmark:

Chisled "V" notch in concrete.  
said notch is the Southwest corner of Lot 3, Block A.  
Elevation = 1353.81 (NAVD 88)

