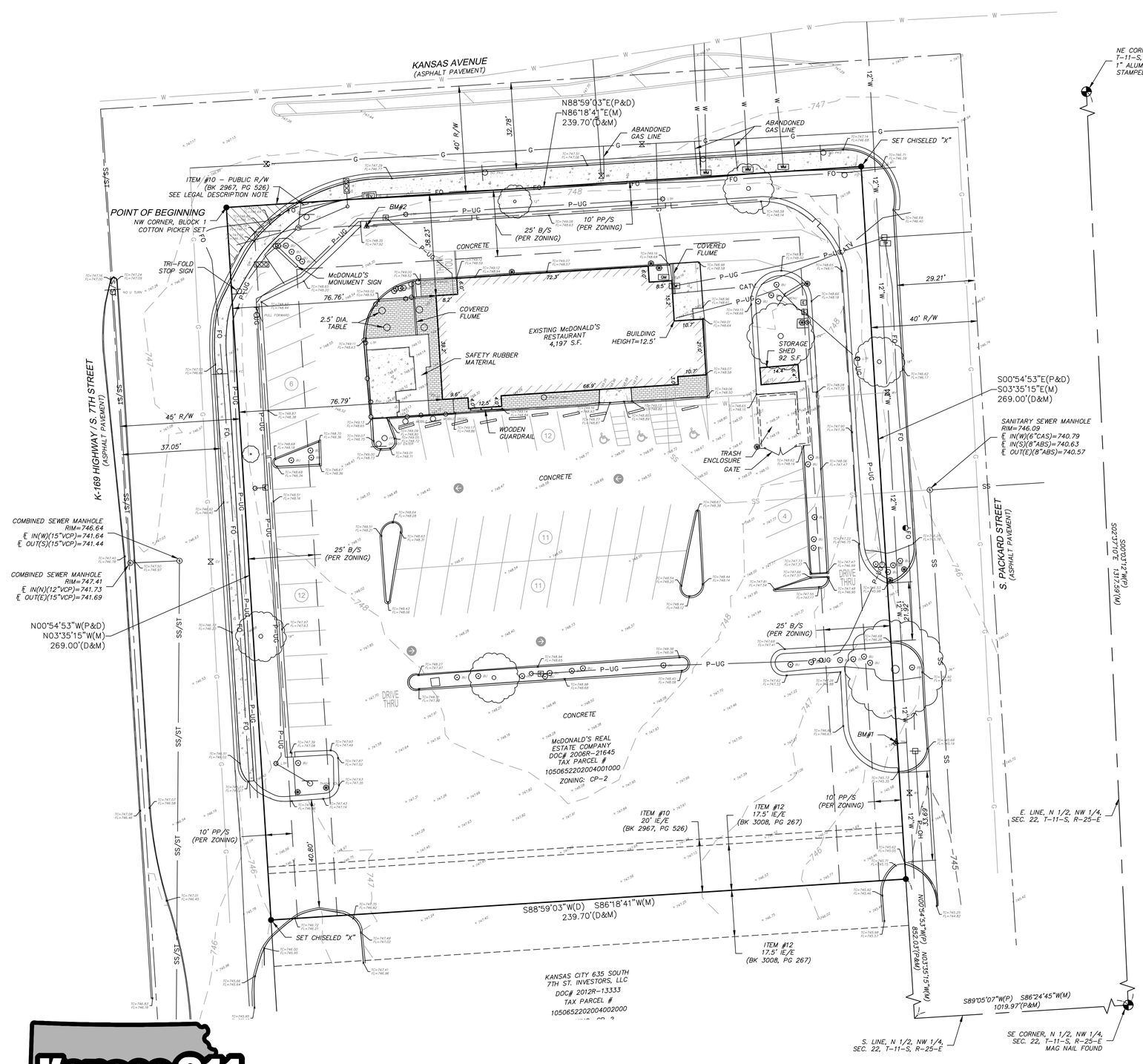

VICINITY MAP
NOT TO SCALE

LEGEND

SECTION CORNER FOUND	CROSSWALK SIGNAL
1/2" BAR w/ LC-114 CAP SET UNLESS NOTED OTHERWISE	TRAFFIC SIGNAL MANHOLE
BENCHMARK	FIRE HYDRANT
(P) PLATTED	WATER VALVE
(D) DESCRIBED	WATER METER
R/W RIGHT-OF-WAY	GAS METER
IE/E INGRESS/EGRESS EASEMENT	GAS VALVE
B/S BUILDING SETBACK	SANITARY SEWER MANHOLE / COMBINED SEWER MANHOLE
PP/S PARKING/PAVING SETBACK	TELEPHONE PEDESTAL
BOLLARD	TELEPHONE VAULT
TRASH CAN	FIBER OPTIC SIGN
SIGN	SPOT ELEVATION
FP FLAG POLE	TOP OF CURB / FLOWLINE OF CURB
STEEL POST	STEEL FENCE
BU BUSH	W WATER LINE
DECIDUOUS TREE	G GAS LINE
SPEAKER BOX	SS SANITARY SEWER LINE
E ELECTRIC BOX	SS/ST COMBINED SEWER LINE
EM ELECTRIC METER	P-OH OVERHEAD POWER LINE
GUY ANCHOR	P-UG UNDERGROUND POWER LINE
GUY POLE	CATV UNDERGROUND CABLE TV
LIGHT POLE	FO FIBER OPTIC LINE
POWER POLE	1000 EXISTING GROUND CONTOUR (1' CONTOUR INTERVAL)
TRAFFIC SIGNAL w/ MAST ARM	PERMANENT EASEMENT FOR PUBLIC RIGHT-OF-WAY (BK 2967, PG 526) APPROX. LOCATION SHOWN PER SEVENTH STREET VIADUCT WIDENING PLANS DATED JUNE 2, 1972. PROJECT NO. 105-EHS T-4002 (3)

NOTE:

FADED UTILITY LINEWORK IS SHOWN PER UTILITY MAPS OR OLD DESIGN PLANS. SEE UTILITY INFORMATION NOTE.

UTILITY INFORMATION:

