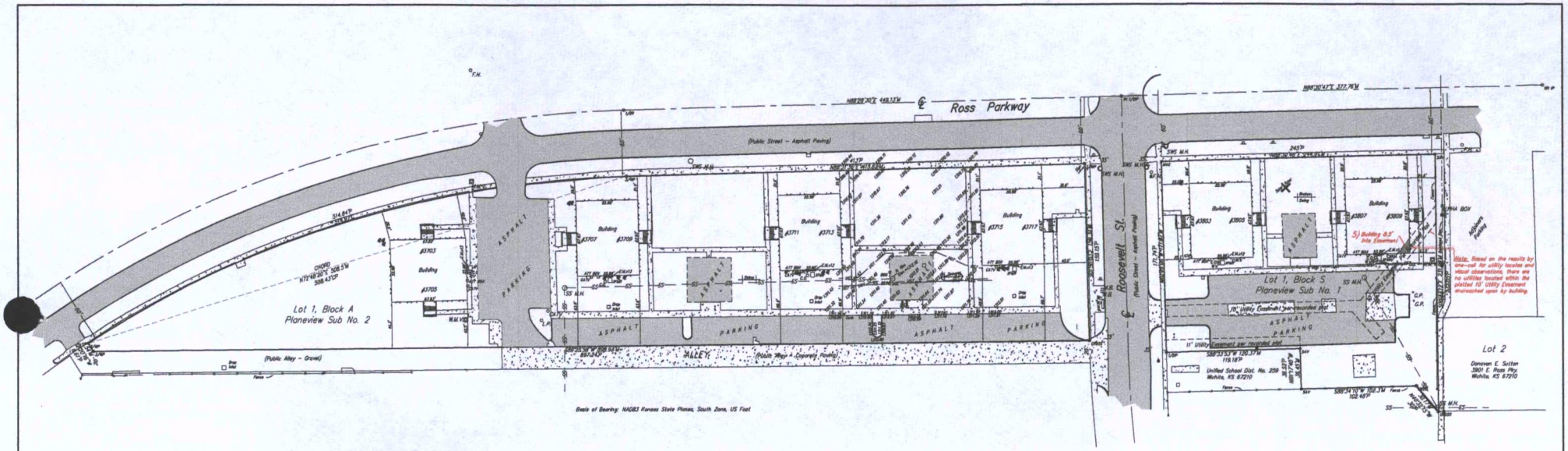

N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

P = PLATTED
M = MEASURED
C = CALCULATED
CPu CALCULATED FROM PLAT

SURVEY MARKER LEGEND

- = CITY OF WICHITA CONTROL THIMBLE W/1/2" IRON PIPE IN CENTER (FOUND ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND ORIGIN UNKNOWN)
- = 3/4" IRON PIPE (FOUND ORIGIN UNKNOWN)
- = 1" IRON PIPE (FOUND ORIGIN UNKNOWN)
- = 1/2" REBAR (FOUND ORIGIN UNKNOWN)
- = 1/2" REBAR W/MD KANSAS ENGINEERING CAP (FOUND)
- = CHISELED CROSS IN CONCRETE (FOUND ORIGIN UNKNOWN)
- = CHISELED CROSS IN CONCRETE (SET)
- = MAGNETIC NAIL W/SAVOY WASHER (SET)
- = 1/2" REBAR W/SAVOY CAP (SET)

LEGEND

G = GAS MAIN
W = WATER MAIN
SS = SANITARY SEWER
SWS = STORM WATER SEWER
UGE = UNDER GROUND ELECTRIC
UGT = UNDER GROUND TELEPHONE

- C.O. . . CLEAN OUT
- CATV . . CABLE TELEVISION PEDESTAL
- F.H. . . FIRE HYDRANT
- . . GUY ANCHOR
- G.P. . . GUARD POST
- ICV . . IRRIGATION CONTROL VALVE
- L.P. . . LIGHT POLE
- M.B. . . MAIL BOX
- . . POST
- . . POWER POLE
- . . SATELLITE DISH
- . . SIGN
- W.M. . . WATER METER
- W.M.V. . . WATER METER VAULT
- W.V. . . WATER VALVE
- XFMR . . ELECTRIC TRANSFORMER
- S.S. M.H. . . SANITARY SEWER MANHOLE
- SWS M.H. . . STORM WATER SEWER MANHOLE

