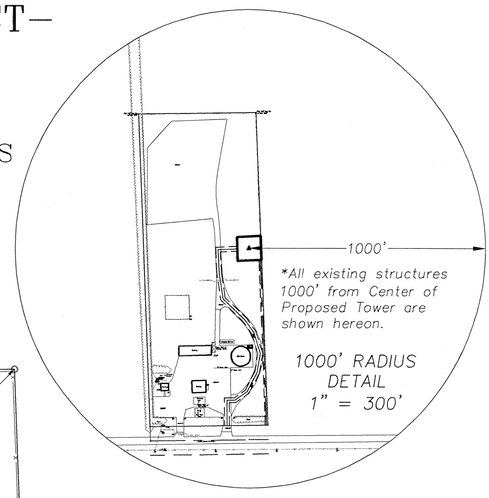
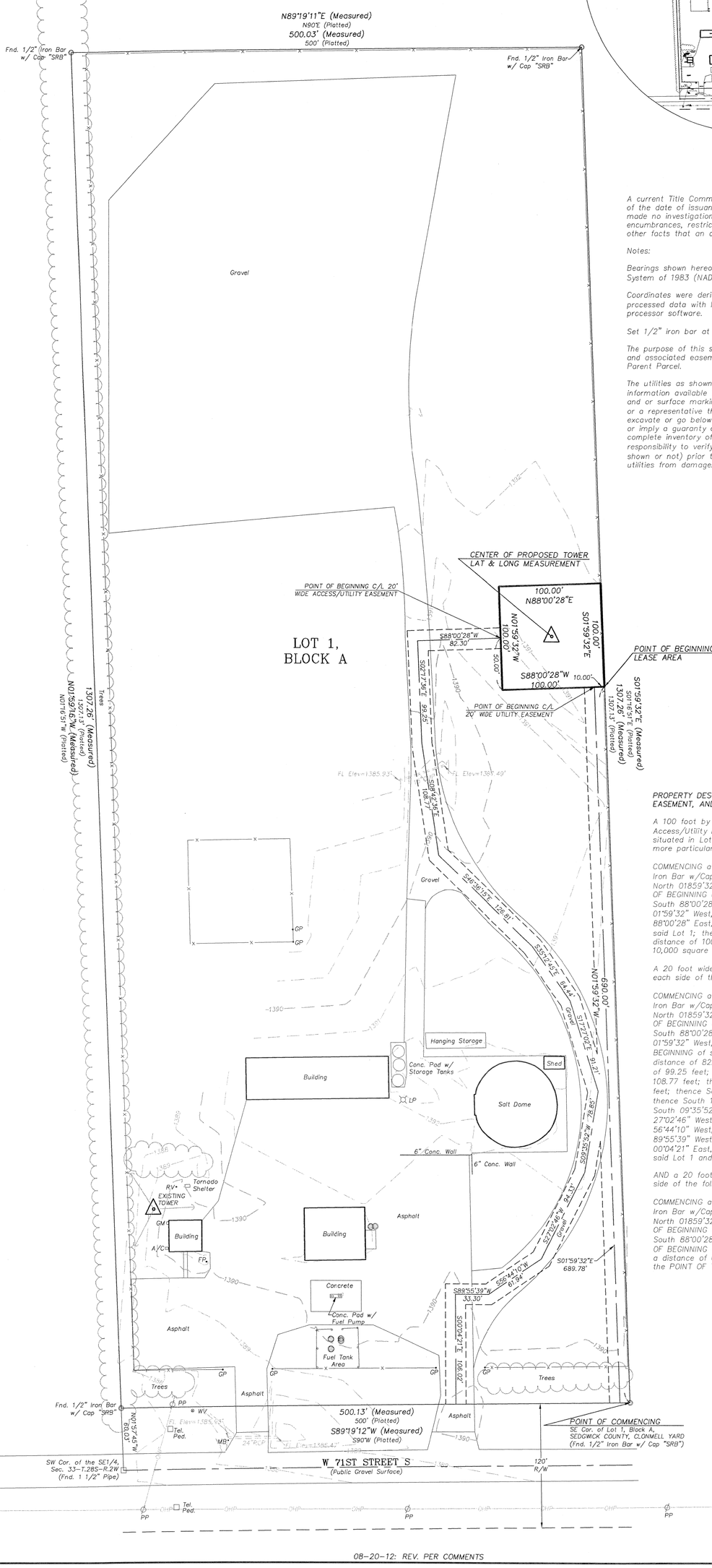
SEDGWICK COUNTY RADIO PROJECT– CLONMEL SURVEY

PART OF LOT 1, BLOCK A, SEDGWICK COUNTY CLONMELL YARD, AN ADDITION TO SEDGWICK COUNTY, KANSAS





A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Notes:

Bearings shown hereon are based on Kansas State Plane Coordinate System of 1983 (NAD 83).

Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and "Locus System" processor software.

Set 1/2" iron bar at Lease corners unless otherwise noted.