KANSAS ONE CALL - TICKET #19194067 DATED 5/8/19
CITY OF KANSAS CITY UTILITY MAPS DATED 5/22/19
McDONALD'S DESIGN DRAWING DATED 5/14/84

UTILITY NOTE:

OLSSON AND THE SURVEYOR OF RECORD MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. OLSSON AND THE SURVEYOR OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. OLSSON AND THE SURVEYOR OF RECORD HAVE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. OLSSON AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

PROJECT SURVEY CONTROL:

HORIZONTAL CONTROL IS BASED ON THE KANSAS CONTINUOUSLY OPERATING GNSS NETWORK

HORIZ. DATUM: KANSAS STATE PLANE, NORTH ZONE, NAD83, U.S. FEET
VERT. DATUM: NAVD88 - U.S. FEET

VERT. DATUM BENCHMARK:
ELEVATION = 761.83
NGS POINT PID KE0257, DESIGNATION HLR28

SURVEY DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED "HLR NO 28". AT KANSAS CITY, WYANDOTTE COUNTY, ON THE EAST BANK OF KANSAS RIVER, 115 FEET WEST OF THE SEVENTH STREET BRIDGE, 102 FEET SOUTHEAST OF A VERTICAL RAIL BEARING AN ATCHISON, TOPEKA AND SANTA FE RAILWAY NO TRESPASSING SIGN, AT THE INTERSECTION OF SOUTH SEVENTH STREET AND METROPOLITAN AVENUE, 27.6 FEET SOUTHEAST OF THE CENTER OF THE AVENUE, 22.0 FEET NORTHEAST OF THE CENTER OF THE STREET, 0.7 FEET SOUTHWEST OF A WITNESS POST AND GUARD RAIL.