Vicinity Map

ALTA/NSPS Land Title Survey

Peacefull Village

3703 thru 3809 E. Ross Parkway

Wichita, Kansas

As per
Minimum Standard Detail Requirements for
ALTA/NSPS
LAND TITLE SURVEYS
as adopted by
American Land Title Association
National Society of Professional Surveyors
2011

TABLE "A"
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: The [X] items of Table A may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client shall be identified as PICKL FORK and established pursuant to Section 5D(4)(b) of the ALTA/NSPS Land Title Survey. The [X] items of Table A must be addressed as part of an ALTA/NSPS Land Title Survey. Such services should be negotiated under Table A, Item 20.

X 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to this survey.

X 2. Address(es) of the surveyed property if displayed on monuments provided to or obtained by the surveyor, or observed while conducting the fieldwork.

X 3. Flood zone classification (with proper citation) shown on Federal Flood Insurance Rate Maps or the state or local equivalent; depicted by scaled map location and graphic plotting only.

X 4. Gross land area (and other areas if specified by the client).

X 5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified.

X 6. (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements; identify the date and source of the report or letter.

X (b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if these requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements; identify the date and source of the report or letter.

X 7. (a) Exterior dimensions of all buildings at ground level.

___ (b) Square footage of:
___ (1) exterior footprint of all buildings at ground level.
___ (2) other areas as specified by the client.

___ (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.

X 8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required under Section 5 above), such as, parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

___ 9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized spaces) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.

___ 10. (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (subject to obtain necessary permissions).

___ (b) As designated by the client, a determination of whether certain walls are plumb (subject to obtain necessary permissions).

___ 11. Location of utilities existing on or serving the surveyed property as determined by
• observed evidence collected pursuant to Section 5E(1),
• evidence from plans requested by the surveyor and obtained from utility companies or provided by client (with reference on the exterior of intersections), and
• markings requested by the surveyor pursuant to an 811 utility locate or similar request.

Representative examples of such utilities include, but are not limited to:
• Manholes, inlets, valves, vaults, vents, and other visible utility features observed
• Wires and cables (including fiber-optic), if readily identifiable, crossing the surveyed property, and all poles on or within two feet of the surveyed property
(Direct witnessing a legal opinion as to the ownership or nature of any potential encroachment, the dimensions of all encroaching utility pole crossarms/wires or anchors/guys.
• Utility company installations on the surveyed property

Note to the client, insurers, and lenders – With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5E(1). In develop a view of the underground utilities. However, locating accuracies, the exact location of underground features cannot be accurately completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's ability to determine the location of the utilities. Where utilities or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

___ 12. As specified by the client, Governmental Agency survey-related requirements (e.g., NGS surveys, and surveys for towns or District of Land Management cadastral lands).

___ 13. Names of adjoining owners according to current tax records. If more than one, record identify the first owner's name listed in the tax records followed by "et al."

___ 14. As specified by the client, distance to the nearest intersecting street.

___ 15. Field/field orthophotography, photogrammetric mapping, remote sensing, airborne/satellite laser scanning and other similar products, used as foundational or ancillary to the basic survey. The accuracy and location of certain features (including topography) where graphic representations are not otherwise necessary to locate those features to an acceptable and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered herein) with the insurer, lender, and client prior to the performance of the survey and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.

___ 16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

___ 17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

___ 18. If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state.

___ 19. Include any applicable easiles (i.e., experimental) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Section 5 and 6 (and applicable substitute Table A items) (subject to obtain necessary permissions).

___ 20. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $_____ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but title fees shall not be addressed on the face of the plat or map.

___ 21.

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PROJECT NO. 16AA10854 BC

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Updated 17 SEPT 2016
Updated 10 AUG 2016
22 JAN 2016