The purpose of this survey is to establish and describe a Lease Parcel and associated easements. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

PROPOSED CELL TOWER DATA
Center of Tower
Lat 37°33'53.646" North
Long 97°32'29.740" West
Ground Elevation = 1391ft

PROPERTY DESCRIPTION: LEASE AREA, ACCESS/UTILITY EASEMENT, AND UTILITY EASEMENT

A 100 foot by 100 foot Lease Area, a 20 foot wide Access/Utility Easement, and a 20 foot wide Utility Easement, situated in Lot 1, Block A, SEDGWICK COUNTY CLONMELL YARD, more particularly described as follows:

COMMENCING at the Southeast Corner of said Lot 1 (Fnd. 1/2" Iron Bar w/Cap "SRB"); thence along the East line of said Lot, North 01°59'32" West, a distance of 690.00 feet to the POINT OF BEGINNING of said Lease Area; thence leaving said East line, South 88°00'28" West, a distance of 100.00 feet; thence North 01°59'32" West, a distance of 100.00 feet; thence North 88°00'28" East, a distance of 100.00 feet to the East line of said Lot 1; thence along said East line, South 01°59'32" East, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet.

A 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Southeast Corner of said Lot 1 (Fnd. 1/2" Iron Bar w/Cap "SRB"); thence along the East line of said Lot, North 01°59'32" West, a distance of 690.00 feet to the POINT OF BEGINNING of said Lease Area; thence leaving said East line, South 88°00'28" West, a distance of 100.00 feet; thence North 01°59'32" West, a distance of 50.00 feet to the POINT OF BEGINNING of said centerline; thence South 88°00'28" West, a distance of 82.30 feet; thence South 02°17'36" East, a distance of 99.25 feet; thence South 08°42'36" East, a distance of 108.77 feet; thence South 46°36'15" East, a distance of 126.81 feet; thence South 35°12'45" East, a distance of 64.44 feet; thence South 17°27'02" East, a distance of 91.21 feet; thence South 09°35'52" West, a distance of 78.85 feet; thence South 27°02'46" West, a distance of 94.33 feet; thence South 56°44'10" West, a distance of 61.94 feet; thence South 89°55'39" West, a distance of 33.30 feet; thence South 00°04'21" East, a distance of 106.02 feet to the South line of said Lot 1 and the POINT OF TERMINATION.

AND a 20 foot wide Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Southeast Corner of said Lot 1 (Fnd. 1/2" Iron Bar w/Cap "SRB"); thence along the East line of said Lot, North 01°59'32" West, a distance of 690.00 feet to the POINT OF BEGINNING of said Lease Area; thence leaving said East line, South 88°00'28" West, a distance of 10.00 feet to the POINT OF BEGINNING of said centerline; thence South 01°59'32" East, a distance of 689.78 feet to the South line of said Lot 1 and the POINT OF TERMINATION.

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE ACCESS EASEMENT, AND LEASE UTILITY EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OVER SAID LEASE PREMISES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE LS-1326 KANSAS LICENSED PROFESSIONAL LAND SURVEYOR

JEFFREY B. LOVELACE

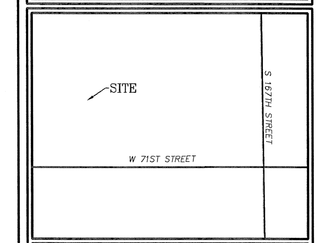
DATE: 2-4-13

02-04-13: REV. A/E
08-20-12: REV. PER COMMENTS

08-20-12: REV. PER COMMENTS

LEGEND

POWER POLE	PP
LIGHT POLES	LP
TELEPHONE PEDESTAL	Tel. Ped.
ANCHOR	
GAS METER	GM
WATER VALVE	WV
MAIL BOX	MB
AC UNIT	A/C
GATE POST	GP
GUARD POST	GRD
FLAG POLE	FP
SECTION CORNER	
PROPERTY CORNER	
ROOF VENT	RV
FUEL TANK	
TOWER POINT	
TREE LINE	
FENCE	X
OVERHEAD POWER LINE	OHP



LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

SURVEY COORDINATED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816–347–9997
FAX: 816–347–9979

SURVEY PROVIDED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816–347–9997
FAX: 816–347–9979

SURVEY PROVIDED FOR:
BLACK & VEATCH CORPORATION
10950 GRANDVIEW DR.,
OVERLAND PARK, KS 66211
TELEPHONE: 913–458–4869

SCALE 1" = 50'
50' 0 50' 100'

FLOOD NOTE:
According to my interpretations of Community Panel No. 20173C0475E of the Flood Insurance Rate Map for Sedgwick County, Kansas, dated 02–02–2007, the subject property is in Flood Zone "X", ie. "areas determined to be Outside 500 year flood plain".

KANSAS ONE-CALL SYSTEM, INC.
CALL BEFORE YOU DIG - DRILL - BLAST
800-344-7233 (DIG-SAFE)
(316) 687-2753 (FAX)
KANSAS ONE CALL SYSTEM, INC.

SITE NAME: SEDGWICK COUNTY RADIO PROJECT–CLONMEL SURVEY

SITE LOCATION:
17500 W 71ST ST S.
SEDGWICK COUNTY, KS

LA PROJECT NO.: 12379

DRAWN BY: A.C.T.

CHECKED BY: J.B.L.

DATE: 08–16–12

FIELDWORK DATE: 08–15–12

SHEET NUMBER
1 OF 1