BENCHMARKS:

BM#1:
"MUE" IN MUELLER ON FIRE HYDRANT @ SE CORNER OF PROPERTY, 40'± WEST OF CENTER OF PACKARD STREET, 258'± SOUTH OF CENTER OF KANSAS AVENUE.
ELEV.=748.19

BM#2:
CHISELED SQUARE IN TOP OF CONCRETE CURB @ NW CORNER OF PROPERTY, 50'± SOUTH OF CENTER OF KANSAS AVENUE, 97'± EAST OF CENTER OF 7TH STREET
ELEV.=748.37

CERTIFICATION:

TO: McDONALD'S CORPORATION, McDONALD'S USA, LLC, McDONALD'S REAL ESTATE COMPANY, CHICAGO TITLE COMPANY, LLC AND CHICAGO TITLE INSURANCE 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, 7(A), 7(B)(1), 7(C), 8, 9, 11a, 13, 16, 17, 19 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 15, 2019.

GREGORY CHAD WELLER
LICENSED KANSAS LAND SURVEYOR
LS-1417
5/17/2019
GREGORY CHAD WELLER
KANSAS LS-1417
OLSSON, LC-114

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

ALTA/NSPS LAND TITLE SURVEY

McDONALD'S RESTAURANT
645 KANSAS AVENUE

KANSAS CITY, WYANDOTTE COUNTY, KANSAS

2020

drawn by:	AJK
checked by:	
approved by:	GCW
QA/QC by:	GCW
project no.:	019-1175
drawing no.:	V_ALT_0191175
date:	02/19/20

SHEET
1 of 2

DWG: F:\2019\1001-1500\019-1175\40-Design\Survey\SRVY\Sheets\V_ALT_0191175.dwg USER: dkruse
DATE: Feb 19, 2020 3:08pm XREFS:

TITLE & EASEMENT INFORMATION FURNISHED BY:

CHICAGO TITLE INSURANCE COMPANY
ISSUING AGENT:
CHICAGO TITLE COMPANY, LLC
6700 COLLEGE BLVD.
OVERLAND PARK, KS 66211
TEL: (913)451-1026
COMMITMENT NO.: 190927
EFFECTIVE DATE: JANUARY 23, 2020 @ 8:00 A.M.

LEGAL DESCRIPTION:

ALL THAT PART OF BLOCK 1, ARMOURDALE COMMUNITY REDEVELOPMENT AREA, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1, SAID POINT BEING AN INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 7TH STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF KANSAS AVENUE; THENCE NORTH 88°59'03" EAST ALONG THE SOUTH LINE OF KANSAS AVENUE, A DISTANCE OF 239.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PACKARD STREET; THENCE SOUTH 0°54'53" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PACKARD STREET AND ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 269.00 FEET; THENCE SOUTH 88°59'03" WEST 239.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 7TH STREET AS NOW PLATTED, SAID POINT ALSO BEING ON THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 0°54'53" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 7TH STREET AND ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 269.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME AS:
A TRACT OF LAND LOCATED IN BLOCK 1, ARMOURDALE COMMUNITY REDEVELOPMENT AREA, A SUBDIVISION OF LAND IN KANSAS CITY, KANSAS, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1;
THENCE ON AN ASSUMED BEARING OF N86°18'41"E ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 239.70 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1;
THENCE S03°35'15"E ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 269.00 FEET;
THENCE S86°18'41"W A DISTANCE OF 239.70 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 1;
THENCE N03°35'15"W ALONG SAID WEST LINE, A DISTANCE OF 269.00 FEET TO THE POINT OF BEGINNING.

NOTE:
THE SURVEYED PROPERTY IS SUBJECT TO A PERMANENT EASEMENT FOR PUBLIC RIGHT-OF-WAY ACCORDING TO DEED BOOK 2967, PAGE 526 IN WYANDOTTE COUNTY REGISTER OF DEEDS OFFICE. THIS DEED DOES NOT DESCRIBE THE ACTUAL LOCATION OF THE RIGHT-OF-WAY. THIS SURVEY SHOWS AN APPROXIMATE LOCATION OF THE RIGHT-OF-WAY PER SEVENTH STREET VIADUCT WIDENING PLANS DATED JUNE 2, 1972.
PROJECT NO. 105-EHS T-4002 (3)

SCHEDULE B - SECTION II EXCEPTIONS:

8. BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED PLAT BOOK 33, PAGE 68. (AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.)

9. TERMS, CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET OUT IN THE GENERAL URBAN RENEWAL PLAN, NEIGHBORHOOD DEVELOPMENT PROGRAM NO. KANS. A-1, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: AUGUST 31, 1972
RECORDING NO: BOOK 2347, PAGE 110
(AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A SURVEY MATTER.)

10. EASEMENTS AS SET OUT IN WARRANTY DEED FILED SEPTEMBER 16, 1983, IN BOOK 2967, PAGE 526, AS DESCRIBED IN SAID INSTRUMENT. (AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.)

11. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: SEPTEMBER 16, 1983
RECORDING NO: BOOK 2967, PAGE 526
(AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A SURVEY MATTER.)

12. TERMS AND PROVISIONS OF THE EASEMENT AND MAINTENANCE AGREEMENT FILED IN BOOK 3008, PAGE 267, AS DESCRIBED IN SAID INSTRUMENT. (AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.)

SURVEYOR'S NOTES:

1. GROSS LAND AREA = 64,479 SQUARE FEET, 1.48 ACRES
2. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
3. THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
4. ITEMS SHOWN AS "PER PLAT" REFER TO THE FINAL PLAT OF ARMOURDALE COMMUNITY REDEVELOPMENT AREA, RECORDED IN PLAT BOOK 33, PAGE 68 IN THE WYANDOTTE COUNTY REGISTER OF DEEDS OFFICE.
5. THIS SURVEY COMPLIES WITH THE REQUIREMENTS SET FORTH IN THE McDONALD'S SURVEY ORDER FORM AND MINIMUM REQUIREMENTS.

FLOOD ZONE INFORMATION:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X – OTHER FLOOD AREAS" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAT 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WYANDOTTE COUNTY, KANSAS AND INCORPORATED AREAS; MAP NUMBER 20209C0160E, EFFECTIVE DATE FEBRUARY 5, 2014.

ZONING INFORMATION:

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
701 N. 7TH ST., SUITE 423
KANSAS CITY, KS 66101
(913)573-5750

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR

THE SUBJECT PROPERTY IS CURRENTLY ZONED AS "CP-2" (PLANNED GENERAL BUSINESS DISTRICT)
MAXIMUM BUILDING HEIGHT: 12 STORIES
FRONT YARD: 25 FEET
SIDE YARD, INTERIOR: NO SETBACK IS REQUIRED EXCEPT WHERE A PROPERTY IN THIS DISTRICT ABUTS A ZONING DISTRICT WHEREIN A SETBACK IS REQUIRED, THEN THAT SAME SETBACK SHALL BE PROVIDED ON THAT PROPERTY IN THIS DISTRICT
SIDE YARD, CORNER: 25 FEET
REAR YARD: NO SETBACK IS REQUIRED EXCEPT WHERE A PROPERTY IN THIS DISTRICT ABUTS A ZONING DISTRICT WHEREIN A SETBACK IS REQUIRED, THEN A SETBACK OF TEN FEET SHALL BE PROVIDED ON THAT PROPERTY IN THIS DISTRICT
PARKING AND OTHER PAVED AREAS: NOT LESS THAN SIX FEET FROM ANY PROPERTY LINE AND NOT LESS THAN TEN FEET FROM ANY STREET RIGHT-OF-WAY LINE
PARKING RATIO: 4 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA IN THE BUILDING

NOTES:
1. THERE ARE 53 REGULAR PARKING STALLS AND 3 ADA ACCESSIBLE PARKING STALLS.
2. SUBDIVISION OR RE-PLATTING IS NOT NECESSARY TO CONVEY THE SUBJECT PROPERTY.

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

ALTA/NSPS LAND TITLE SURVEY

McDONALD'S RESTAURANT
645 KANSAS AVENUE

KANSAS CITY, WYANDOTTE COUNTY, KANSAS

2020

drawn by: AJK
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project no.: 019-1175
drawing no.: V_ALT_0191175
date: 02/19/20

SHEET
2 of 2

DWG: F:\2019\1001-1500\019-1175\40-Design\Survey\SRVY\Sheets\V_ALT_0191175.dwg USER: dkruse
DATE: Feb 19, 2020 3:09pm XREFS: