



October 16, 2020

M-H COMPANY
PO BOX 4190
OVERLAND PARK, KS 66204

Re: Tract 1, (Parcel 046-069-31-0-40-02-001.00-0)

To Property Owner,

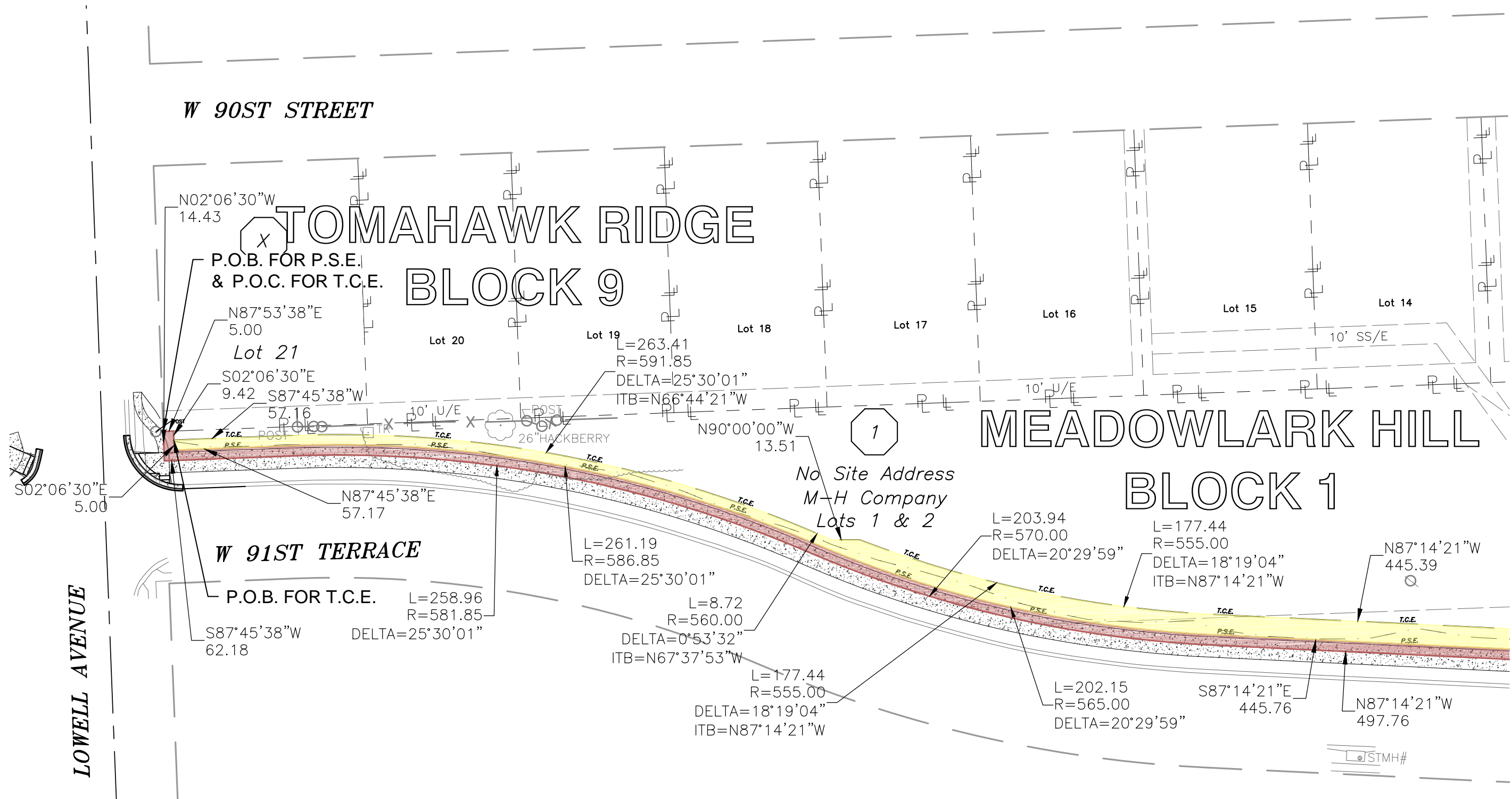
My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

TRACT 1 MEADOWLARK HILL, BLOCK 1 No Site Address



<p>Notes: 06/14/2020 Easement Tractmap</p> <p>Drawn: B/G</p> <p>Checked: U/M</p> <p>Approved: R/L</p>	<p>File Name: 10-0692-10</p> <p>Drawn:</p>
<p>8900 Indian Creek Parkway, Suite 450 Overland Park, Kansas 66210</p> <p>Phone: 913-239-1100 Fax: 913-239-1111 www.affinis.us</p> <p>Toll Free: 877-527-5468</p>	<p>Building long-lasting relationships</p>
<p>CITY OF OVERLAND, KANSAS</p> <p>91ST STREET BIKE PEDESTRIAN TRIAL IMPROVEMENTS - PR-2051</p> <p>TRACT MAP 1</p>	<p>1</p> <p>1 of 2</p>

No Site Address



W 91ST TERRACE

7609 W 90th Terrace
Home Rehad, LLC

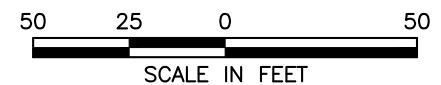
Lot 8

L=50.42
R=400.00
DELTA=7°13'22"
ITB=N49°59'54"E
6
0
7°08'15"
59°54"W

$L = 168.40$
 $R = 405.00$
 $\Delta = 23^\circ 49' 25''$
 $ITB = N26^\circ 14' 09'' E$

L=85.48
R=430.00
DELTA=11°23'23"
ITB=N75°50'58"W

P.O.C. = Point of Commencement



Attachment "A"

Permanent Sidewalk Easement

All that part of Lots 1 and 2, Block 1, MEADOWLARK HILL, a subdivision of record in the City of Overland Park, Johnson County, Kansas, being described as follows:

Beginning at the Northwest corner of said Block 1; thence North $87^{\circ}53'38''$ East, along the North line of said Block 1, a distance of 5.00 feet; thence South $02^{\circ}06'30''$ East, along the East line of the West 5.00 feet of said Block 1, a distance of 9.42 feet to a point on the North line of the South 5.00 feet of said Block 1; thence Easterly along the North line of the South 5.00 feet of said Block 1 the following Four (4) described courses; One (1), North $87^{\circ}45'38''$ East a distance of 57.17 feet; Two (2), continuing in a easterly direction along a curve to the right with a radius of 586.85 feet, having a central angle of $25^{\circ}30'01''$, and an arc length of 261.19 feet; Three (3), in a easterly direction along a curve to the left with a radius of 565.00 feet, having a central angle of $20^{\circ}29'59''$ and an arc length of 202.15 feet; Four (4), South $87^{\circ}14'21''$ East a distance of 445.76 feet; thence North $88^{\circ}32'42''$ East a distance of 141.46 feet to a point on the West line of the East 15.00 feet of said Block 1; thence in a northeasterly direction on said West line, along a non-tangent curve to the right with a radius of 405.00 feet, having an initial tangent bearing of North $26^{\circ}14'09''$ East, a central angle of $23^{\circ}49'25''$ and an arc length of 168.40 feet; thence South $35^{\circ}03'54''$ East a distance of 5.02 feet to a point on the northwesterly line of a 10.00 feet-wide Sidewalk Easement, being recorded at the Johnson County, Kansas Recorder of Deeds Office, as Document 2134768, in Volume 3628, at Page 867; thence in a southwesterly direction on the northwesterly line of said 10.00 feet-wide Sidewalk Easement, along a non-tangent curve to the left with a radius of 400.00 feet, having an initial tangent bearing of South $49^{\circ}59'54''$ West, a central angle of $27^{\circ}08'15''$ and an arc length of 189.46 feet to a point on the South line of said Block 1, same being the North right-of-way line of West 91st Street as now established; thence in a westerly direction along said South line of said Block 1 the following Five (5) described courses; One (1), along a non-tangent curve to the left with a radius of 430.00 feet, having an initial tangent bearing of North $75^{\circ}50'58''$ West, a central angle of $11^{\circ}23'23''$ and an arc length of 85.48 feet; Two (2), North $87^{\circ}14'21''$ West a distance of 497.76 feet; Three (3), along a curve to the right with a radius of 570.00 feet, having a central angle of $20^{\circ}29'59''$ and an arc length

(Continued on Next Page)

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



(Continued from Previous Page)

of 203.94 feet; Three (3), along a curve to the left with a radius of 581.85 feet, having a central angle of $25^{\circ}30'01''$, and an arc length of 258.96 feet; thence South $87^{\circ}45'38''$ West a distance of 62.18 feet to the Southwest corner of said Block 1; thence North $02^{\circ}06'30''$ West, along the West line of said Block 1 and the East right-of-way line of Lowell Avenue as now established, a distance of 14.43 feet to the Point of Beginning. Containing 7,458 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All that part of Lots 1 and 2, Block 1, MEADOWLARK HILL, a subdivision of record in the City of Overland Park, Johnson County, Kansas, being described as follows:

Commencing at a point at the Northwest corner of said Block 1; thence North $87^{\circ}53'38''$ East, along the North line of said Block 1, a distance of 5.00 feet; thence South $02^{\circ}06'30''$ East, along the East line of the West 5.00 feet of said Block 1, a distance of 4.42 feet to a point on the North line of the South 10.00 feet of said Block 1, said point being the Point of Beginning; thence South $02^{\circ}06'30''$ East, continuing along the East line of the West 5.00 feet of said Block 1, a distance of 5.00 feet to a point on the North line of the South 5.00 feet of said Block 1; thence Easterly, along the North line of the South 5.00 feet of said Block 1, the following Four (4) described courses; One (1), North $87^{\circ}45'38''$ East a distance of 57.17 feet; Two (2), continuing in a easterly direction along a curve to the right with a radius of 586.85 feet, having a central angle of $25^{\circ}30'01''$, an arc length of 261.19 feet; Three (3), in a easterly direction along a curve to the left with a radius of 565.00 feet, having a central angle of $20^{\circ}29'59''$ and an arc length of 202.15 feet; Four (4), South $87^{\circ}14'21''$ East a distance of 445.76 feet; thence North $88^{\circ}32'42''$ East a distance of 141.46 feet to a point on the West line of the East 15.00 feet of said Block 1; thence in a northeasterly direction on said West line, along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of North $26^{\circ}14'09''$ East, a radius of 405.00 feet, a central angle of $23^{\circ}49'25''$, and an arc length of 168.40 feet; thence South $35^{\circ}03'54''$ East a distance of 5.02 feet to a point on the northwesterly line of a 10.00 feet-wide Sidewalk Easement, being recorded at the Johnson County, Kansas Recorder of Deeds Office, as Document 2134768, in Volume 3628, at Page 867; thence in a northeasterly direction on the northwesterly line of said 10.00 feet-wide Sidewalk Easement, on a curve to the right that is non-tangent to the exit of the last described course having an initial tangent bearing of North $49^{\circ}59'54''$ East, a radius of 400.00 feet, a central angle of $07^{\circ}13'22''$, an arc length of 50.42 feet; thence North $87^{\circ}53'38''$ East a distance of 20.37 feet to a point on the North right-of-way line of W. 91st Street as now established; thence Northeasterly along the North right-of-way line of said W. 91st Street, on a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of North $59^{\circ}47'47''$ East, a radius of 390.00 feet, a central angle of $01^{\circ}55'13''$, an

(Continued on Next Page)

This description prepared by:
J. Aubrey Meyer KS LS-1579
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8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



(Continued from Previous Page)

arc length of 13.07 feet to a point on the North subdivision line of said MEADOWLARK HILL; thence South 87°53'38" West, along the said North subdivision line a distance of 41.50 feet; thence in a southwesterly direction, along the northwesterly line of the southeasterly 20.00 feet of said Block 1, on a curve to the left that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 56°30'20" West, a radius of 410.00 feet, a central angle of 29°55'59", an arc length of 214.20 feet; thence North 89°09'01" West a distance of 137.90 feet to a point on the North line of the South 15.00 feet of said Block 1; thence North 87°14'21" West, along the North line of the South 15.00 feet of said Block 1, a distance of 445.39 feet; thence continuing in a westerly direction on the North line of the South 15.00 feet of said Block 1, along a curve to the right with a radius of 555.00 feet, having a central angle of 18°19'04" and an arc length of 177.44 feet; thence North 90°00'00" West a distance of 13.51 feet to a point on the North line of the South 10.00 feet of said Block 1; thence continuing in a westerly direction on the North line of the South 10.00 feet of said Block 1 the Three (3) following described courses; One (1) along a non-tangent curve to the right with a radius of 560.00 feet, having an initial tangent bearing of North 67°37'53" West, a central angle of 00°53'32" and an arc length of 8.72 feet; Two (2), along a tangent curve to the left with a radius of 591.85 feet, having a central angle of 25°30'01", an arc length of 263.41 feet; Three (3), South 87°45'38" West a distance of 57.16 feet to the Point of Beginning.

Containing 10,494 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210





October 16, 2020

RAY BRANCH LLC
605 W 47TH ST STE 200
KANSAS CITY, MO 64112

Re: Tract 4, 9050 Metcalf Avenue, Overland Park, Kansas (Parcel 046-069-31-0-10-14-034.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Temporary Construction Easement

T.C.E. 1: All of the South 25.00 feet of the East 85.00 feet of Lot 4, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

And T.C.E. 2: All that part of said Lot 4, OVERLAND MARKET PLACE, described as follows:

Commencing at the Southwest corner of said Lot 4; thence in a northeasterly direction along the South line of said Lot 4, on a curve to the right having an initial tangent bearing of North 64°49'29" East, a radius of 390.00 feet, a central angle of 04°48'59", an arc length of 32.78 feet to the Point of Beginning; thence continuing in an easterly direction along the South line of said Lot 4, around said curve to the right with a radius of 390.00 feet, an additional central angle of 13°19'18", an arc length of 90.68 feet; thence North 07°02'14" West a distance of 16.97 feet; thence North 36°19'18" West a distance of 20.00 feet; thence South 53°40'42" West a distance of 91.81 feet to the Point of Beginning.

Containing 3,647 square feet, more or less.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210





October 16, 2020

OVERLAND PARK 91, L.P.
RAY BRANCH LLC
605 W 47TH ST APT 200
KANSAS CITY, MO 64112

Re: Tract 5, 9012 Metcalf Avenue, Overland Park, Kansas (Parcel 046-069-31-0-10-14-035.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 5 Permanent Sidewalk Easement
9012 Metcalf Avenue
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Sidewalk Easement

All of the South 4.00 feet of the East 160.00 feet of Lot 3, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 640 square feet, more or less.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Tract 5 Temporary Construction Easement
9012 Metcalf Avenue
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of that part of Lot 3, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of said Lot 3; thence North 02°08'02" West, along the East line of said Lot 3, a distance of 4.00 feet to the Point of Beginning; thence North 02°08'02" West, continuing along the East line of said Lot 3, a distance of 16.00 feet; thence South 87°53'38" West, along the North line of the South 20.00 feet of said Lot 3, a distance of 43.63 feet; thence South 80°03'53" West a distance of 117.46 feet to a point on the North line of the South 4.00 feet of said Lot 3; thence North 87°53'38" East, along the North line of the South 4.00 feet of said Lot 3, a distance of 160.00 feet to the Point of Beginning. Containing 1,629 square feet, more or less.

