

**EXCEPTIONS**

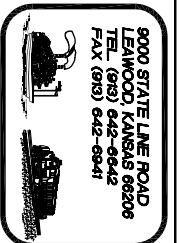
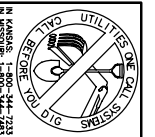
- THE FOLLOWING EXCEPTIONS ARE LISTED ON TITLE COMMITMENT NO. 371146 DATED MARCH 23, 2004 AT 7:30 AM, BY FIRST AMERICAN TITLE KANSAS AGENCY INC, dba SECURITY LAND TITLE.
- (1) OFF PROPERTY
  - (2) EASEMENT TO KANSAS CITY POWER & LIGHT IN THE DOCUMENT RECORDED IN BOOK 17 MISC. PAGE 85 OF OFFICIAL RECORDS, PERMANENT EASEMENT TAKEN BY THE CASE SERVICE COMPANY IN CONDEMNATION CASE NO 57080 IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS, ALSO EVIDENCED IN VOLUME 957, PAGE 382.
  - (3) RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 2, JO. CO., KS., FILED IN VOLUME 1707, PAGE 28.
  - (4) EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY IN THE DOCUMENT RECORDED IN VOLUME 2849, PAGE 562 OF OFFICIAL RECORDS.
  - (5) GRANT OF A PERMANENT EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, (KANSAS), FILED IN VOLUME 3829, PAGE 328.
  - (6) RIGHT-OF-WAYS AND PERMANENT DRAINAGE EASEMENTS TAKEN BY CITY OF LEAWOOD, KANSAS IN CONDEMNATION CASE NO. 9522953 IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS, ALSO FILED IN VOLUME 4547, PAGE 277.
  - (7) PERMANENT DRAINAGE EASEMENT TO THE CITY OF LEAWOOD, KANSAS, FILED IN VOLUME 7653, PAGE 754.
  - (8) OFF PROPERTY
  - (9) UNRECORDED CABLE EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY.

**OTHER**

- THE FOLLOWING EXCEPTIONS WERE TAKEN WITH THE DEVELOPMENT OF THE VILLAGGIO AT LEAWOOD PUBLIC IMPROVEMENTS.
- (A) DRAINAGE EASEMENT TO THE CITY OF LEAWOOD, KANSAS, EASEMENT TO BE VACATED UPON CONSTRUCTION OF DETENTION FACILITY.
  - (B) ROADWAY EASEMENT TO THE CITY OF LEAWOOD, KANSAS, FOR THE WIDENING OF MISSION ROAD.
  - (C) DRAINAGE EASEMENT TO THE CITY OF LEAWOOD, KANSAS FOR THE CONSTRUCTION AND MAINTENANCE OF AN UNDERGROUND DETENTION FACILITY.
  - (D) UTILITY EASEMENT TO THE CITY OF LEAWOOD, KANSAS.

**LEGEND**

- PROPERTY TO BE DEDED TO BUYER AT SALE AND DEDICATED TO CITY OF LEAWOOD AS RIGHT OF WAY UPON PLATTING.
- PROPERTY TO BE DEDED TO BUYER AT SALE AND TO REMAIN AS PERMANENT DRAINAGE EASEMENT. (NOT INCLUDED IN 10.32 AC PARCEL).



COMMENCING POINT  
 NORTHEAST CORNER OF THE NORTHEAST QUARTER OF  
 SECTION 33-13S-R25E FND ALUMINUM CAP WITH CROSS ON  
 BAR OF UNKNOWN SIZE IN STEEL MONUMENT BOX MONUMENT  
 FOUND FROM EXISTING REFERENCE TIES

NORTH LINE OF THE NE 1/4 OF SEC. 33-113S-R25E

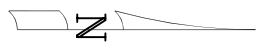
POINT OF BEGINNING - PARCEL 1  
 S02°16'26"E 60.00'  
 N87°43'34"E 1224.81'  
 N87°43'34"E 665.31'  
 135TH STREET  
 S88°27'36"E 180.35'  
 N87°43'34"E 300.00'

TRACT B

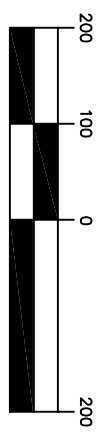
FONTANA STREET

PARCEL 1

LOT 1  
 THE VILLAGGIO  
 AT LEAWOOD



GRAPHIC SCALE



( IN FEET )

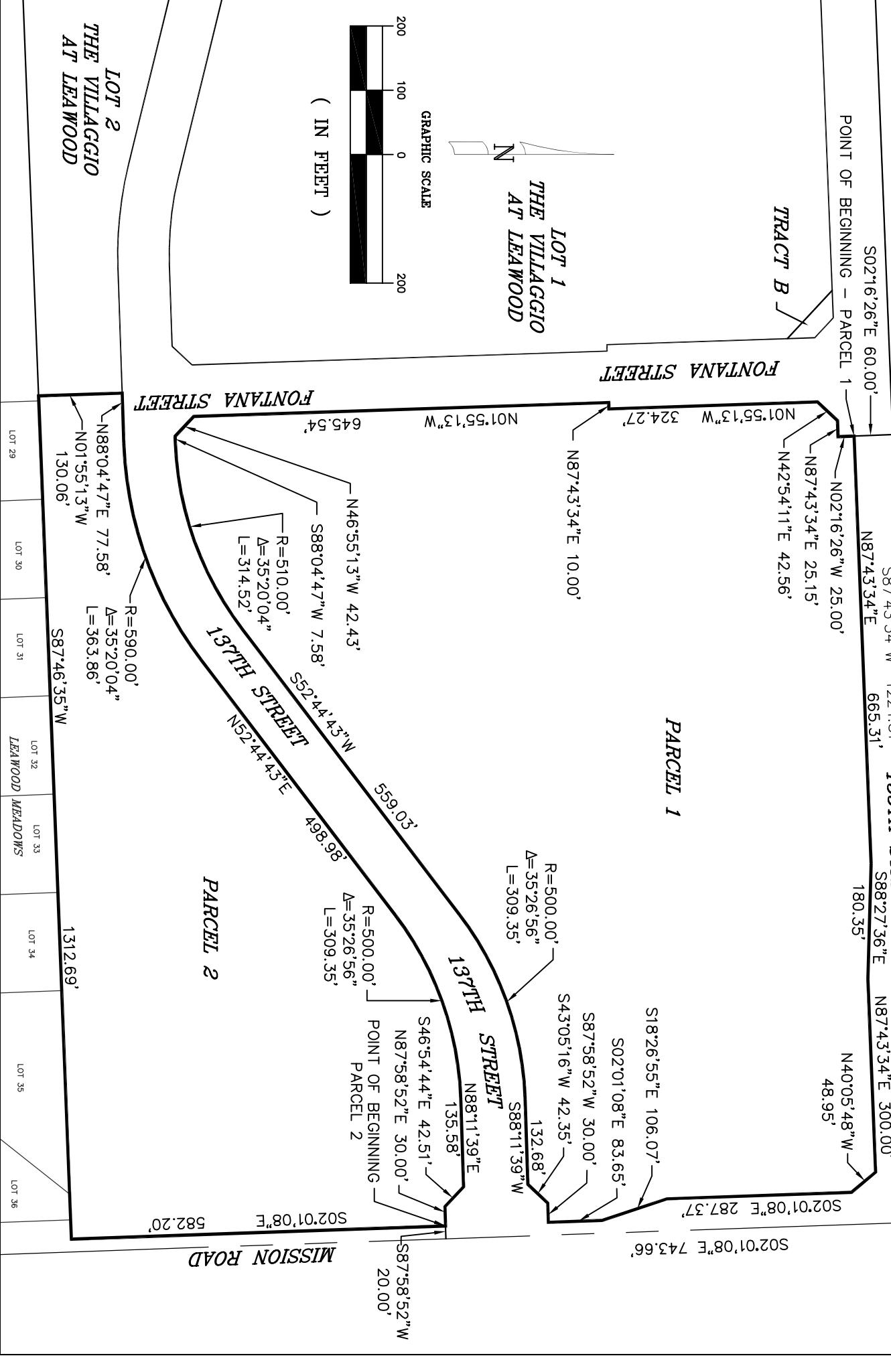
FONTANA STREET

137TH STREET  
 N52°44'43"E

PARCEL 2

137TH STREET

MISSION ROAD



LOT 2  
 THE VILLAGGIO  
 AT LEAWOOD

LOT 29    LOT 30    LOT 31    LEAWOOD MEADOWS    LOT 32    LOT 33    LOT 34    LOT 35    LOT 36