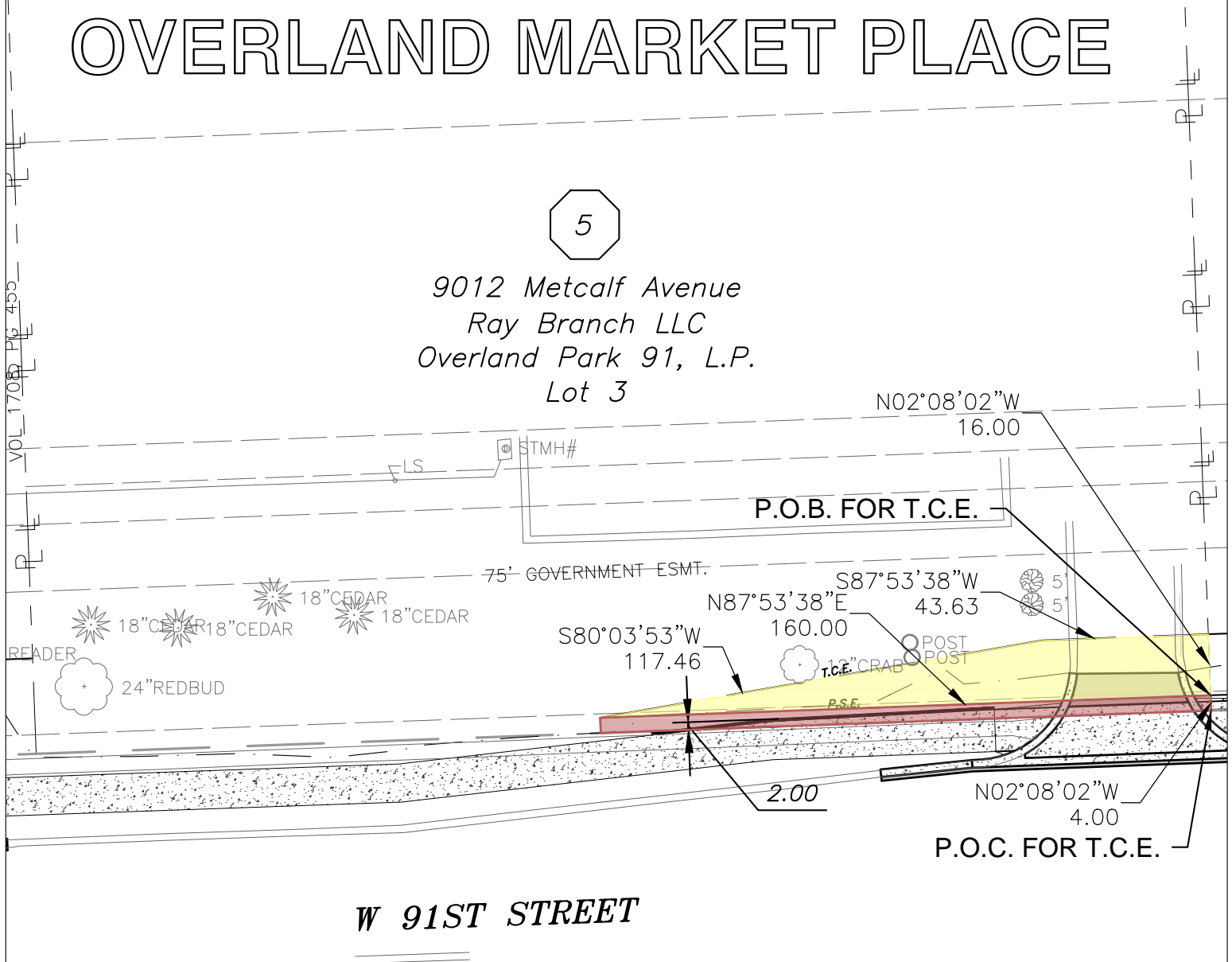
The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 5
Lot 3, OVERLAND MARKET PLACE
9012 Metcalf Avenue

OVERLAND MARKET PLACE



LEGEND

T.C.E. = Temporary Construction Easement

P.S.E. = Permanent Sidewalk Easement

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

9/16/2020
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Affinis
CORP

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100

Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 5

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 5
Job #19-0692-10

1

1 OF 1



October 16, 2020

NADG NNN PEXP (KS) LP
2581 JOHN STREET SUITE 1
L3R 5R7 CANADA

Re: Tract 6, 9090 Metcalf Avenue, Overland Park, Kansas (Parcel 046-069-31-0-10-14-036.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 6 Permanent Sidewalk Easement
9090 Metcalf Avenue
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 1, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 87°53'38" East, along the South line of said Lot 1, a distance of 150.00 feet to the southeast corner thereof; thence North 02°08'02" West, along the East line of said Lot 1, a distance of 7.50 feet; thence South 86°09'02" West, departing said East line, a distance of 115.05 feet to a point on the North line of the South 4.00 feet of said Lot 1; thence South 87°53'38" West, along the North line of the South 4.00 feet of said Lot 1, a distance of 35.00 feet to a point on the West line of said Lot 1; thence South 02°08'02" East, along said West line, a distance of 4.00 feet to the Point of Beginning. Containing 801 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All that part of Lot 1, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 02°08'02" West, along the West line of said Lot 1, a distance of 4.00 feet to the Point of Beginning; thence North 02°08'02" West, continuing along said West line, a distance of 16.00 feet to a point on the North line of the South 20.00 feet of said Lot 1; thence North 87°53'38" East, along said North line, a distance of 150.00 feet to a point on the East line of said Lot 1; thence South 02°08'02" East, along said East line, a distance of 12.50 feet; thence South 86°09'02" West a distance of 115.05 feet to a point on the North line of the South 4.00 feet of said Lot 1; thence South 87°53'38" West, along the North line of the South 4.00 feet of said Lot 1, a distance of 35.00 feet to the Point of Beginning. Containing 2,199 square feet, more or less.

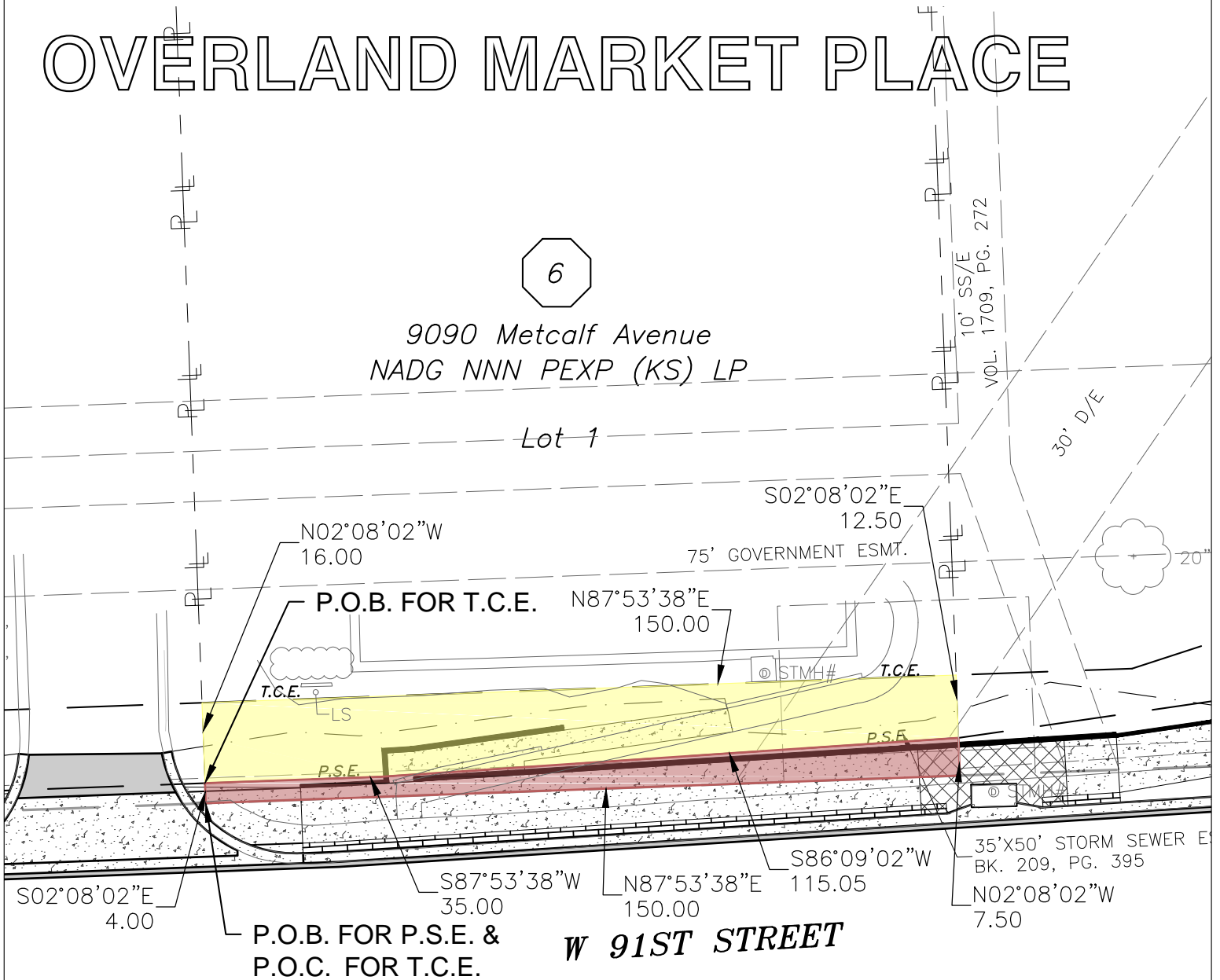
The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 6
Lot 1, OVERLAND MARKET PLACE
9090 Metcalf Avenue

OVERLAND MARKET PLACE



LEGEND

T.C.E. = Temporary Construction Easement

P.S.E. = Permanent Sidewalk Easement

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

9/16/2020
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Affinis
 corp

8900 Indian Creek Parkway, Suite 450
 Overland Park, Kansas 66210
 Phone: 913-239-1100

Toll Free: 877-527-5468
 Fax: 913-239-1111
 www.affinis.us

CITY OF OVERLAND PARK, KANSAS
 91ST STREET BIKE PEDESTRIAN
 TRAIL IMPROVMENTS - PR-2051

TRACT MAP 6

Date: 08/14/2020
 Drawn By: BJG
 Checked By: JAM
 Approved By: RLU
 File: TRACT MAP 6
 Job #19-0692-10

1

1 OF 1



October 16, 2020

REDBARRY-METCALF, LLC
PO BOX 8050
BENTONVILLE, AR 72712

Re: Tract 7, 9000 Metcalf Avenue, Overland Park, Kansas (Parcel 046-069-31-0-0-10-14-037.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

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Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 7 Permanent Sidewalk Easement
9000 Metcalf Avenue
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 2, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Beginning at the southwesterly-most corner of said Lot 2; thence North $87^{\circ}53'38''$ East, along the South line of said Lot 2, a distance of 335.27 feet to a point on the West line of a Permanent Right-of-Way Easement, dedicated to the City of Overland Park in Condemnation Case No. 94C14624, being recorded at the Johnson County Register of Deeds Office, in Book 4499, at Page 780; thence North $02^{\circ}07'56''$ West, along said West line a distance of 15.00 feet; thence South $87^{\circ}53'38''$ West, along the North line of the South 15.00 feet of said Lot 2, a distance of 265.27 feet; thence South $81^{\circ}46'41''$ West a distance of 70.40 feet to a point on the West line of said Lot 2; thence South $02^{\circ}08'02''$ East, along the West line of said Lot 2, a distance of 7.50 feet to the Point of Beginning. Except for all that part thereof lying within an existing Sidewalk and Utility Easement lying North of and adjoining the South line of said Lot 2 being dedicated to the City of Overland Park in said Condemnation Case No. 94C14624.

Containing 3,139 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All that part of Lot 2, OVERLAND MARKET PLACE, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

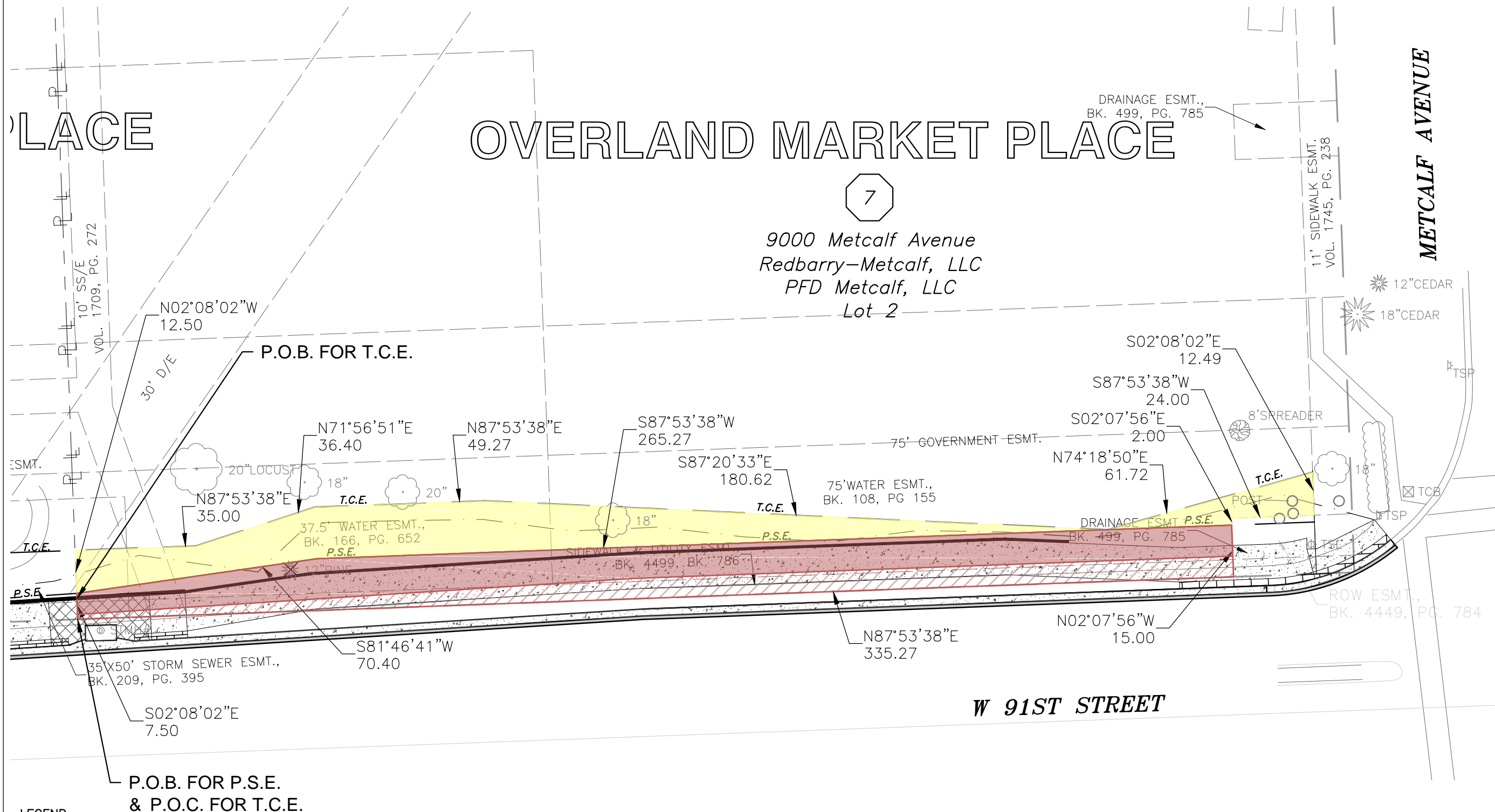
Commencing at the southwesterly-most corner of said Lot 2; thence North $02^{\circ}08'02''$ West, along the West line of said Lot 2, a distance of 7.50 feet to the Point of Beginning; thence North $02^{\circ}08'02''$ West, continuing along the West line of said Lot 2, a distance of 12.50 feet; thence North $87^{\circ}53'38''$ East a distance of 35.00 feet; thence North $71^{\circ}56'51''$ East a distance of 36.40 feet; thence North $87^{\circ}53'38''$ East a distance of 49.27 feet; thence South $87^{\circ}20'33''$ East a distance of 180.62 feet to a point on the North line of the South 15.00 feet of said Lot 2; thence North $74^{\circ}18'50''$ East a distance of 61.72 feet to a point on the West line of an 11 feet-wide Sidewalk Easement as described in a Sidewalk Easement Document, being recorded at the Johnson County Register of Deeds Office, in Volume 1475, at Page 238; thence South $02^{\circ}08'02''$ East, along said West line, a distance of 12.49 feet to a point on the North line of a Permanent Right-of-Way Easement, dedicated to the City of Overland Park in Condemnation Case No. 94C14624, being recorded at the Johnson County Register of Deeds Office, in Book 4499, at Page 780; thence South $87^{\circ}53'38''$ West, along said North line, a distance of 24.00 feet to the Northwest corner of said Permanent Right-of-Way Easement; thence South $02^{\circ}07'56''$ East, along the East line of said Permanent Right-of-Way Easement, a distance of 2.00 feet to a point on the North line of the South 15.00 feet of said Lot 2; thence South $87^{\circ}53'38''$ West, along said North line, a distance of 265.27 feet; thence South $81^{\circ}46'41''$ West a distance of 70.40 feet to the Point of Beginning. Containing 3,264 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

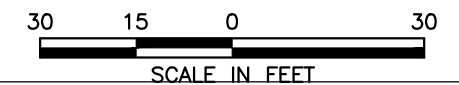
This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



9000 Metcalf Avenue



P.O.B. = Point of Beginning
P.O.C. = Point of Commencing



CITY OF OVERLAND, KANSAS
91ST STREET BIKE PEDESTRIAN
TRIAL IMPROVEMENTS – PR-2051
TRACT MAP 7

Affinis

Overland Park, Kansas 66210
Phone: 913-239-1100
 Toll Free: 877-527-5488
 Fax: 913-239-1111
www.affinis.us

	B/C	JAM	R/L
08/11/2020 Easement Tractmaps			
Filename:			
Job # 10-0692-10		Drawer:	



October 16, 2020

ARBOR BUSINESS ASSOCIATION INC.
9744 NORTH CONANT AVENUE
KANSAS CITY, MO 64153

Re: Tract 8, Overland Park, Kansas (Parcel 046-069-32-0-20-11-002.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Permanent Sidewalk Easement

All that part of Tract B, PROMONTORY, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Beginning at the Southeast corner of said Tract B; thence North 02°07'21" West, along the East line of said Tract B, a distance of 7.00 feet; thence South 89°00'00" West a distance of 245.82 feet; thence South 87°36'05" West a distance of 129.97 feet; thence South 89°48'39" West a distance of 120.36 feet to the northeast corner of a Sidewalk and Utility Easement, being recorded at the Johnson County Register of Deeds Office, as Document Number 2469551, in Book 4529, at Page 759; thence South 02°04'26" East, along the East line of said Sidewalk and Utility Easement, a distance of 4.99 feet to the Northwest corner of a Sidewalk and Utility Easement, being recorded at the Johnson County Register of Deeds Office, as Document Number 2469554, in Book 4529, at Page 765; thence easterly along the North line of said Sidewalk and Utility Easement the Three (3) following courses; One (1), North 89°03'35" East a distance of 143.33 feet; Two (2), North 87°36'05" East a distance of 84.00 feet; Three (3), North 89°14'18" East a distance of 175.05 feet to the Northeast corner of said Utility Easement, being recorded in Book 4529, at Page 765; thence South 02°23'55" East, along the East line of said Utility Easement, a distance of 4.00 feet to the South line of said Tract B; thence North 87°36'05" East, along the South line of said Tract B, a distance of 93.71 feet to the Point of Beginning.

Containing 2,546 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All that part of Tract B, PROMONTORY, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of said Tract B; thence North 02°07'21" West a distance of 7.00 feet to the Point of Beginning; thence South 89°00'00" West a distance of 245.82 feet; thence South 87°36'05" West a distance of 129.97 feet; thence South 89°48'39" West a distance of 120.36 feet to the northeast corner of a Sidewalk and Utility Easement, being recorded at the Johnson County Register of Deeds Office, as Document Number 2469551, in Book 4529, at Page 759; thence North 88°53'01" West, along said North line, a distance of 22.17 feet; thence South 87°36'05" West, continuing along said North line, a distance of 177.57 feet to a point on the West line of said Tract B; thence North 02°07'56" West, along said West line, a distance of 11.00 feet; thence North 87°36'05" East a distance of 50.00 feet; thence South 02°07'56" East a distance of 9.00 feet; thence North 87°36'05" East a distance of 125.00 feet; thence North 02°23'55" West a distance of 14.00 feet; thence North 87°36'05" East a distance of 71.00 feet; thence South 02°23'55" East a distance of 15.00 feet; thence North 87°36'05" East a distance of 104.73 feet; thence North 02°07'21" West a distance of 15.00 feet; thence North 87°36'04" East a distance of 75.00 feet; thence South 53°33'13" East a distance of 31.89 feet; thence North 87°36'05" East a distance of 245.07 feet; thence South 02°07'21" East a distance of 8.00 feet to the Point of Beginning. Containing 5,859 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

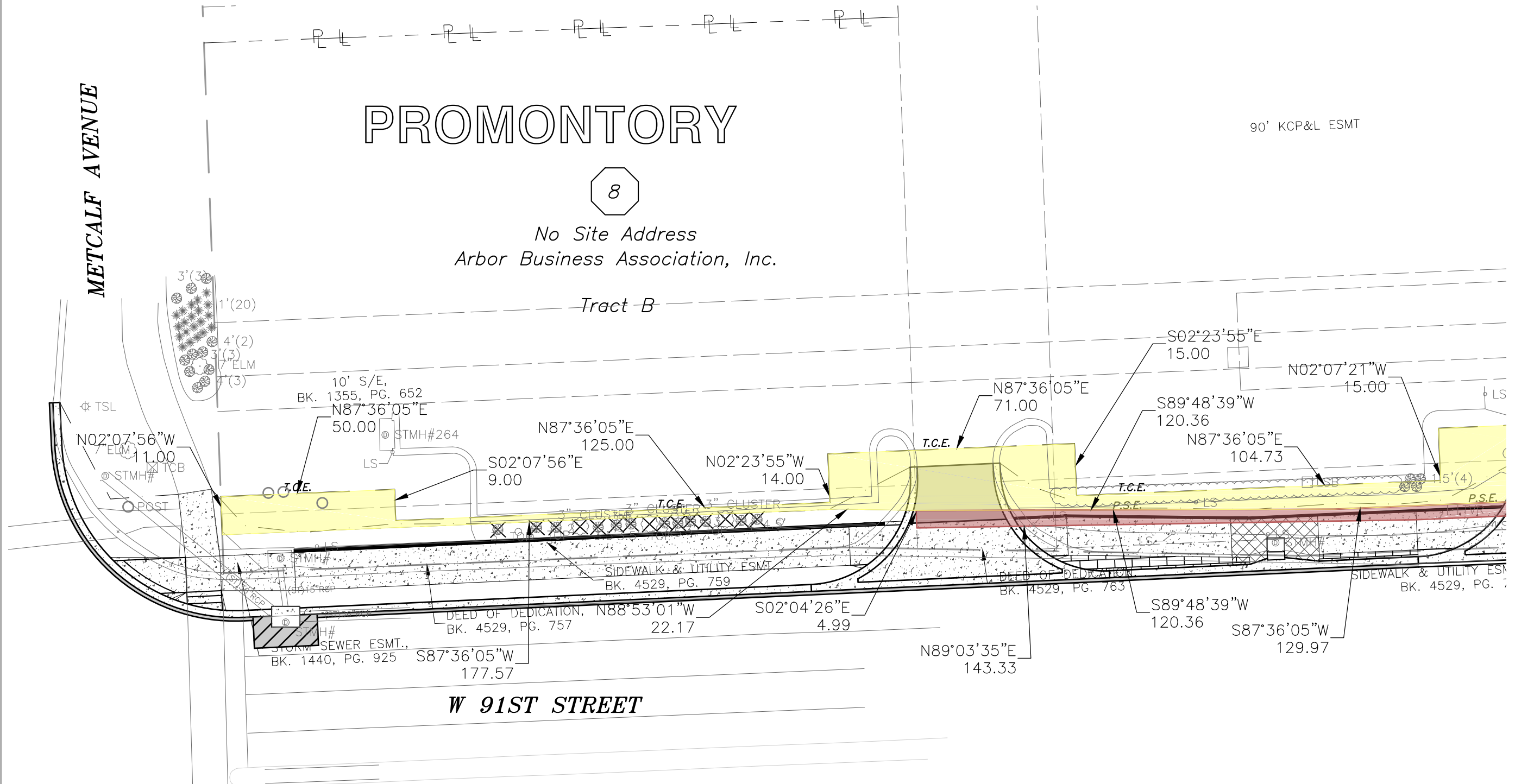
This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 8

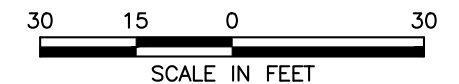
Tract A, B & C, PROMONTORY

No Site Address



LEGEND

- T.C.E. = Temporary Construction Easement
- P.S.E. = Permanent Sidewalk Easement
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement



Issue:	Notes:	Drawn:	Checked:	Approved:
08/14/2020	Exempt Tractings	B/C	JM	RLU

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Toll Free: 877-527-5468
Phone: 913-239-1100
Fax: 913-239-1111
www.affinis.us

Affinis
ENGINEERS • SURVEYORS

CITY OF OVERLAND, KANSAS
91ST STREET BIKE PEDESTRIAN
TRIAL IMPROVEMENTS - PR-2051
TRACT MAP 8

PROMONTORY



Tract B

SS ESMT.,
BK. 201612, PG. 005272_2

SS ESMT.,
BK. 201701, PG. 003267_2

STORM SEWER
VOL. 1438,

10' S/E,
BK. 1355, PG. 652

~~2" CLUSTER~~

N87°36'05"E_

245.07



S02°07'21"E
8.00

— P.O.B. FOR T.C.E.

WATER ESMT.,
BK. 208, PG. 121

— P.O.B. FOR P.S.E. &
P.O.C. FOR T.C.E.

W 91ST STREET

 T.C.E. = Temporary Construction Easement
 P.S.E. = Permanent Sidewalk Easement
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencing



30 15 0 30

SCALE IN FEET

Overland Park, Kansas 66210



Affinis
corp

CITY OF OVERLAND, KANSAS
91ST STREET BIKE PEDESTRIAN
TRIAL IMPROVEMENTS - PR-2051
TRACT MAP 8



October 16, 2020

OPRC REAL ESTATE HOLDINGS LLC
6800 W 91ST STREET
OVERLAND PARK, KS 66212

Re: Tract 9, 6800 W 91st St, Overland Park, Kansas (Parcel 0460693202004006000)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 9 Permanent Sidewalk Easement
6800 W. 91ST Street
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Sidewalk Easement

All that part of the Southwest Quarter of the Northwest Quarter of Section 32, Township 12 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

Beginning at the Southeast plat corner of PROMONTORY, a subdivision of record in the City of Overland Park, Johnson County, Kansas; thence North $87^{\circ}36'05''$ East, along the North right-of-way line of West 91st Street as now established, a distance of 181.82 feet; thence South $89^{\circ}48'24''$ West a distance of 181.92 feet to a point on the East plat line of said PROMONTORY; thence South $02^{\circ}07'21''$ East, continuing along the East plat line of said PROMONTORY, a distance of 7.00 feet to the Point of Beginning. Containing 636 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All that part of the Southwest Quarter of the Northwest Quarter of Section 32, Township 12 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

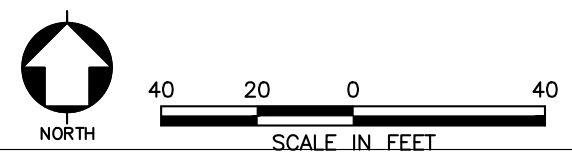
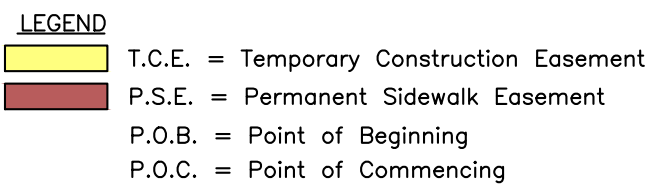
Commencing at the Southeast plat corner of PROMONTORY, a subdivision of record in the City of Overland Park, Johnson County, Kansas; thence North 02°07'21" West, along the East plat line of said PROMONTORY, a distance of 7.00 feet to the Point of Beginning; thence North 02°07'21" West, continuing along the East plat line of said PROMONTORY, a distance of 3.00 feet; thence North 87°36'05" East a distance of 230.02 feet; thence North 02°06'13" West a distance of 60.00 feet; thence North 87°36'05" East a distance of 65.00 feet; thence South 37°43'13" East a distance of 77.21 feet; thence North 87°36'05" East a distance of 155.04 feet; thence North 02°06'13" West a distance of 8.00 feet; thence North 87°36'05" East a distance of 5.00 feet to a point on the West right-of-way line of Glenwood Street as now established; thence South 02°06'13" East, along said West right-of-way line, a distance of 15.00 feet to its intersection with the North right-of-way line of said West 91st Street; thence South 87°36'05" West, along the North right-of-way line of said West 91st Street, a distance of 318.20 feet; thence South 89°48'24" West a distance of 181.92 feet to the Point of Beginning. Containing 9,105 square feet, more or less.


The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



UNPLATTED



	CITY OF OVERLAND, KANSAS 91ST STREET BIKE PEDESTRIAN TRIAL IMPROVEMENTS – PR-2051 TRACT MAP 9	<div><p>8900 Indian Creek Parkway, Suite 450 Overland Park, Kansas 66210</p><p>Phone: 913-239-1100</p><p>Toll Free: 877-527-5468 Fax: 913-239-1111 www.affinis.us</p></div>	<table><tr><td>Issued:</td><td>Notes:</td><td>Drawn:</td><td>Checked:</td><td>Approved:</td></tr><tr><td>08/14/2020</td><td>Easement Tractmaps</td><td>BAC</td><td>JAM</td><td>RLU</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Issued:	Notes:	Drawn:	Checked:	Approved:	08/14/2020	Easement Tractmaps	BAC	JAM	RLU																									
Issued:	Notes:	Drawn:	Checked:	Approved:																																		
08/14/2020	Easement Tractmaps	BAC	JAM	RLU																																		
OF		<div><p>ENGINEERS • SURVEYORS</p><p><i>Building long-lasting relationships</i></p></div>	<table><tr><td>Plansheet:</td><td>Drawer:</td></tr><tr><td>100 # 10--0892--10</td><td></td></tr></table>	Plansheet:	Drawer:	100 # 10--0892--10																																
Plansheet:	Drawer:																																					
100 # 10--0892--10																																						



October 16, 2020

Cedar Crest Apartments, LLC
10000 W 75th St #100
Merriam, KS 66204

Re: Tract 10, 6500 W 91st St, Overland Park, Kansas (Parcel NP090000010001)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Temporary Construction Easement

All that part of Lot 1, Block 1, CEDAR CREST, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 02°02'40" West, along the East line of said Lot 1, a distance of 10.00 feet; thence South 87°36'05" West a distance of 30.00 feet; thence South 02°23'55" East a distance of 5.00 feet; thence South 87°36'05" West a distance of 145.03 feet; thence North 02°02'40" West a distance of 70.00 feet; thence South 87°36'05" West a distance of 60.00 feet; thence South 02°02'40" East a distance of 70.00 feet; thence South 87°36'05" West a distance of 380.98 feet; thence North 47°15'04" West a distance of 28.21 feet to a point on the West line of said Lot 1 according to the record plat thereof; thence South 02°06'13" East, along said West line, distance of 25.00 feet to the Southwest corner of said Lot 1; thence North 87°36'05" East, along the South line of said Lot 1, a distance of 635.98 feet to the Point of Beginning. Containing 7,730 square feet, more or less.

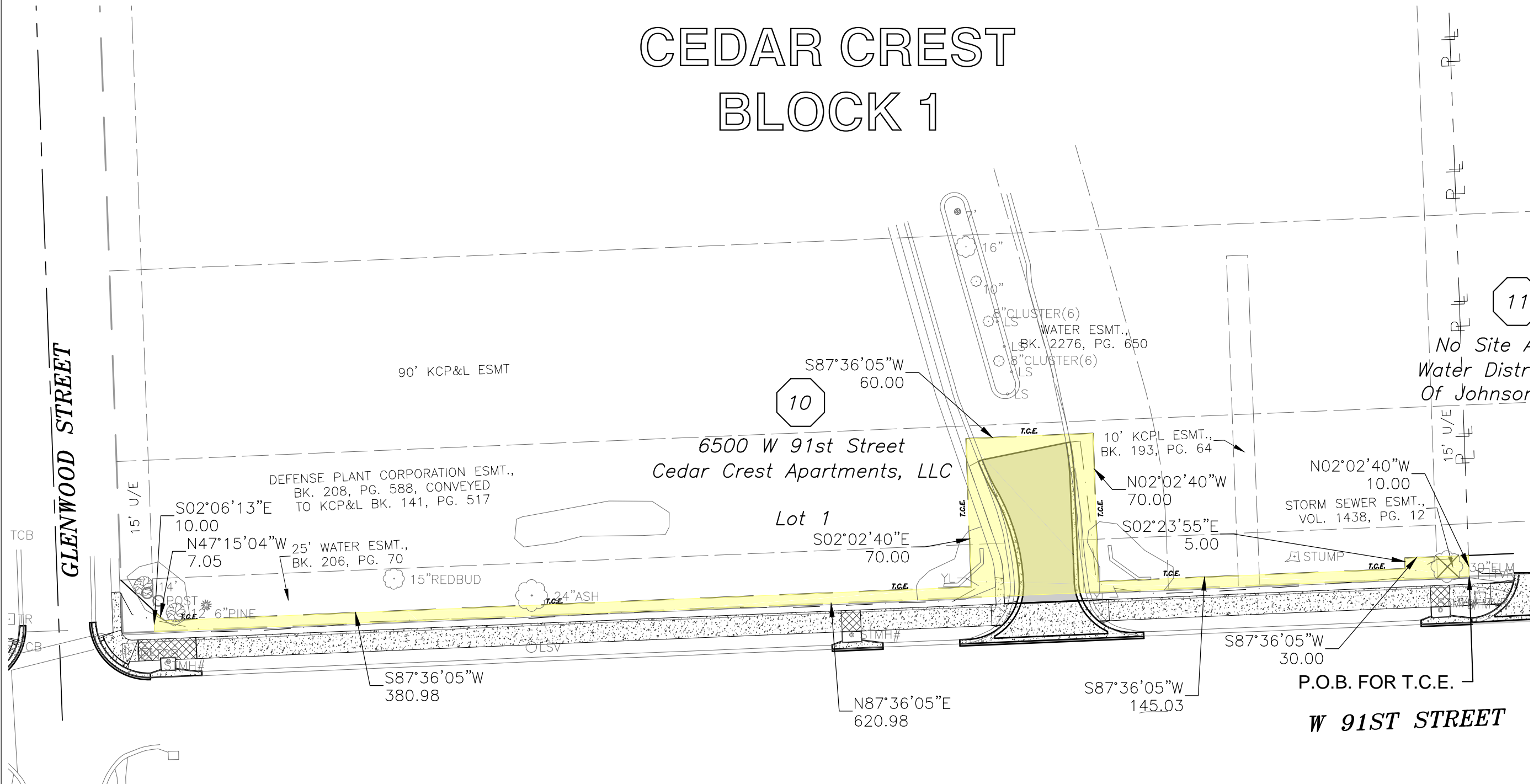
The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



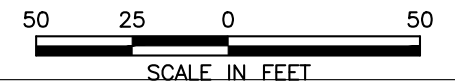
TRACT 10
Lot 1, Block 1, CEDAR CREST
6500 W. 91st Street

CEDAR CREST
BLOCK 1



LEGEND

- T.C.E. = Temporary Construction Easement
P.O.B. = Point of Beginning



Drawn	Checked	Approved
BUC	JAM	RLU
Notes		
08/14/2020 Easement Tractmap		

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Toll Free: 877-527-5468
Phone: 913-239-1100
Fax: 913-239-1111
www.affinis.us

Affinis
ENGINEERS • SURVEYORS

CITY OF OVERLAND, KANSAS
91ST STREET BIKE PEDESTRIAN
TRIAL IMPROVEMENTS - PR-2051
TRACT MAP 10

OF

10/3/12

11:58 AM

T:\19-0682-10\project\survey\essments\Tractmap\sh1x17.dwg



October 16, 2020

WATER DISTRICT NO. 1 OF JOHNSON COUNTY
10747 RENNER BLVD
LENEXA, KS 66219

Re: Tract 11, (Parcel 046-069-32-0-20-01-012.00)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Temporary Construction Easement

All that part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 12 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

Beginning at the Southeast corner of Lot 1, Block 1, CEDAR CREST, a subdivision of record in the City of Overland Park, Johnson County, Kansas, said Point of Beginning being on the North right-of-way line of West 91st Street as now established; thence North 87°36'05" East, along said North right-of-way line, a distance of 55.00 feet to a point on the East line of a tract of land being described in a Kansas Warranty Deed to Water District NO. 1 of Johnson County, being recorded at the Johnson County Register of Deeds Office, as Document Number 1137890, in Book 1275, at Page 884; thence North 02°02'40" West, along said East line, a distance of 10.00 feet; thence South 87°36'05" West a distance of 55.00 feet to a point on the East line of said Lot 1; thence South 02°02'40" East, along the East line of said Lot 1, a distance of 10.00 feet to the Point of Beginning. Containing 550 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 11

UNPLATTED

No Site Address

UNPLATTED

11

No Site Address
Water District No. 1
Of Johnson County

DEFENSE PLANT CORPORATION ESM
BK. 208, PG. 588, CONVEYED
TO KCP&L BK. 141, PG. 517

15' U/E

STORM SEWER ESMT.,
VOL. 1438, PG. 12

STUMP

T.C.E.

S87°36'05"W
55.00

N02°02'40"W
10.00

N87°36'05"E
55.00

25' WATER ESMT.,
BK. 206, PG. 68

S87°36'05"W
355.03

T.C.E.

S02°02'40"E
10.00

N87°36'05"E
55.00

W 91ST STREET

P.O.B. FOR T.C.E. SE CORNER OF LOT 1,
BLOCK 1, CEDAR CREST

LEGEND



T.C.E. = Temporary Construction Easement

P.O.B. = Point of Beginning



NORTH

30 15 0 30

SCALE IN FEET

9/16/2020
T:\19-0692-10\PROJECT\SURVEY\EASEMENTS\Tractmaps\TractMapBase.dwg

Affinis
corp

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100

Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 11

Date: 08/14/2020
Drawn By: B/JG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 11
Job #19-0692-10

1

1 OF 1



October 16, 2020

OVERLAND PARK CHURCH OF THE NAZARENE
9030 LAMAR AVENUE
OVERLAND PARK, KS 66207

Re: Tract 12, 9030 Lamar Avenue, Overland Park, Kansas (Parcel 046-069-32-0-20-01-013.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Permanent Sidewalk Easement

All that part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 12 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of Lot 1, Block 1, CEDAR CREST, a subdivision of record in the City of Overland Park, Johnson County, Kansas, said Point of Commencing being on the North right-of-way line of West 91st Street as now established; thence North 87°36'05" East, along said North right-of-way line, a distance of 355.03 feet to the Point of Beginning; thence North 02°23'55" West a distance of 2.00 feet to a point on the North line of the South 42.00 feet of the Southeast Quarter of the Northwest Quarter of said Section 32; thence North 87°36'05" East, along said North line, a distance of 257.99 feet; thence North 19°12'24" East a distance of 19.33 feet to a point on the West right-of-way line of Lamar Avenue as now established; thence South 02°01'46" East a distance of 19.97 feet to its intersection with the North right-of-way line of said West 91st Street; thence South 87°36'05" West, along the North right-of-way line of said West 91st Street, a distance of 264.98 feet to the Point of Beginning. Containing 593 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All that part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 12 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of Lot 1, Block 1, CEDAR CREST, a subdivision of record in the City of Overland Park, Johnson County, Kansas, said Point of Commencing being on the North right-of-way line of West 91st Street as now established; thence North 87°36'05" East, along said North right-of-way line, a distance of 55.00 feet to a point on the East line of a tract of land being described in a Kansas Warranty Deed to Water District NO. 1 of Johnson County, being recorded at the Johnson County Register of Deeds Office, as Document Number 1137890, in Book 1275, at Page 884, said point being the Point of Beginning; thence North 87°36'05" East, continuing along said North right-of-way line, a distance of 300.03 feet; thence North 02°23'55" West a distance of 2.00 feet; thence North 87°36'05" East a distance of 257.99 feet; thence North 19°12'24" East a distance of 19.33 feet to a point on the West right-of-way line of Lamar Avenue as now established; thence South 87°58'14" West a distance of 5.00; thence South 24°09'59" West a distance of 11.18; thence South 87°36'05" West a distance of 555.08 feet to a point on the East line of said tract of land being described in said Kansas Warranty Deed; thence South 02°02'40" East, along said East line, a distance of 10.00 feet to the Point of Beginning. Containing 5,132 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210





October 16, 2020

ROBINSON, ALLAN B. TRUSTEE
9021 LAMAR AVE
OVERLAND PARK, KS 66207

Re: Tract 13, 9021 Lamar Avenue, Overland Park, Kansas (Parcel 0460693201009013.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 271, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of said Lot 271; thence North 02°01'25" West a distance of 5.00 feet; to a point on the North line of a 5 feet-wide Sidewalk Easement as dedicated to the City of Overland Park in Condemnation Case No. 82833, being recorded at the Johnson County Register of Deeds Office, in Book 1438, at Page 203, said Point being the Point of Beginning; thence continuing North 02°01'25" West, along said East line, a distance of 6.00 feet to a point on the North line of the South 11.00 feet of said Lot 271; thence South 87°36'32" West, along said North line, a distance of 124.59 feet; thence North 47°12'37" West a distance of 7.05 feet to a point on the East line of said Lot 271; thence South 02°01'46" East a distance of 11.00 feet to a point on the North line of said 5 feet-wide Sidewalk Easement; thence North 87°36'32" East, along said North line, a distance of 129.59 feet to the Point of Beginning.

Containing 790 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Tract 13 Temporary Construction Easement
9021 Lamar Avenue
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All that part of Lot 271, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of said Lot 271; thence North 02°01'25" West a distance of 11.00 feet to the Point of Beginning; thence South 87°36'32" West a distance of 124.59 feet; thence North 47°12'37" West a distance of 7.05 feet to a point on the West line of said Lot 271; thence North 02°01'46" West, along said West line, a distance of 10.00 feet; thence North 87°36'32" East a distance of 10.00 feet; thence South 02°01'46" East a distance of 5.00 feet; thence North 87°36'32" East a distance of 119.59 feet to a point on the East line of said Lot 271; thence South 02°01'25" East, along said East line, a distance of 10.00 feet to the Point of Beginning.

Containing 1,344 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 13
Lot 271, ROUND HILL PLAT 9
9021 Lamar Avenue

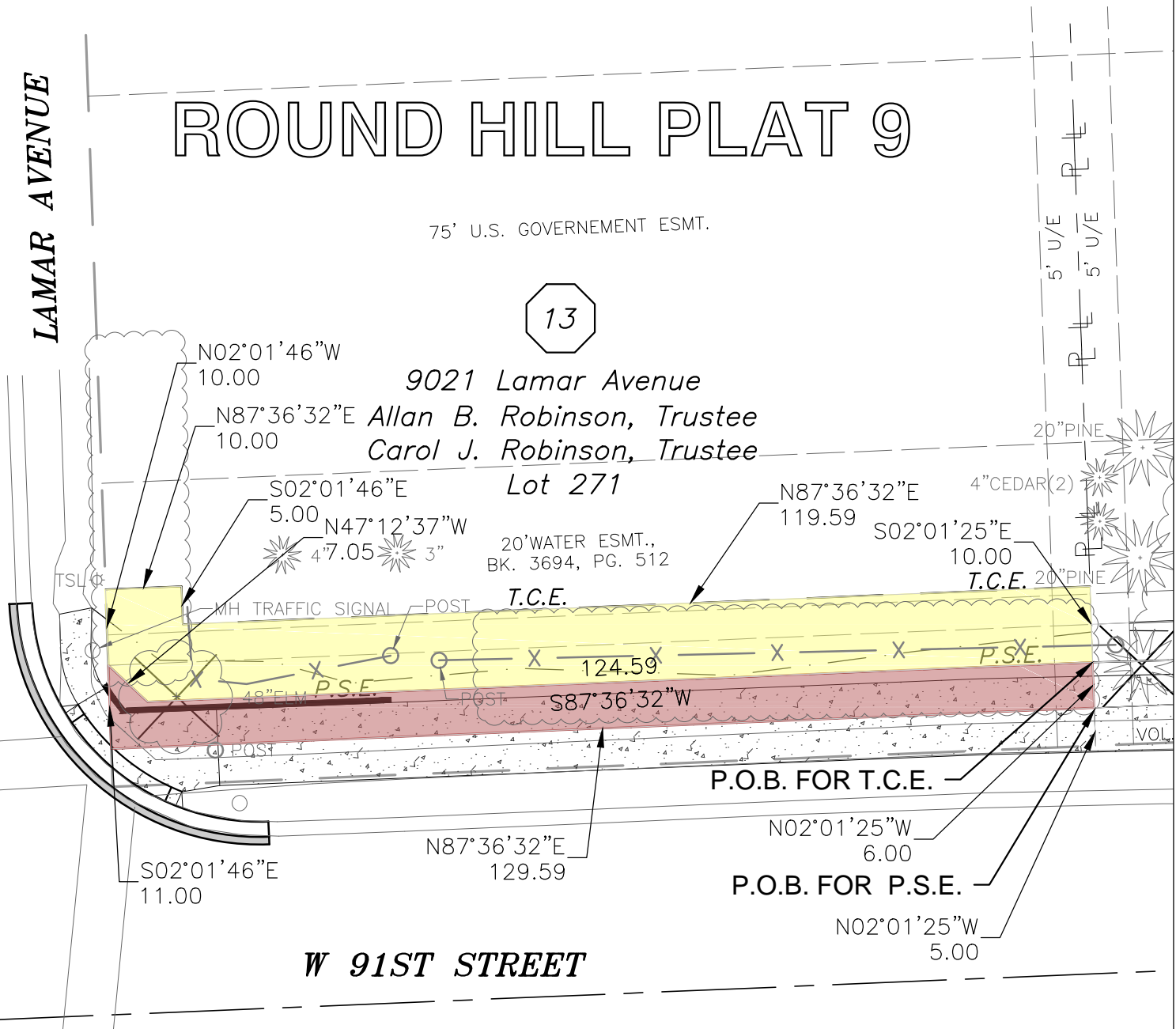
ROUND HILL PLAT 9

75' U.S. GOVERNMENT ESMT.

13

9021 Lamar Avenue

Allan B. Robinson, Trustee
Carol J. Robinson, Trustee
Lot 271



LEGEND

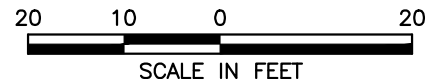
T.C.E. = Temporary Construction Easement

P.S.E. = Permanent Sidewalk Easement

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

9/16/2020
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Affinis
corp

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100

Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 13

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 13
Job #19-0692-10

1

1 OF 1



October 16, 2020

FRANSEN, NORA E.
9016 HORTON ST.
OVERLAND PARK, KS 66207

Re: Tract 14, 9016 Horton St, Overland Park, Kansas (Parcel 0460693201009014.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 270, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 270; thence North 02°01'25" West, along the West line of said Lot 270, a distance of 5.00 feet to a point on the North line of a 5 feet-wide Sidewalk Easement as dedicated to the City of Overland Park in Condemnation Case No. 82833, being recorded at the Johnson County Register of Deeds Office, in Book 1438, at Page 203, said point being the Point of Beginning; thence North 02°01'25" West, continuing along said West line, a distance of 6.00 feet; thence North 88°29'26" East, a distance of 130.00 feet to a point on the East line of said Lot 270; thence South 02°01'26" East a distance of 4.00 feet to its intersection with the North line of said 5 feet-wide Sidewalk Easement; thence South 87°36'35" West, along said North line, a distance of 130.00 feet to the Point of Beginning. Containing 650 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Tract 14 Temporary Construction Easement
9016 Lamar Avenue
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All that part of Lot 270, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 270; thence North 02°01'25" West, along the West line of said Lot 270, a distance of 11.00 feet to the Point of Beginning; thence North 88°29'26" East a distance of 130.00 feet to a point on the East line of said Lot 270; thence North 02°01'26" West, along said East line, a distance of 7.00 feet; thence South 87°36'32" West a distance of 130.00 feet to a point on the West line of said Lot 270; thence South 02°01'25" East, along said West line, a distance of 5.00 feet to the Point of Beginning.

Containing 780 square feet, more or less.

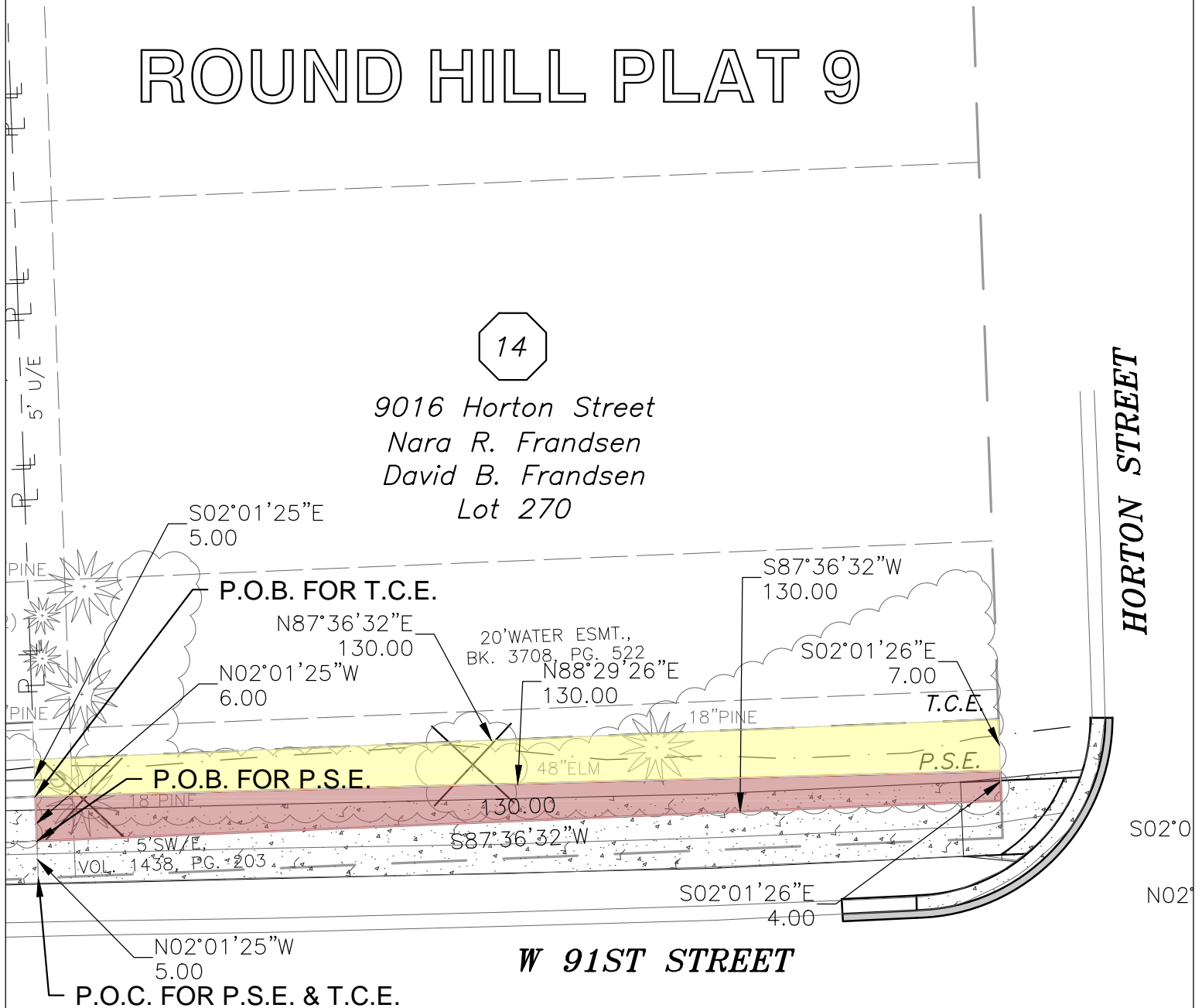
The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 14
Lot 270, ROUND HILL PLAT 9
9016 Horton Street

ROUND HILL PLAT 9



LEGEND

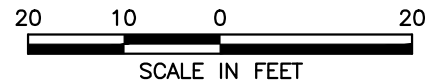
T.C.E. = Temporary Construction Easement

P.S.E. = Permanent Sidewalk Easement

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

9/16/2020
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8900 Indian Creek Parkway, Suite 450
 Overland Park, Kansas 66210
 Phone: 913-239-1100

Toll Free: 877-527-5468
 Fax: 913-239-1111
 www.affinis.us

CITY OF OVERLAND PARK, KANSAS
 91ST STREET BIKE PEDESTRIAN
 TRAIL IMPROVMENTS - PR-2051

TRACT MAP 14

Date: 08/14/2020
 Drawn By: BJG
 Checked By: JAM
 Approved By: RLU
 File: TRACT MAP 14
 Job #19-0692-10

1

1 OF 1



October 16, 2020

HUNTER, RYAN AND SUSAN
6121 W 90TH TERRACE
OVERLAND PARK, KS 66207

Re: Tract 15, 6121 W 90TH Terrace, Overland Park, Kansas (Parcel 046-069-32-0-10-11-017.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 250, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 250; thence North 02°01'26" West, along the West line of said Lot 250, a distance of 5.00 feet to a point on the North line of a 5 feet-wide Sidewalk Easement as dedicated to the City of Overland Park in Condemnation Case No. 82833, being recorded at the Johnson County Register of Deeds Office, in Book 1438, at Page 203, said Point being the Point of Beginning; thence North 87°36'32" East, along said North line, a distance of 103.35 feet to a point on the East line of said Lot 250; thence North 02°23'28" West a distance of 2.00 feet; thence South 89°21'24" West a distance of 98.36 feet; thence North 26°31'48" West a distance of 12.05 feet to a point on the West line of said Lot 250; thence South 02°01'26" East, along said West line, a distance of 16.00 feet to the Point of Beginning.

Containing 397 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.



This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

Tract 15 Temporary Construction Easement
6121 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All that part of Lot 250, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 250; thence North 02°01'26" West, along the West line of said Lot 250, a distance of 21.00 feet to the Point of Beginning; thence North 87°36'32" East a distance of 10.00 feet; thence South 02°01'44" East a distance of 6.00 feet; thence North 87°36'32" East a distance of 93.28 feet; thence South 02°23'28" East a distance of 8.00 feet; thence South 89°21'24" West a distance of 98.36 feet; thence North 26°31'48" West a distance of 12.05 feet to the Point of Beginning.

Containing 696 square feet, more or less.

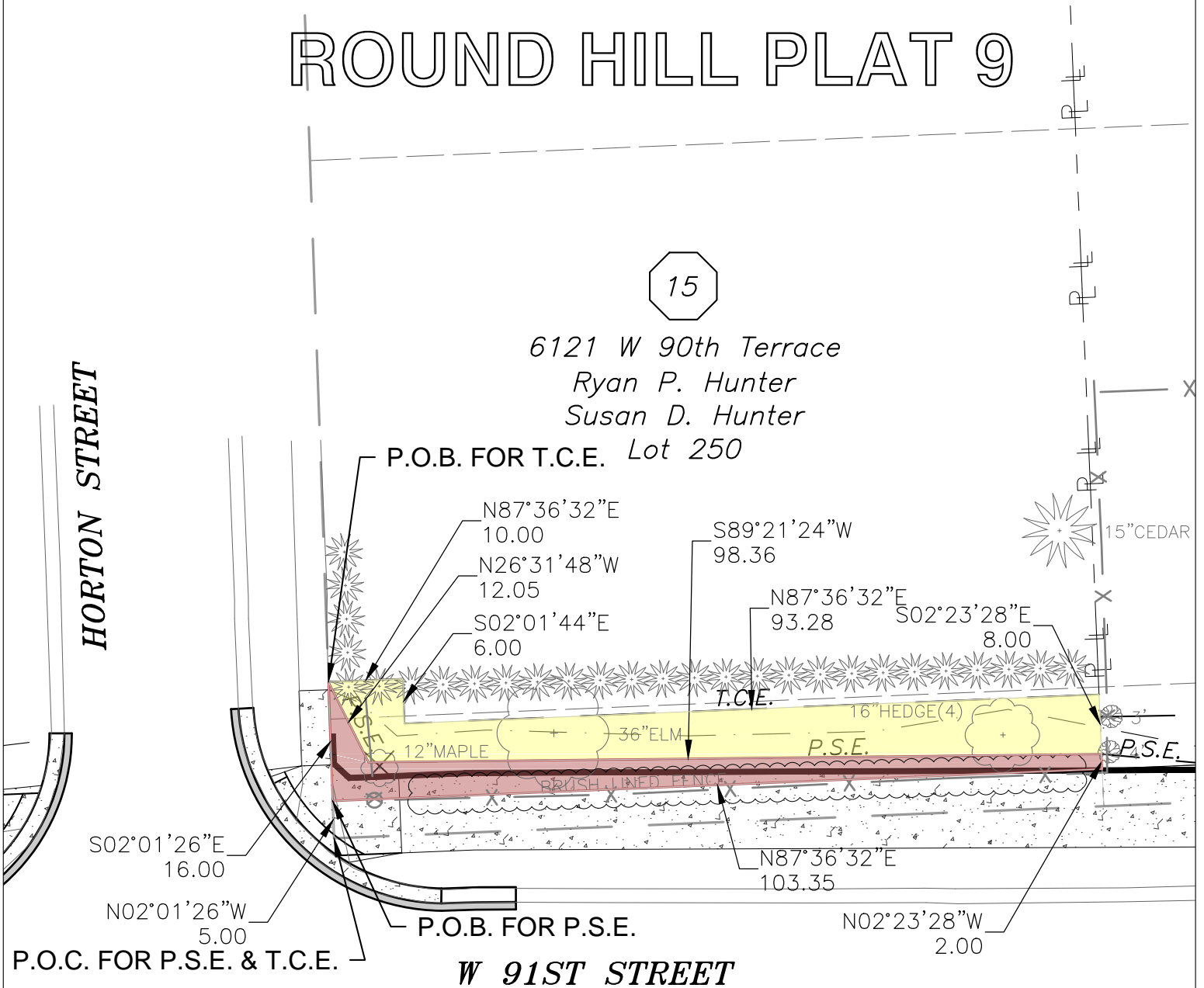
The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 15
Lot 250, ROUND HILL PLAT 9
6121 W 90th Terrace

ROUND HILL PLAT 9



LEGEND

T.C.E. = Temporary Construction Easement

P.S.E. = Permanent Sidewalk Easement

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

9/16/2020
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Affinis
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www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 15

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 15
Job #19-0692-10

1

1 OF 1



October 16, 2020

JASON W. LAMBERT
6115 W 90TH TER
OVERLAND PARK, KS 66207

Re: Tract 16, 6115 W 90TH TER, Overland Park, Kansas (Parcel 046-069-32-0-10-11-016.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 16 Permanent Sidewalk Easement
6115 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 249, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 249; thence North 02°23'28" West, along the West line of said Lot 249, a distance of 5.00 feet to a point on the North line of a 5 feet-wide Sidewalk Easement as dedicated to the City of Overland Park in Condemnation Case No. 82833, being recorded at the Johnson County Register of Deeds Office, in Book 1438, at Page 203, said Point being the Point of Beginning; thence North 87°36'32" East, along said North line, a distance of 15.00 feet; thence North 84°47'47" West a distance of 15.13 feet to a point on the West line of said Lot 249; thence South 02°23'28" East, along said West line, a distance of 2.00 feet to the Point of Beginning.

Containing 15 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Tract 16 Temporary Construction Easement
6115 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All that part of Lot 249, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Lot 249; thence North 02°23'28" West, along said West line, a distance of 7.00 feet to the Point of Beginning; thence North 02°23'28" West, continuing along said West line, a distance of 5.00 feet; thence North 88°57'24" East a distance of 85.02 feet to a point on the East line of said Lot 249; thence South 02°23'28" East, along said East line, a distance of 5.00 feet to a point on the North line of the South 5.00 feet thereof; thence South 87°36'32" West, along said North line, a distance of 70.00 feet; thence North 84°47'47" West a distance of 15.13 feet to the Point of Beginning.

Containing 495 square feet, more or less.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 16
Lot 249, ROUND HILL PLAT 9
6115 W 90th Terrace

ROUND HILL PLAT 9

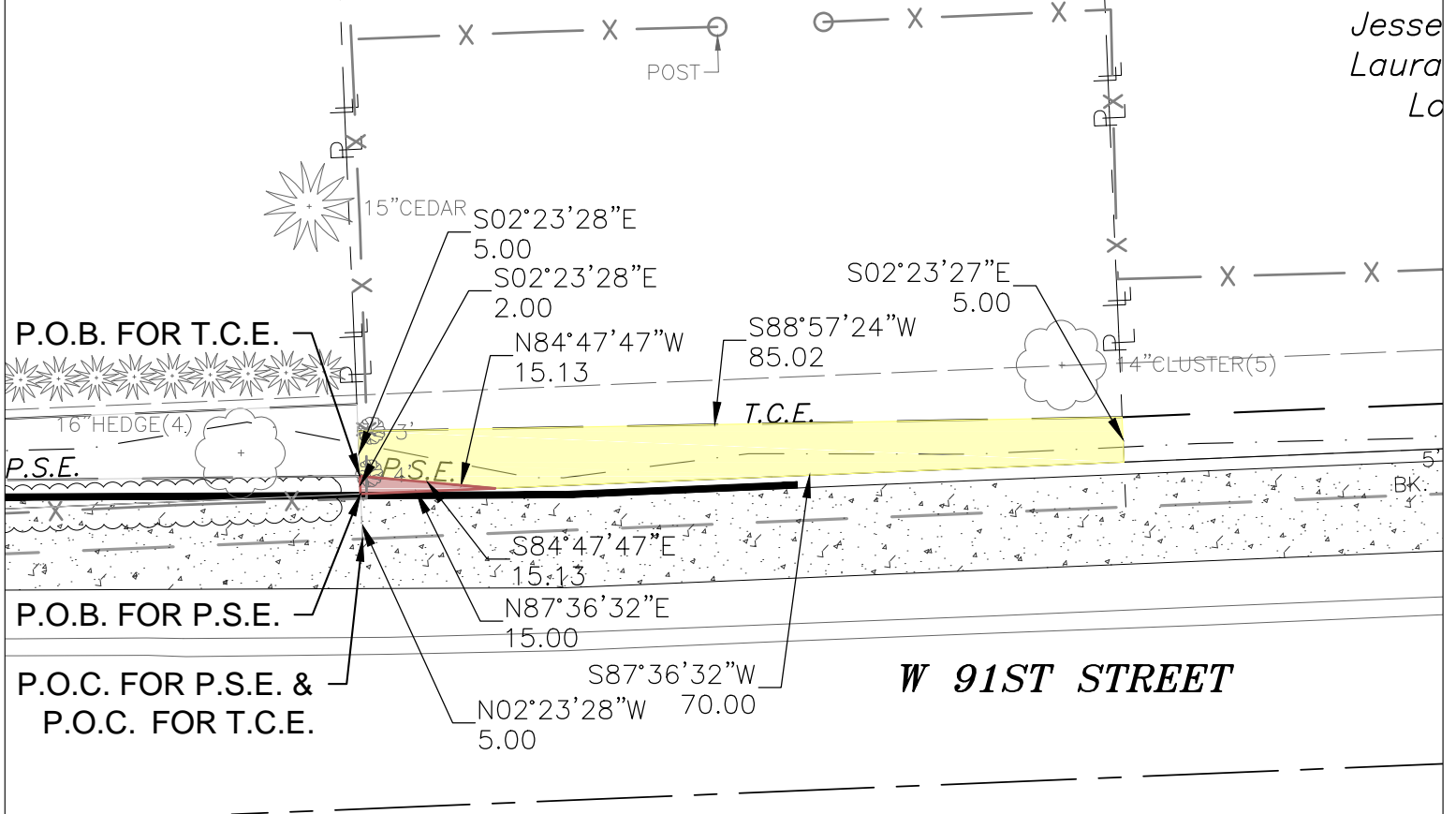
16

6115 W 90th Terrace
 Jason W. Lambert
 Alexandra M. Lambert
 Lot 249

75' U.S. GO

6107 W
 Jesse
 Laura
 Lo

ce



LEGEND

T.C.E. = Temporary Construction Easement

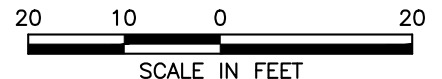
P.S.E. = Permanent Sidewalk Easement

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

9/16/2020

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Affinis
 corp

8900 Indian Creek Parkway, Suite 450
 Overland Park, Kansas 66210
 Phone: 913-239-1100

Toll Free: 877-527-5468
 Fax: 913-239-1111
 www.affinis.us

CITY OF OVERLAND PARK, KANSAS
 91ST STREET BIKE PEDESTRIAN
 TRAIL IMPROVMENTS - PR-2051

TRACT MAP 16

Date: 08/14/2020
 Drawn By: BJG
 Checked By: JAM
 Approved By: RLU
 File: TRACT MAP 16
 Job #19-0692-10

1

1 OF 1



October 16, 2020

JESSE LANGDON
6107 W 90TH Ter
Overland Park, KS 66207

Re: Tract 17, 6107 W 90th Ter, Overland Park, Kansas (Parcel 0460693201011015.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 17 Temporary Construction Easement
6107 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 5.00 feet of the South 10.00 feet of Lot 248, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

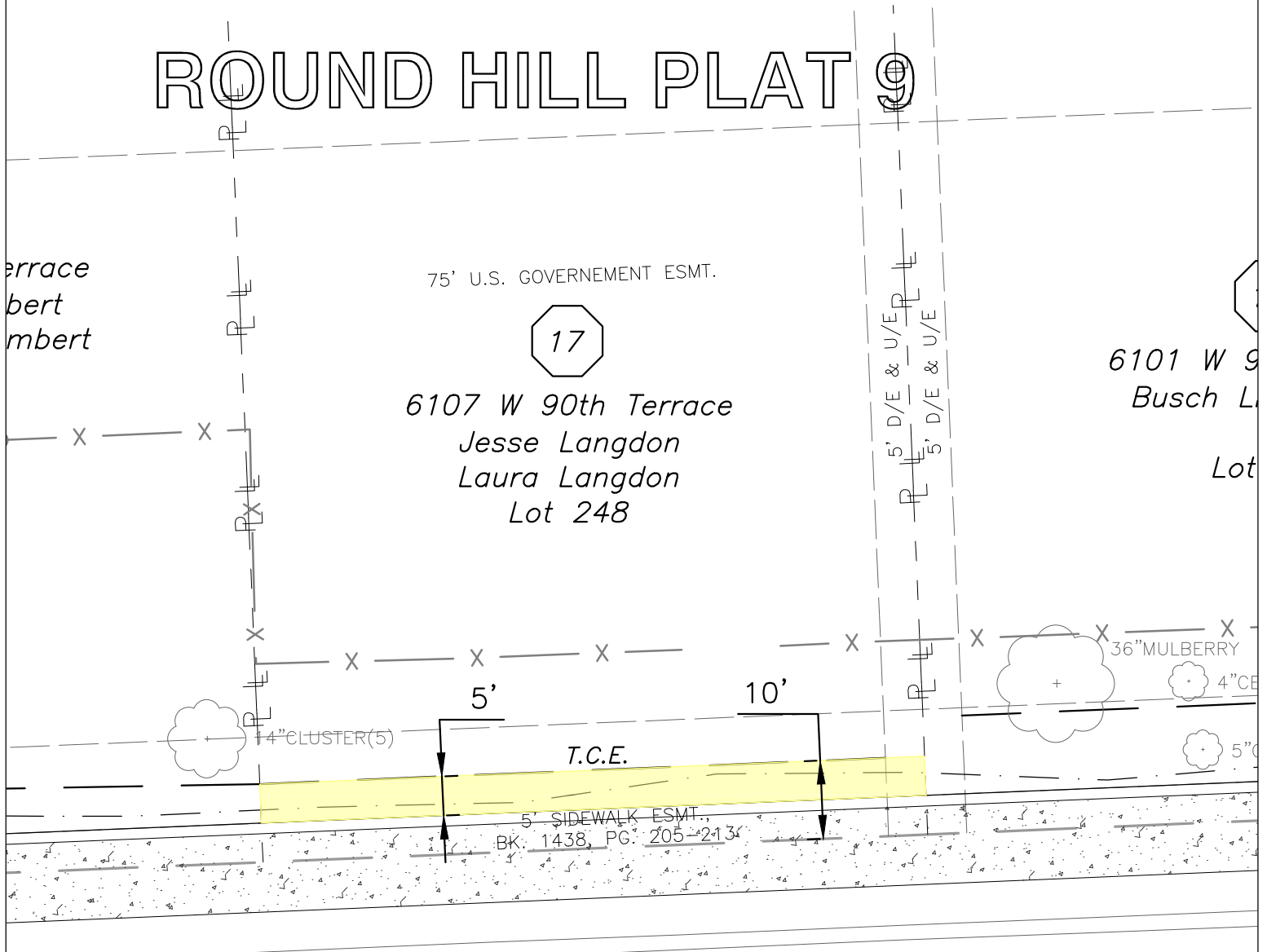
Containing 425 square feet, more or less.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 17
Lot 248, ROUND HILL PLAT 9
6107 W 90th Terrace

ROUND HILL PLAT 9

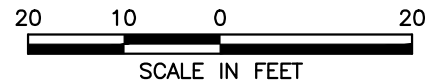


W 91ST STREET

LEGEND

T.C.E. = Temporary Construction Easement

9/16/2020
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Affinis
corp

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100

Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 17

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 17
Job #19-0692-10

1

1 OF 1



October 16, 2020

BUSCH LIVING TRUST
6101 W 90th Ter
Overland Park, KS 66207

Re: Tract 18, 6101 W 90th Ter, Overland Park, Kansas (Parcel 046-069-32-0-10-11-014.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 18 Temporary Construction Easement
6101 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 feet of the South 15.00 feet of Lot 247, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

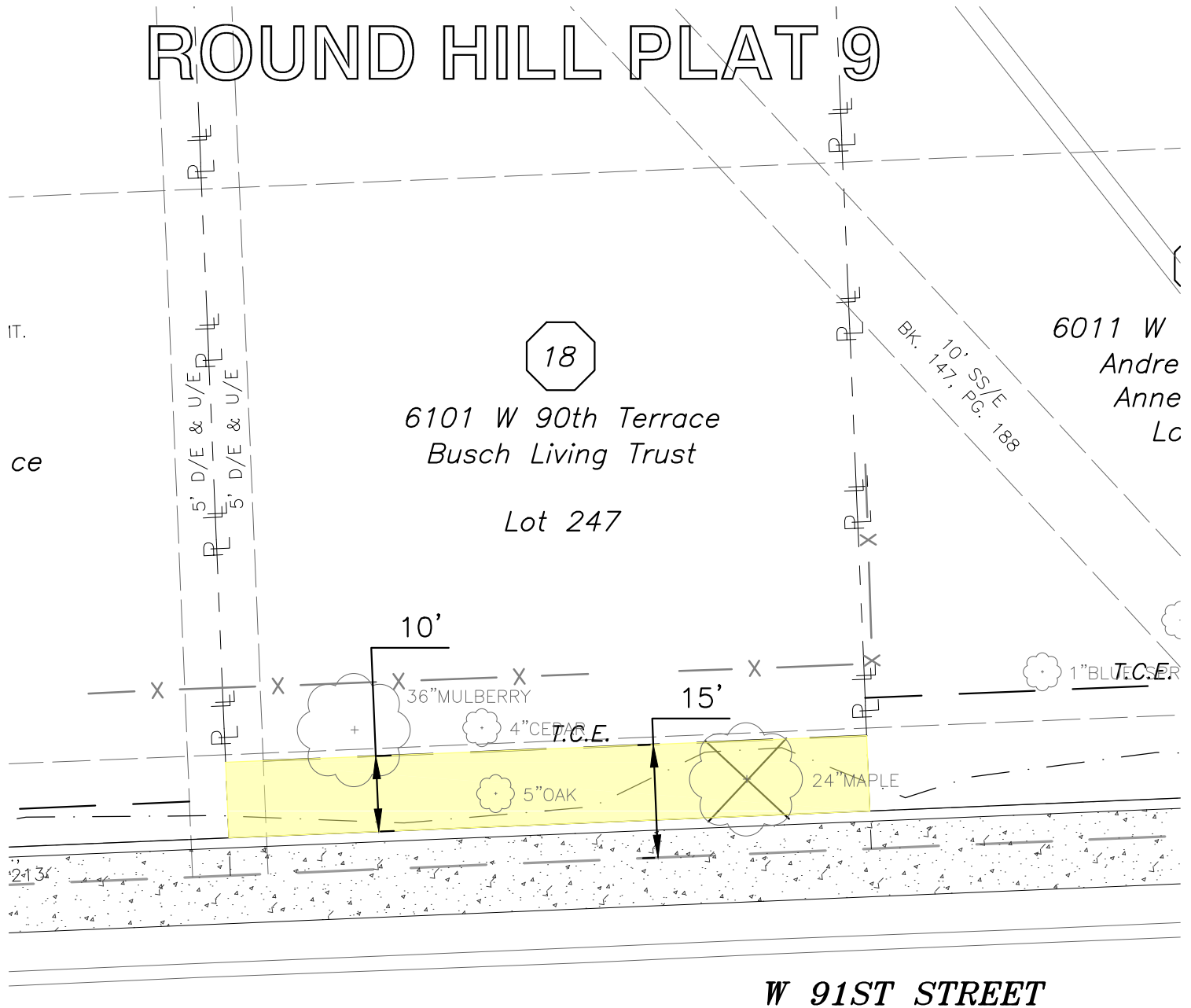
Containing 850 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 18
Lot 247, ROUND HILL PLAT 9
6101 W 90th Terrace

ROUND HILL PLAT 9



LEGEND

 T.C.E. = Temporary Construction Easement



9/16/2020
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corp

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Overland Park, Kansas 66210
Phone: 913-239-1100

Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 18

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 18
Job #19-0692-10

1

1 OF 1



October 16, 2020

ANDREW AND ANNE MICH

6011 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 19, 6011 W 90th Ter, Overland Park, Kansas (Parcel 0460693201011013.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 19 Permanent Drainage Easement
6011 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Drainage Easement

All of the South 25.00 feet of the East 5.00 feet of Lot 246, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 125 square feet, more or less.



This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

Tract 19 Temporary Construction Easement
6011 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 15.00 feet of the South 20.00 feet of Lot 246, except the East 5.00 feet thereof, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

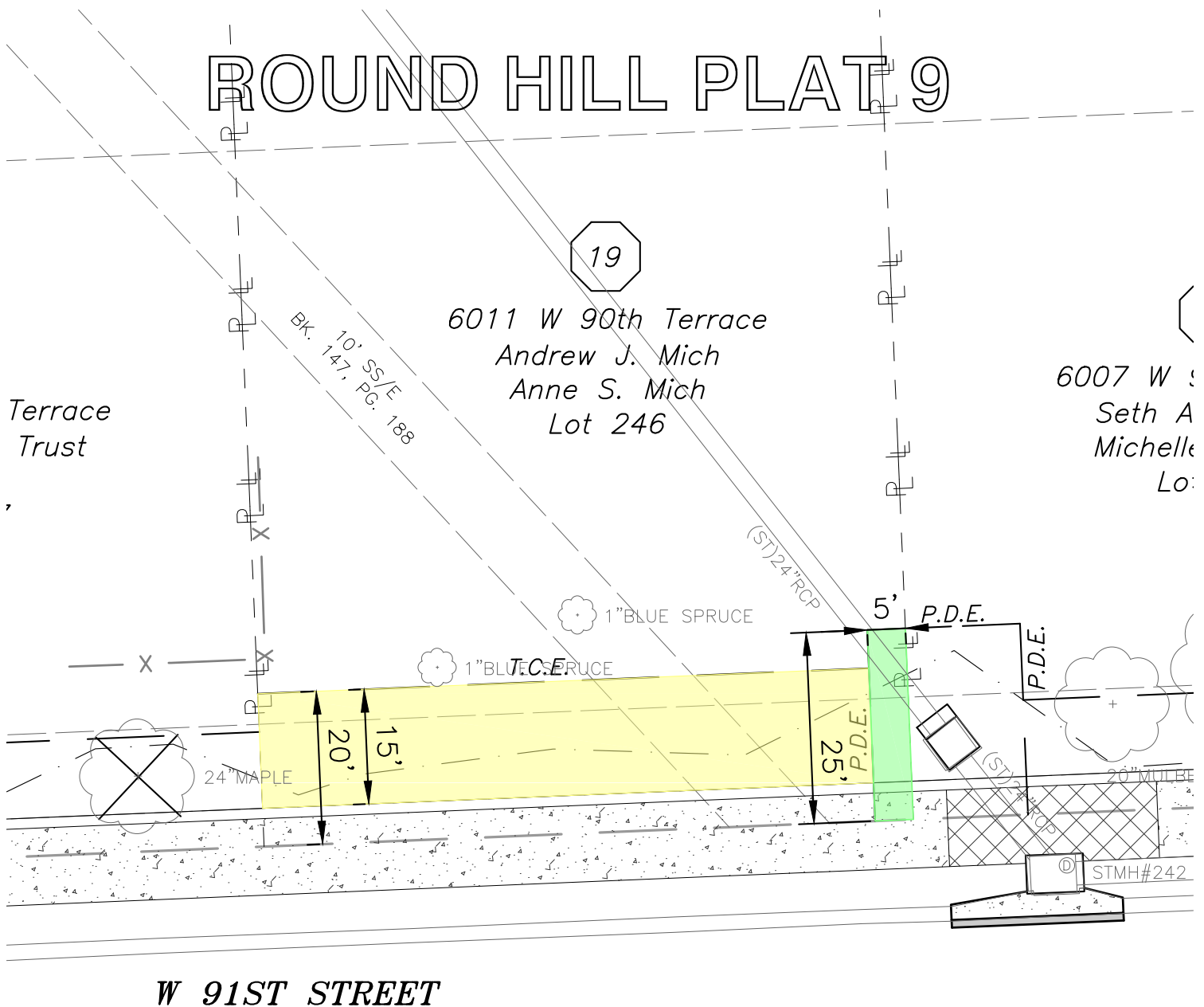
Containing 1,200 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 19
Lot 246, ROUND HILL PLAT 9
6011 W 90th Terrace

ROUND HILL PLAT 9



LEGEND

- T.C.E. = Temporary Construction Easement
- P.D.E. = Permanent Drainage Easement

9/16/2020
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Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 19

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 19
Job #19-0692-10

1

1 OF 1



October 16, 2020

SETH A. DUNHAM

6007 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 20, 6007 W 90th Ter, Overland Park, Kansas (Parcel 046-069-32-0-10-11-012.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 20 Temporary Construction Easement
6007 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 feet of the South 15.00 feet of Lot 245, except the West 15.00 feet thereof, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 700 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Tract 20 Permanent Drainage Easement
6007 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Drainage Easement

All of the South 25.00 feet of the West 15.00 feet of Lot 245, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 375 square feet, more or less.



This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

ROUND HILL PLAT 9





October 16, 2020

ONG, MAUREEN G. TRUSTEE

6001 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 21, 6001 W 90TH TER, Overland Park, Kansas (Parcel 046-069-32-0-10-11-011.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 21 Temporary Construction Easement
6001 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 of the South 15.00 feet of Lot 244, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 850 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 21
Lot 244, ROUND HILL PLAT 9
6001 W 90th Terrace

ROUND HILL PLAT 9

21
6001 W 90th Terrace
Maureen G. Ong, Trustee

5921 W :
Lisa A
Todd M
Loi

Lot 244 22" EASTERN WHITE PINE
18" EASTERN WHITE PINE

WOOD SHED

" HEDGE

10" OSAGE

32" ELM.

T.C.E.

10'

15'

8" REDBUD

STMH#238

(ST) 30" RCP

W 91ST STREET

LEGEND



T.C.E. = Temporary Construction Easement



NORTH

20 10 0 20

SCALE IN FEET

9/16/2020
T:\19-0692-10\PROJECT\SURVEY\EASEMENTS\Tractmaps\TractMapBase.dwg

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www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 21

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 21
Job #19-0692-10

1

1 OF 1



October 16, 2020

LISA A. THURLOW

5921 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 22, 5921 W 90TH TER, Overland Park, Kansas (Parcel 0460693201011010.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 22 Temporary Construction Easement
5921 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 of the South 15.00 feet of Lot 243, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

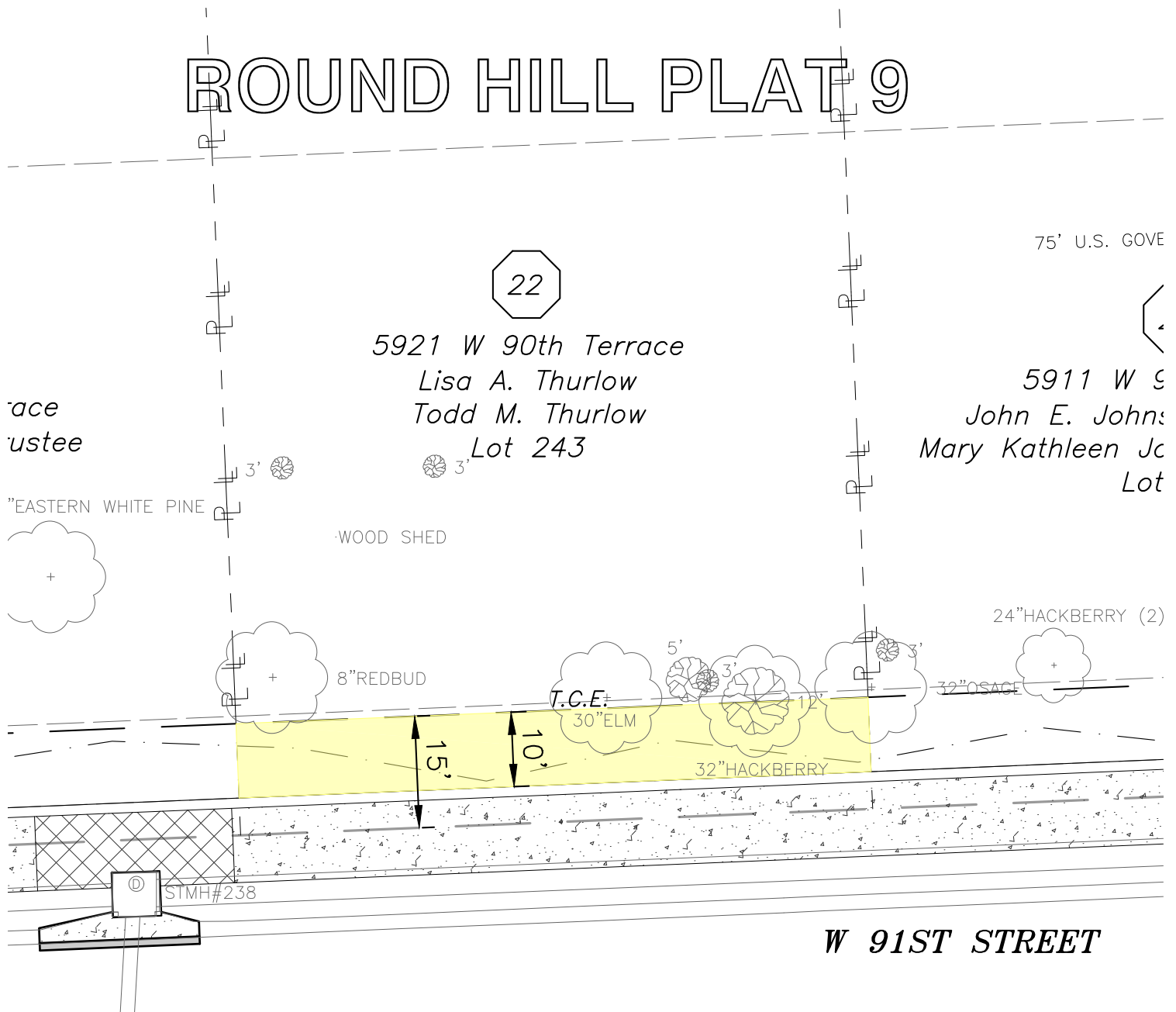
Containing 850 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 22
Lot 243, ROUND HILL PLAT 9
5921 W 90th Terrace

ROUND HILL PLAT 9



LEGEND

T.C.E. = Temporary Construction Easement

9/16/2020
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Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 22

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 22
Job #19-0692-10

1

1 OF 1



October 16, 2020

John Johnson Co-Trustee

5911 W 90th Ter

Overland Park, KS 66207

Re: Tract 23, 5911 W 90th Ter, Overland Park, Kansas (Parcel 0460693201011009.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 23 Temporary Construction Easement
5911 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 of the South 15.00 feet of Lot 242, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 850 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 23
Lot 242, ROUND HILL PLAT 9
5911 W 90th Terrace

ROUND HILL PLAT 9

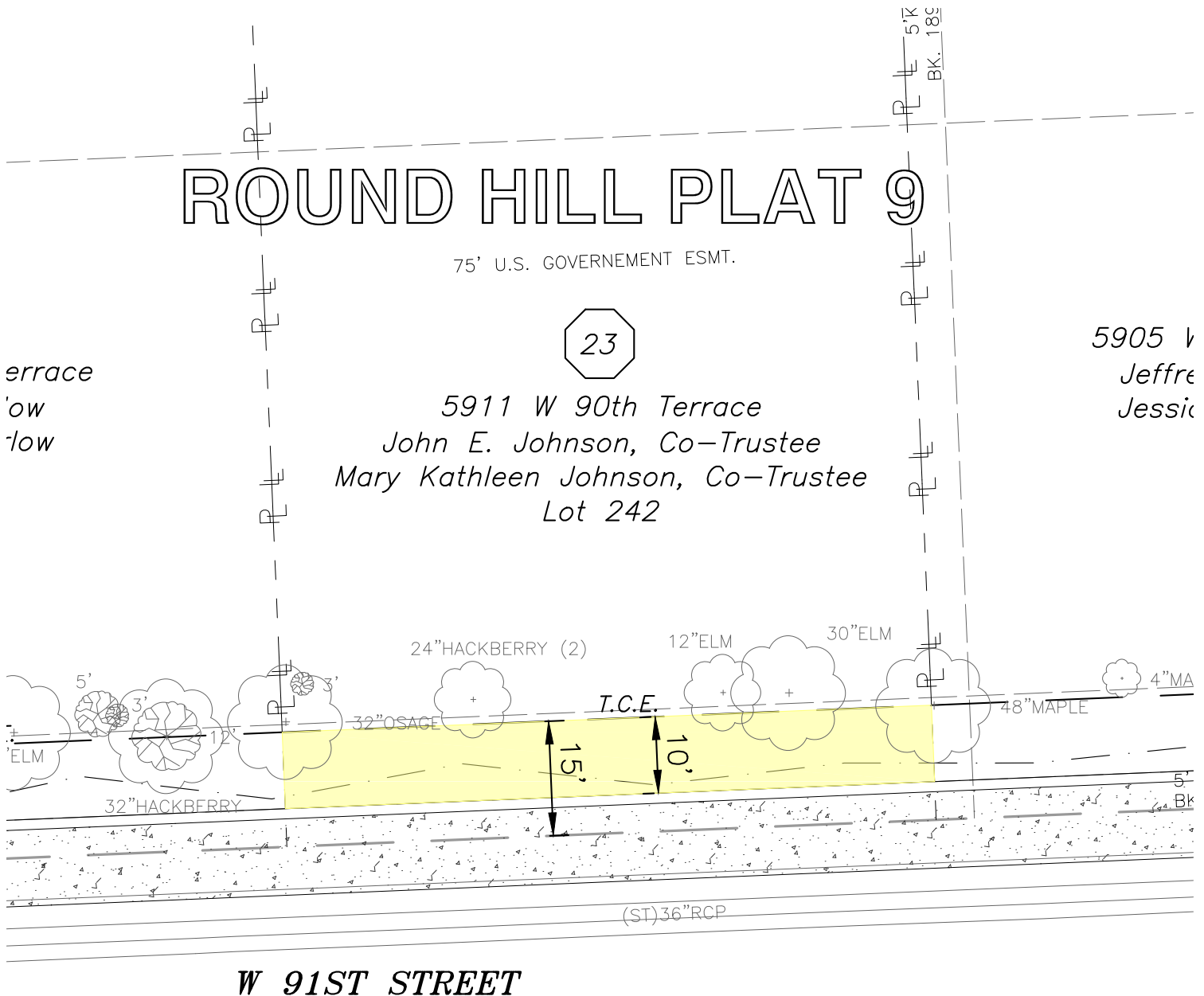
75' U.S. GOVERNMENT ESMT.

23

errace
ow
low

5911 W 90th Terrace
John E. Johnson, Co-Trustee
Mary Kathleen Johnson, Co-Trustee
Lot 242

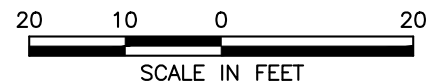
5905 W
Jeffre
Jessie



LEGEND

 T.C.E. = Temporary Construction Easement

9/16/2020
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corp

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100

Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 23

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 23
Job #19-0692-10

1

1 OF 1



October 16, 2020

JEFFREY RALSTON

5905 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 24, 5905 W 90TH TER, Overland Park, Kansas (Parcel 0460693201011008.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 24 Temporary Construction Easement
5905 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

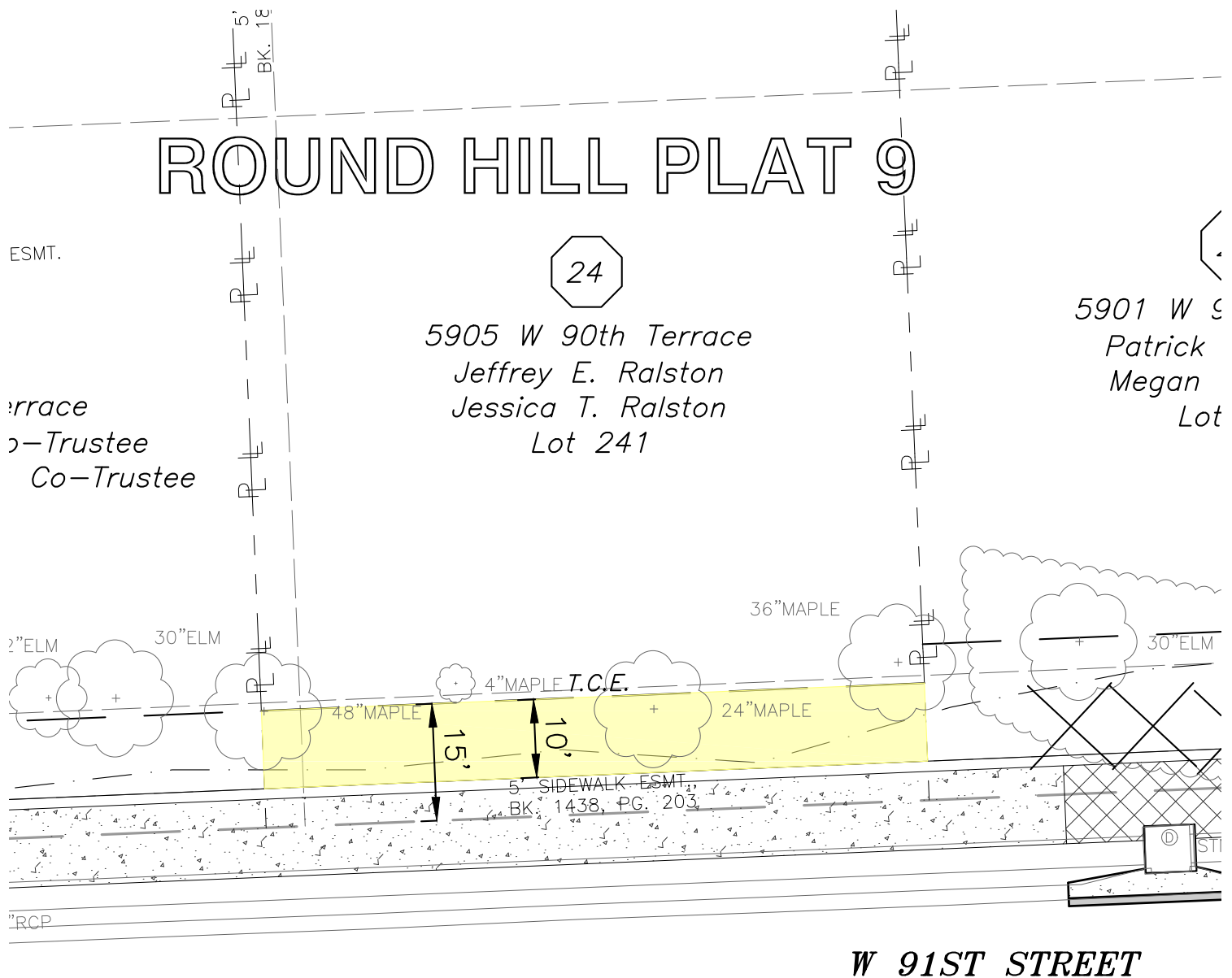
All of the North 10.00 of the South 15.00 feet of Lot 241, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 850 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 24
Lot 241, ROUND HILL PLAT 9
5905 W 90th Terrace



LEGEND

T.C.E. = Temporary Construction Easement

9/16/2020
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 Fax: 913-239-1111
 www.affinis.us

CITY OF OVERLAND PARK, KANSAS
 91ST STREET BIKE PEDESTRIAN
 TRAIL IMPROVMENTS - PR-2051

TRACT MAP 24

Date: 08/14/2020
 Drawn By: BJG
 Checked By: JAM
 Approved By: RLU
 File: TRACT MAP 24
 Job #19-0692-10

1

1 OF 1



October 16, 2020

PATRICK AND MEGAN CRAVEN

5901 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 25, 5901 W 90TH TER, Overland Park, Kansas (Parcel 0460693201011007.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 25 Temporary Construction Easement
5901 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 15.00 feet of the South 20.00 feet of Lot 240, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 1,275 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 25
Lot 240, ROUND HILL PLAT 9
5901 W 90th Terrace

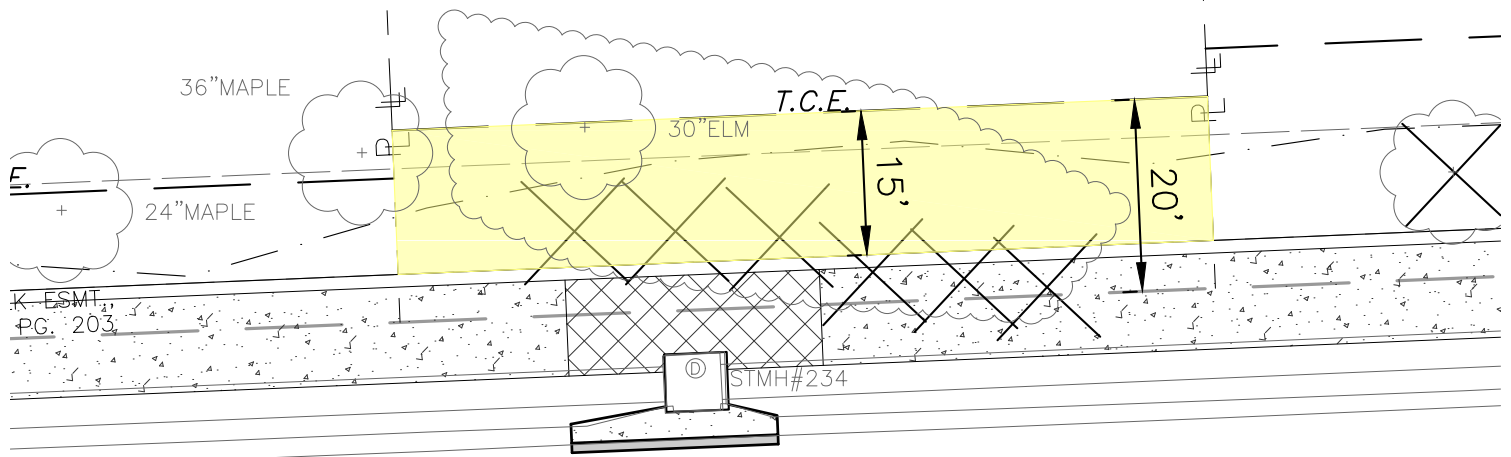
ROUND HILL PLAT 9

25

5901 W 90th Terrace
 Patrick B. Craven
 Megan C. Craven
 Lot 240

5819
 Mc
 Micr

h Terrace
 Ralston
 Ralston
 41



W 91ST STREET

LEGEND

T.C.E. = Temporary Construction Easement



9/16/2020
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Affinis
 corp

8900 Indian Creek Parkway, Suite 450
 Overland Park, Kansas 66210
 Phone: 913-239-1100

Toll Free: 877-527-5468
 Fax: 913-239-1111
 www.affinis.us

CITY OF OVERLAND PARK, KANSAS
 91ST STREET BIKE PEDESTRIAN
 TRAIL IMPROVMENTS - PR-2051

TRACT MAP 25

Date: 08/14/2020
 Drawn By: BJG
 Checked By: JAM
 Approved By: RLU
 File: TRACT MAP 25
 Job #19-0692-10

1

1 OF 1



October 16, 2020

MARK DRIER

5819 W 90TH TER

OVERLAND PARK KS 66207

Re: Tract 26, 5819 W 90TH TER, Overland Park, Kansas (Parcel 0460693201011006.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 26 Temporary Construction Easement
5819 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 20.00 feet of the South 25.00 feet of Lot 239, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 1,700 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



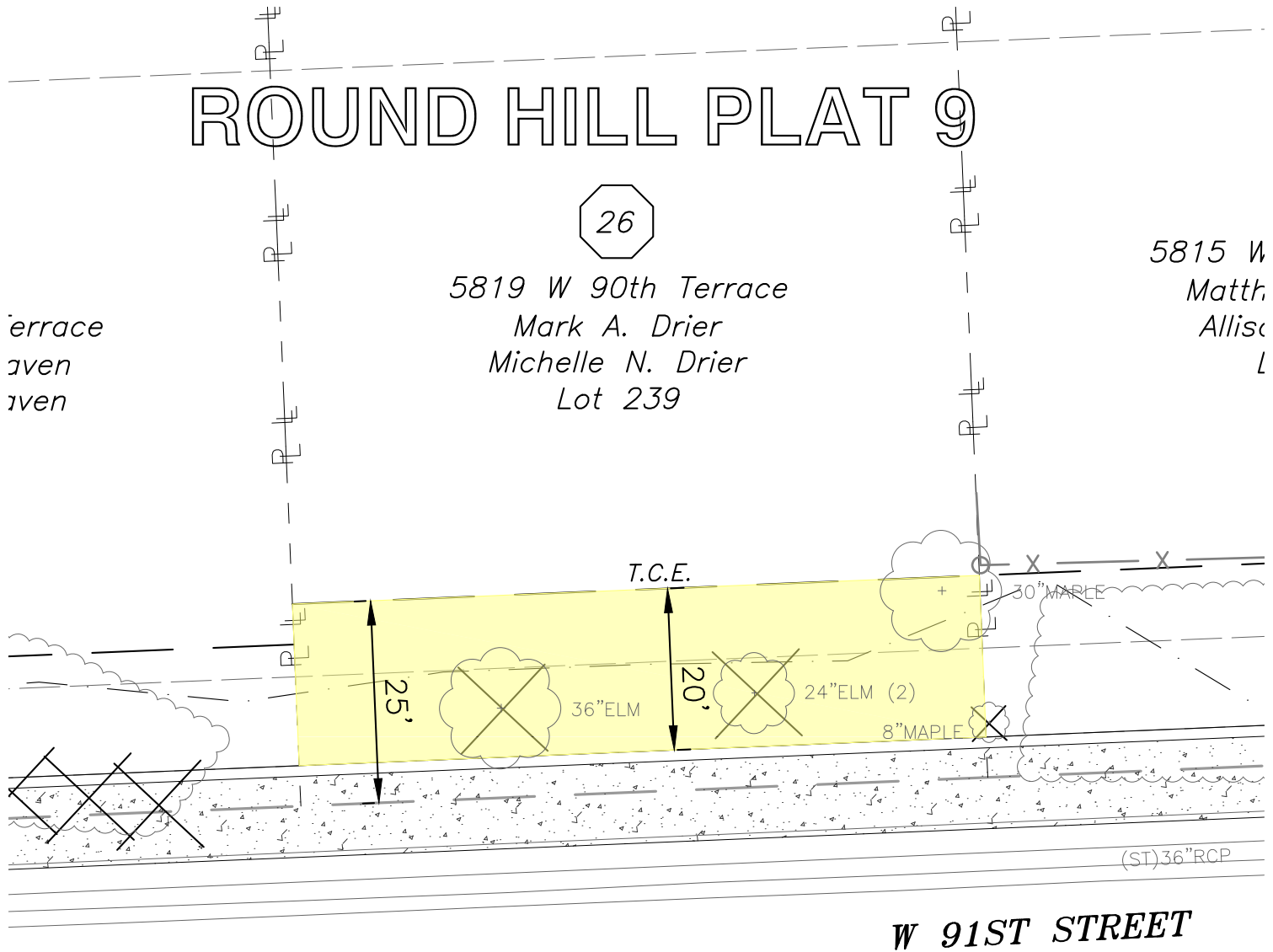
TRACT 26
Lot 239, ROUND HILL PLAT 9
5819 W 90th Terrace

ROUND HILL PLAT 9

26

5819 W 90th Terrace
Mark A. Drier
Michelle N. Drier
Lot 239

5815 W
Matth
Allisc
L



LEGEND

 T.C.E. = Temporary Construction Easement



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SCALE IN FEET

9/16/2020
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Overland Park, Kansas 66210
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Fax: 913-239-1111
www.affinis.us

CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 26

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 26
Job #19-0692-10

1

1 OF 1



October 16, 2020

MATTHEW AND ALLISON MILLER

5815 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 27, 5815 W 90TH TER, Overland Park, Kansas (Parcel 046-069-32-0-10-11-005.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 27 Temporary Construction Easement
5815 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 20.00 feet of the South 25.00 feet of Lot 238, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 1,700 square feet, more or less.



This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 27
Lot 238, ROUND HILL PLAT 9
5815 W 90th Terrace

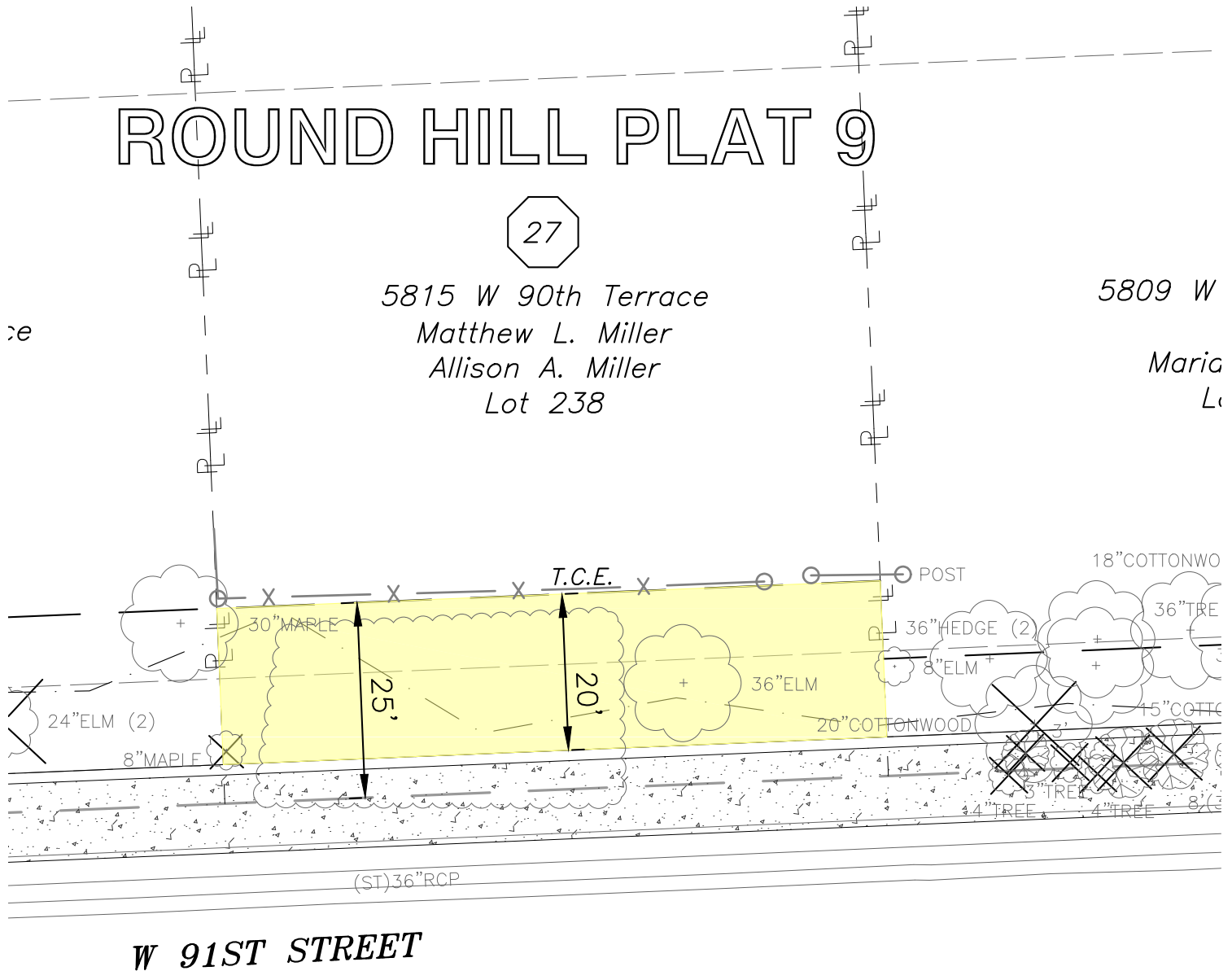
ROUND HILL PLAT 9

27

5815 W 90th Terrace
Matthew L. Miller
Allison A. Miller
Lot 238

5809 W

Maria
L.



LEGEND

 T.C.E. = Temporary Construction Easement

9/16/2020
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Fax: 913-239-1111
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CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 27

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 27
Job #19-0692-10

1

1 OF 1



October 16, 2020

MARIAN GOLIC

5809 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 28, 5809 W 90TH TER, Overland Park, Kansas (Parcel 046-069-32-1-10-11-004.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 28 Temporary Construction Easement
5809 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 feet of the South 15.00 feet of Lot 237, and all of the North 10.00 feet of the South 15.00 feet of the West 3.00 feet of Lot 236, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 1,060 square feet, more or less.

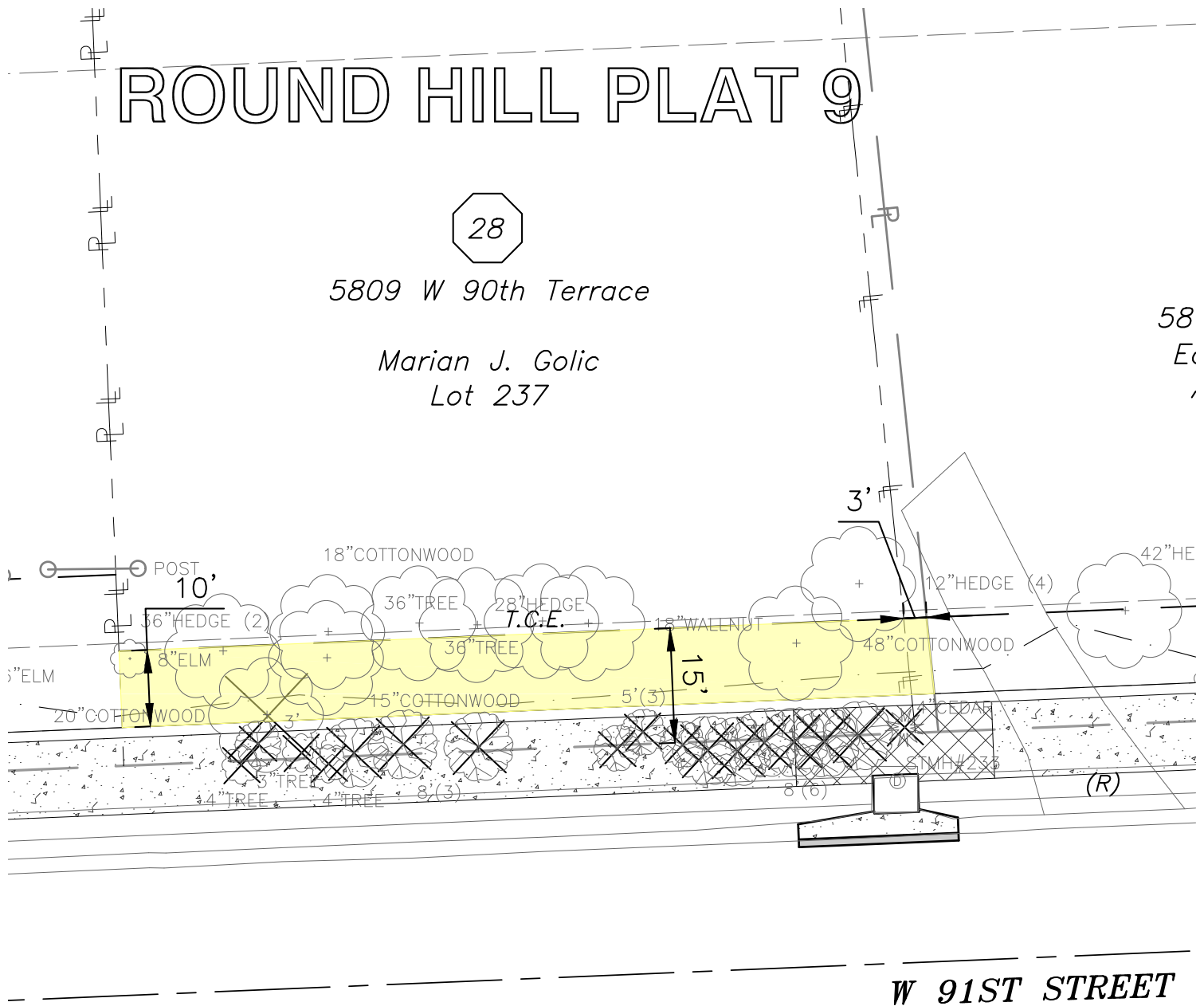
This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



TRACT 28

Part of Lot 236 & Lot 237, ROUND HILL PLAT 9

5809 W 90th Terrace



LEGEND

T.C.E. = Temporary Construction Easement

9/16/2020
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CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 28

Date: 08/14/2020
Drawn By: BJJ
Checked By: JAM
Approved By: RLU
File: TRACT MAP 28
Job #19-0692-10

1

1 OF 1



October 16, 2020

EDWARD KLUGMAN

5805 W 90TH TER

OVERLAND PARK, KS 66207

Re: Tract 29, 5805 W 90TH TER, Overland Park, Kansas (Parcel 0460693201011003.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 29 Temporary Construction Easement
5805 W. 90th Terrace
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 10.00 feet of the South 15.00 feet of Lot 236, except the West 3.00 feet thereof, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 1,373 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



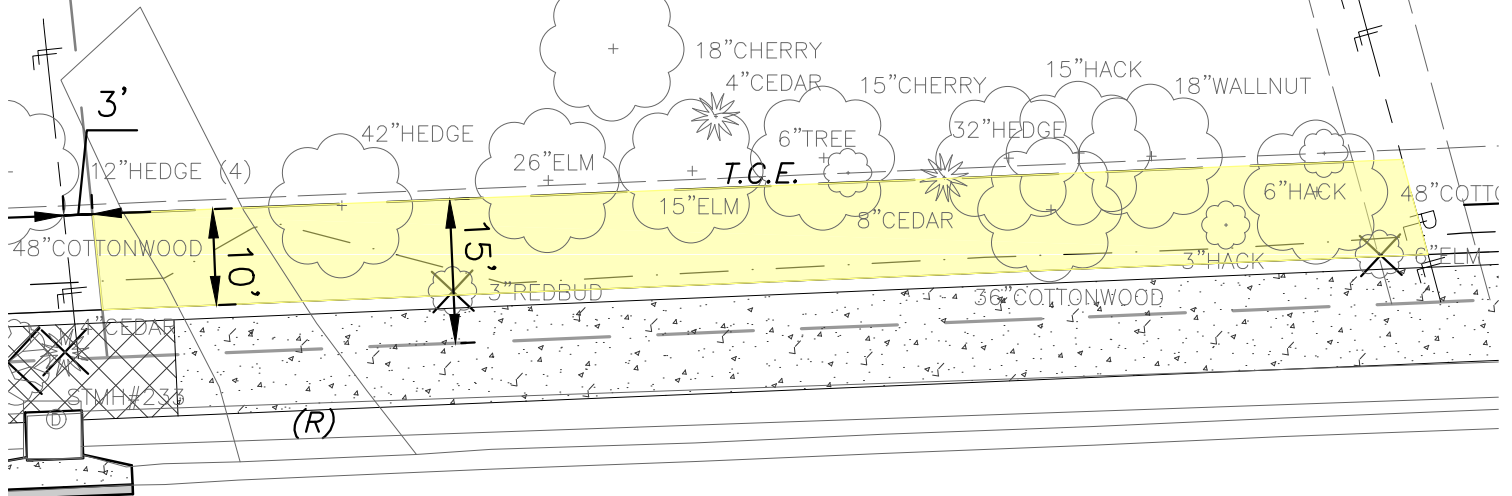
TRACT 29
Lot 236, ROUND HILL PLAT 9
5805 W 90th Terrace

ROUND HILL PLAT 9

75' U.S. GOVERNMENT ESMT.

29

5805 W 90th Terrace
Edward S. Klugman
Anne L. Klugman
Lot 236



W 91ST STREET

LEGEND

T.C.E. = Temporary Construction Easement



9/16/2020
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CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS - PR-2051

TRACT MAP 29

Date: 08/14/2020
Drawn By: B/JG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 29
Job #19-0692-10

1

1 OF 1



October 16, 2020

DEAN PEARCE

9020 OUTLOOK DR

OVERLAND PARK, KS 66207

Re: Tract 30, 9020 OUTLOOK DRIVE, Overland Park, Kansas (Parcel 046-069-32-0-10-11-002.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 30 Temporary Construction Easement
9020 Outlook Drive
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Temporary Construction Easement

All of the North 5.00 feet of the South 10.00 feet of Lot 234, ROUND HILL PLAT 9, a subdivision of record in the City of Overland Park, Johnson County, Kansas.

Containing 912 square feet, more or less.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



ROUND HILL PLAT 9

OUTLOOK DRIVE

30

9020 Outlook Drive
Dean R. Pearce
Patricia A. Pearce
Lot 234

W 91ST STREET

 T.C.E. = Temporary Construction Easement



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CITY OF OVERLAND PARK, KANSAS
91ST STREET BIKE PEDESTRIAN
TRAIL IMPROVMENTS – PR-2051

TRACT MAP 30

Date: 08/14/2020
Drawn By: BJG
Checked By: JAM
Approved By: RLU
File: TRACT MAP 30
Job #19-0692-10

1

1 OF 1



October 16, 2020

CHRIST CHURCH ANGLICAN

5500 W 91ST STREET

OVERLAND PARK, KS

Re: Tract 31, 5500 W 91ST ST, Overland Park, Kansas (Parcel 0460693201018001.00-0)

To Property Owner,

My name is Derek Shaner and I am an appraiser with Valbridge Property Advisors | Kansas City in Overland Park, Kansas. The City of Overland Park to conduct appraisals for the City of Overland Park 91st Street Bike Pedestrian Trail Improvements Project (City of Overland Park Project No. PR-2051). The planned improvements will require an easement(s) on a property owned or managed by you. Details of the acquisition(s) are enclosed.

Due to the nature of the project and the various types of easements, our firm has been asked to prepare an appraisal to estimate the *just compensation* for your property. I plan on making myself available on October 22nd and 23rd of 2020. However, I live and work in very close proximity to the area, so I can make myself available to you if these dates do not work for your schedule, although you do not need to be present when I am inspecting the property. If you would like to inspect the property with me please e-mail or call to schedule a time. Enclosed you will find exhibits and legal descriptions for the acquisitions.

Sincerely,
Valbridge Property Advisors | Kansas City

Derek Shaner, MAI
Director – Land Valuation
913-647-4981
DShaner@Valbridge.com

Tract 31 Permanent Drainage Easement
5500 W. 91st Street
91st Street Bike Pedestrian Trail Improvements (PR-2051)
Affinis Corp No. 19-0692.10

Attachment "A"

Permanent Drainage Easement

All that part of Lot 1, CHRIST EPISCOPAL CHURCH, a subdivision of record in the City of Overland Park, Johnson County, Kansas, being described as follows:

Commencing at the Southwest corner of said Lot 1; thence North $87^{\circ}36'32''$ East, along the South line of said Lot 1, a distance of 395.10 feet to the Point of Beginning; thence North $87^{\circ}36'32''$ East, continuing along said South line, a distance of 18.00 feet; thence North $01^{\circ}49'34''$ West a distance of 20.00 feet; thence South $87^{\circ}36'32''$ West a distance of 18.00 feet; thence South $01^{\circ}49'34''$ East a distance of 20.00 feet to the Point of Beginning.

Containing 360 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Permanent Sidewalk Easement

All that part of Lot 1, CHRIST EPISCOPAL CHURCH, a subdivision of record in the City of Overland Park, Johnson County, Kansas, being described as follows:

Commencing at the Southwest corner of said Lot 1; thence North $02^{\circ}23'28''$ West, along the West line of said lot 1, a distance of 5.00 feet to a point on the North line of a 5 feet-wide Sidewalk Easement as dedicated to the City of Overland Park in Condemnation Case No. 32833, being recorded at the Johnson County Register of Deeds Office, in Book 1438, at Page 203; thence North $87^{\circ}36'32''$ East, along said North line, a distance of 165.00 feet to the Point of Beginning; thence North $87^{\circ}36'32''$ East, continuing along said North line, a distance of 476.34 feet to a point on the Easterly line of said Lot 1; thence North $42^{\circ}53'30''$ East, along said Easterly line, a distance of 16.79 feet; thence South $86^{\circ}13'17''$ West a distance of 240.14 feet; thence South $87^{\circ}36'32''$ West a distance of 18.00 feet; thence South $86^{\circ}06'57''$ West a distance of 230.28 feet to the Point of Beginning.

Containing 2,867 square feet, more or less.

The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210



Attachment "A"

Temporary Construction Easement

All those parts of Lot 1, CHRIST EPISCOPAL CHURCH, a subdivision of record in the City of Overland Park, Johnson County, Kansas, being described as follows:

T.C.E. 1: Commencing at the Southwest corner of said Lot 1; thence North 02°23'28" West, along the West line of said lot 1, a distance of 5.00 feet to a point on the North line of the South 5.00 feet of said Lot 1, said point being the Point of Beginning; thence North 87°36'32" East, along said North line, a distance of 165.00 feet; thence North 86°06'57" East a distance of 230.28 feet; thence North 01°49'34" West a distance of 9.00 feet; thence South 87°36'32" West a distance of 78.16 feet; thence South 02°23'28" East a distance of 8.00 feet; thence South 87°36'32" West a distance of 317.14 feet to a point on the West line of said Lot 1; thence South 02°23'28" East a distance of 7.00 feet to the Point of Beginning.

And T.C.E. 2: Commencing at the Southwest corner of said Lot 1; thence North 87°36'32" East a distance of 413.10 feet; thence North 01°49'34" West a distance of 11.00 feet; to the Point of Beginning; thence North 01°49'34" West a distance of 9.00 feet; thence North 87°39'09" East a distance of 243.01 feet to a point on the Easterly line of said Lot 1; thence South 42°53'37" West, along said Easterly line, a distance of 4.26 feet; thence South 86°13'17" West a distance of 240.14 feet to the Point of Beginning.

Containing 4,145 square feet, more or less

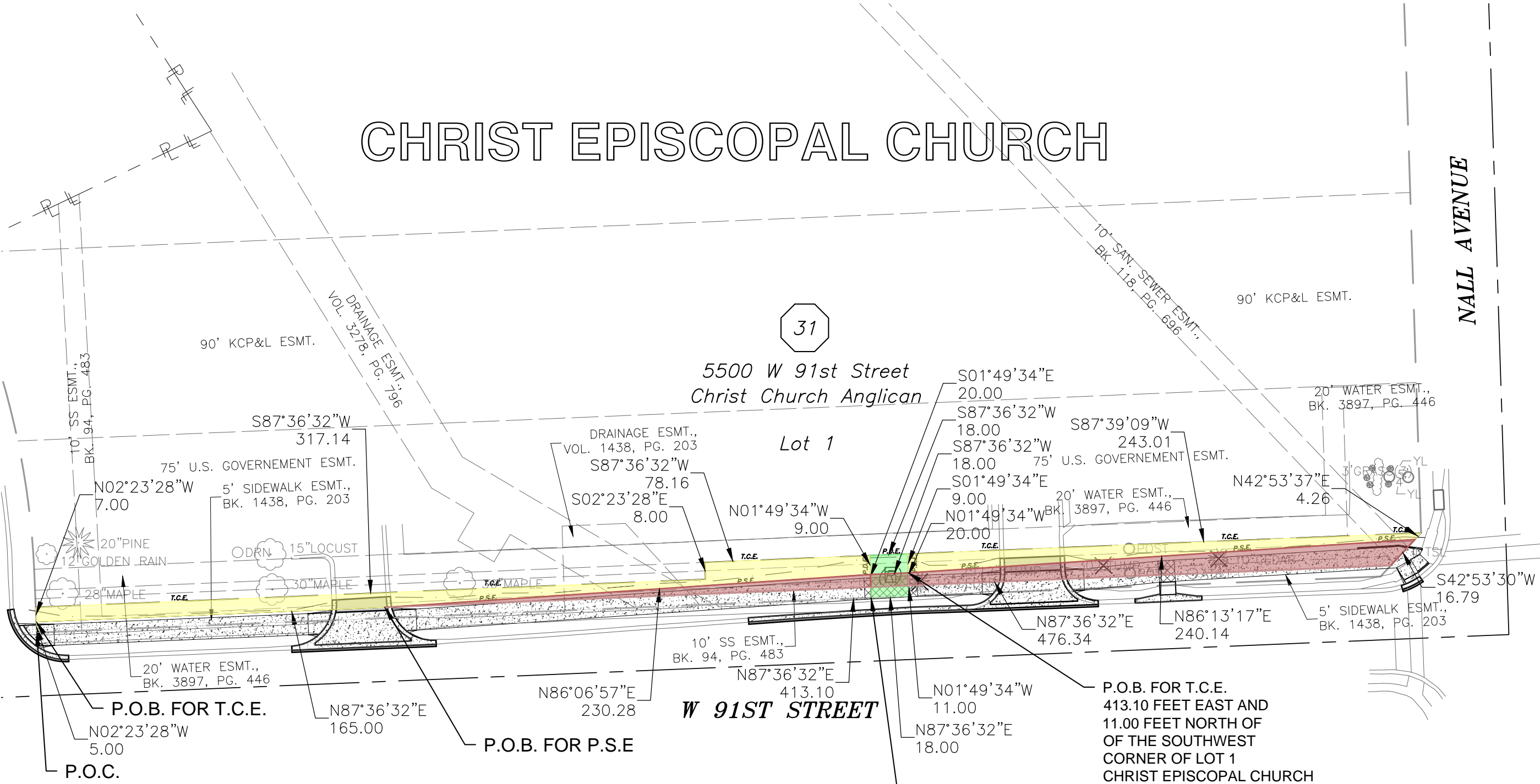
The bearings used in this description are Grid North, based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
J. Aubrey Meyer, KS LS-1579
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

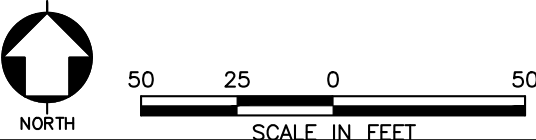


TRACT 31
Lot 1, CHRIST EPISCOPAL CHURCH
5500 W 91st Street

CHRIST EPISCOPAL CHURCH



- LEGEND
- T.C.E. = Temporary Construction Easement
 - P.S.E. = Permanent Sidewalk Easement
 - P.D.E. = Permanent Drainage Easement
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencing



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Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
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ENGINEERS • SURVEYORS

CITY OF OVERLAND, KANSAS
91ST STREET BIKE PEDESTRIAN
TRIAL IMPROVEMENTS - PR-2051
TRACT MAP 31

10/13/12 12:01 PM

Issue: 08/14/2020
Notes: Easement Tracings
Drawn: BUC
Checked: JAM
Approved: RLU

Filename: 10-0892-10
Job # 10-0892-10
Drawer: