
Pittsburg Land Bank
Board of Trustees Agenda
July 30, 2020 | 8:00 am | By Phone | 620-240-5150

Meeting Facilitator: Quentin Holmes, Director of Housing & Community Development

- I. Call to Order
- II. Consent Agenda (vote for approval)
 - a. June Meeting Minutes (06/25/2020)
- III. Properties for Acquisition
 - a. 111 W 21st
 - i. Signed deed finally received (no action needed)
 - b. 616 E 10th
 - i. Discontinuation of donation process (no action needed)
- IV. Properties for Disposition (vote for approval/sale)
 - a. 402 E Washington
 - b. 103 W Monroe
 - c. 105 W Monroe
 - d. 113 W 5th
- V. Adjournment

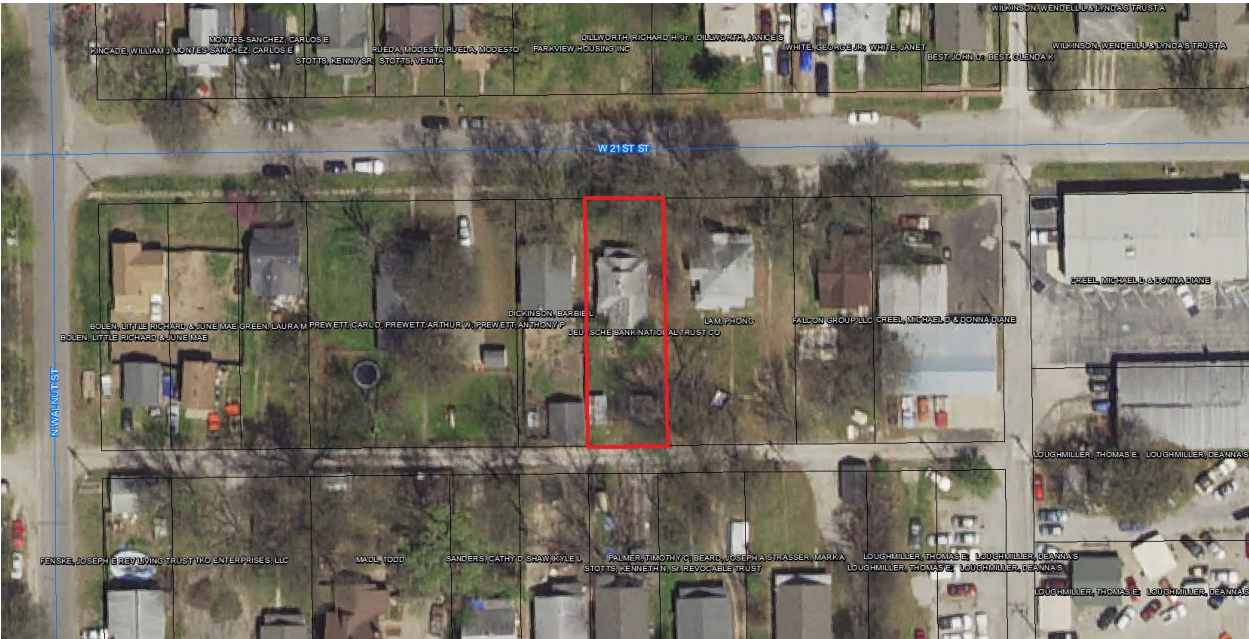
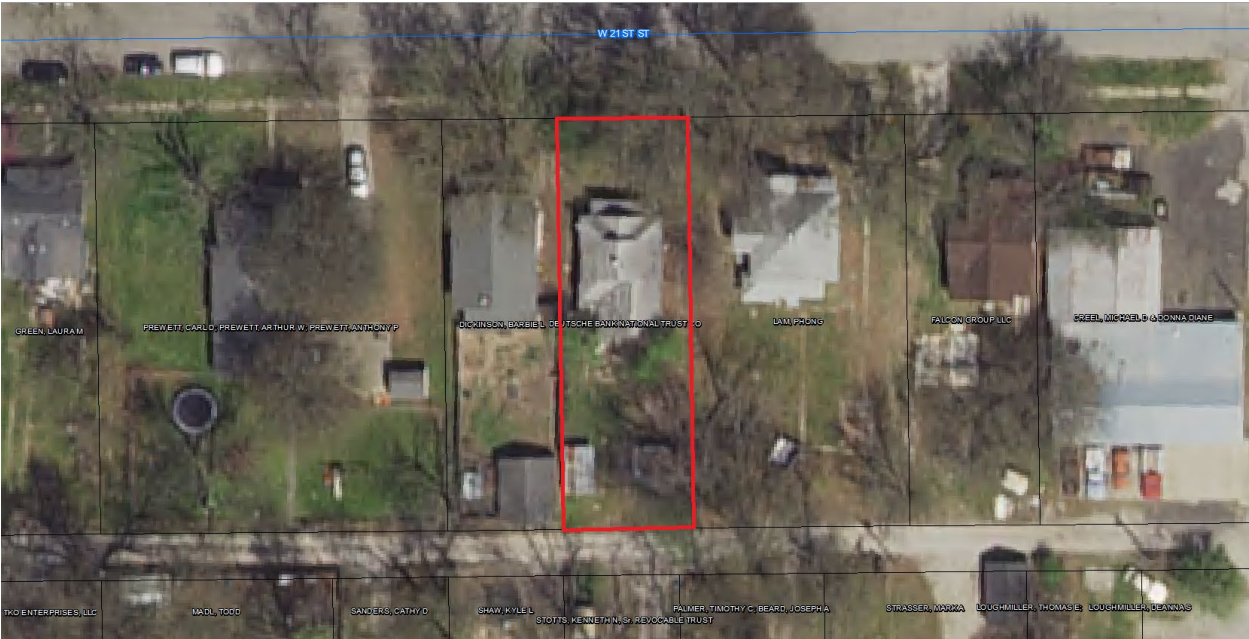
Pittsburg Land Bank
Board of Trustees Meeting Minutes
June 25, 2020 | 8:00 am | City Hall Conference Room

Meeting Facilitator: Quentin Holmes, Director of Housing & Community Development
Members Present: Brad Hanson, Brian Jones, Mae Smith, Kala Spigarelli, Tom Spurgeon
City Staff: DeAnna Goering, Dexter Neisler

- I. Call to Order
 - a. Meeting called to order at 8:03 AM
- II. Consent Agenda (vote for approval)
 - a. May Meeting Minutes (05/28/2020)
 - i. Motion: Approve May Minutes
 1. Motion: Seconded
 2. Motion: Carried, 5-0-0
- III. Properties for Acquisition
 - a. 113 W 9th
 - i. Discussion of change of circumstances for purchasers.
 1. Motion: Accept the donation of 113 W 9th.
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-0
 - b. 916 E 7th
 - i. Discussion of title commitment and tax sale.
 1. No action taken.
- IV. 110 N Walnut
 - a. Discussion of default of Development Agreement.
 - i. Motion: Instruct the City Attorney to begin legal proceedings to return the property to the Pittsburg Land Bank.
 1. Motion: Seconded
 2. Motion: Carried, 5-0-0
- V. 117 N Broadway
 - a. Discussion of interest in the building.
 - b. Discussion of safety issues regarding masonry.
 - i. Directed City Staff to obtain bids to repair masonry safety issues on the front façade of the building.
- VI. Mowing Update
 - a. Discussion of high performance of mowing contractor selected for this year. Lots are checked regularly and are being well-maintained. Contractor is responsive to property needs and changes.
- VII. 505 E 7th
 - a. Discussion of interested party and options for the property.

- b. No action taken.
- VIII. Adjournment
 - a. Motion: Adjourn the regular meeting of the Land Bank Board of Trustees.
 - i. Motion: Seconded
 - ii. Motion: Carried, 5-0-0
 - b. Meeting adjourned at 8:43 AM

Internal #:	WL-148	Land Value:	\$3,380
PIN:	019-204-18-0-40-11-005.00-0	Building Value:	\$37,320
Address:	111 W 21st	Total Value:	\$40,700
Zoning:	R-1C: Single Family Res.	Lot Size:	45' x 142'
Current Owner:	Deutsche Bank National Trust Co, C/O PHH Mortgage Corp, 1 Mortgage Way, Mount Laurel, NJ 08054-4637		



Internal #:	WL-153	Land Value:	\$3,010.00
PIN:	019-204-20-0-30-12-002.00-0	Building Value:	\$20,090.00
Address:	616 E 10th	Total Value:	\$23,100.00
Zoning:	R-2: Two Family Residential	Lot Size:	40.5'x85'x43'x55'x83.5'x140'
Current Owner:	Dallas T. Searan, 114 W Buffalo, Girard, KS 66743		



Internal Number:	053	Land Value:	\$9,770
PIN:	019-209-29-0-30-13-006.00-0	Building Value:	\$33,730
Address:	402 E Washington	Total Value:	\$43,500
Zoning:	R-2: Two Family Residential	Lot Size:	71' x 145' x 145' x 162'
Property Class:	A: Properties w/ Structures	Proposed Use:	A3: Requires Demo



Purchase Offer Information Sheet

Property Address: 402 E Washington Internal Number: 053

Purchaser Information

Purchaser Name:	Larry Seward	Date Offer Received:	7/16/2020
Purchaser Phone #:	620-704-4446	Pittsburg Resident:	Yes
Purchaser Email:	larry.seward@cdl-electric.com		
Purchaser Address:	1308 N Walnut Pittsburg, KS 66762		

Purchaser Background

Codes Violations: <i>List date and violation</i>	• None Found
Tax Delinquencies: <i>List address, year, and amount</i>	• None Found

Property Information

Adjacent to Purchaser's Property?:	☐ Yes ☒ No
Intended Use	
Residential <i>Complete gut and remodel of home.</i>	
☐ Owner-Occupied:	
☒ Renter-Occupied:	
Non-Residential <i>Comments:</i>	
☐ Business/Commercial:	
☐ Vacant:	
☐ Parking:	
☐ Accessory:	
Neighborhood	
Is the intended use similar in characteristic?:	☒ Yes ☐ No
Will the intended use complement surrounding structures?:	☒ Yes ☐ No
Comments:	

Financial Information

Appraisal Value of Land:	\$9,770.00		
Appraisal Value of Building:	\$34,600		
Appraisal Value Total:	\$44,370		
Land Bank Costs:	\$1,146.93		
Land Bank Asking Price:	\$33,277.50 (with building) \$7,327.50 (land only)		
Offer from Purchaser:	\$7,327.50		
Estimated Cost of Improvement:	\$40,000	Proof of Funds:	☒ Yes ☐ No
<i>**If the Estimated Cost of Improvement is greater than \$5,000, proof of available funds must be provided.**</i>			
Additional Comments:			

DRAFT 2



RECEIVED

JUL 17 2020

City of Pittsburg
Community Development

Pittsburg Land Bank DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, hereinafter referred to as "Agreement", made this 31st day of August, 2020, by and between, the City of Pittsburg's Land Bank, hereinafter referred to as "Land Bank" and Larry Seward, hereinafter referred to as "Developer", whose address is 1308 N Walnut, Pittsburg, KS 66762.

Land Bank hereby covenants and agrees that for the sum of \$7,327.50 (seven-thousand and three-hundred twenty-seven dollars and fifty cents) and if the Developer shall perform the covenants and agreements hereinafter mentioned on the Developer's part to be performed, then the City will cause to be conveyed to the Developer, in fee simple, clear of all encumbrances, except for easements and restrictions of record, by a municipal warranty deed, to the following described property in Pittsburg, Crawford County, Kansas, to-wit:

402 E Washington;

The legal description of which is: All of Lot Fifty-Six (56) of Bresee Terrace, a subdivision of part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Nine (29), Township Thirty (30) South Range Twenty Five (25) East of the 6th P.M., according to the recorded Plat thereof.

Restrictions and covenants placed upon the property by the Land Bank and the City of Pittsburg, Kansas are attached hereto, incorporated herein and made a part hereof.

Developer hereby covenants that it will contract with duly licensed construction professionals within the City of Pittsburg, Kansas and will insure they hold licensure in good standing during construction of the development that is the subject of this Agreement.

DEFINITIONS

The following definitions will apply throughout this Agreement:

- **Land Bank:** The Pittsburg Land Bank is an independent agency and instrumentality of the City of Pittsburg, Kansas, with the primary responsibility and authority to efficiently acquire, hold, manage, transform, and convey surplus City properties and other abandoned, tax-foreclosed, or otherwise underutilized or distressed properties in order to convey these properties into productive use.
- **Developer:** The Developer is the person or persons who will be responsible for the construction of the agreed Development on the real estate. The Developer is responsible for any contractors or sub-contractors hired to complete the construction process.

- **Financer:** The individual or institution that provides financial backing for the development.
- **Building Services:** The City of Pittsburgh's Building Services employees, including the Building Official and Building Inspectors.

CONSIDERATION

Developer agrees to commence the construction of complete remodel of house upon the above described real estate no later than 60 (sixty) days of the date of entering into this Agreement, and complete construction, including a Certificate of Occupancy being issued, within 365 (three-hundred and sixty-five) days from the date of entering into this Agreement. Developer further agrees that the complete remodel of house, hereinafter referred to as the "Development", shall include the following:

Complete remodel of home to include two or three bedrooms and one bathroom. New surfaces and fixtures throughout.

All drawings and construction plans shall be approved by the City of Pittsburgh's Building Services Department. No changes shall be made to the construction plans and drawings without the prior written approval of the City of Pittsburgh.

DEED

The deed shall be delivered to Developer upon receipt of payment for the above described real estate, receipt of proof of financing necessary to construct the Development, and execution of this Agreement.

INSURANCE

Developer shall procure, obtain and maintain insurance to protect the Developer, as well as the Land Bank and each parties' agents, officials, officers, and employees from damages resulting from errors, omissions and negligent acts of Developer, its agents, officers, employees and subcontractors in the performance of the work to be performed pursuant to this Agreement. The policies of insurance shall include as a minimum:

A) Worker's Compensation and Employer Liability coverage with an "all states" endorsement. Said insurance policies shall also cover claims for injury, disease or death of employees arising out of and in the course of their employment, which, for any reason, may not fall within the provisions of the Workman's Compensation Law. The liability limit shall not be less than:

Workman's Compensation – Statutory
Employer's Liability - \$500,000.00 each occurrence

B) Motor vehicle liability coverage of at least \$1,000,000.00 combined single limits liability coverage for bodily injury, death, personal injury or property damage; and

C) A comprehensive commercial general liability policy, including an endorsement for products liability and completed operations, protecting against all claims arising from

injury or death to persons (other than Developer's employees) or damage to property of the Land Bank or others arising out of any error, omission or negligent act of Developer, its agents, officers, employees or subcontractors in connection with Developer's work pursuant to this Agreement. The liability limit shall not be less than \$1,000,000.00 per occurrence for bodily injury, death and property damage.

Satisfactory certificates of insurance shall be filed with the City Clerk prior to the Developer performing work on the premises. No policy insuring only "claims made" during its policy term will be acceptable. In addition, insurance policies applicable hereto shall contain a provision providing that the Land Bank shall be given thirty (30) days advance written notice by any insurance company before such policy is substantially changed or cancelled.

INDEMNIFICATION AND HOLD HARMLESS

The Developer expressly agrees and covenants that it will hold and save harmless and indemnify the Land Bank and its agents, officials, officers, employees and authorized representatives from any and all causes of action, penalties, fines, losses, costs, liabilities, expenses, attorney fees, suits, judgments and damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of this Agreement by the Developer, its employees and subcontractors.

The Developer shall also insert in its contracts with each subcontractor a clause that requires the subcontractor to also indemnify and hold harmless the Land Bank and its agents, officials, officers, employees and authorized representatives from any and all causes of action, penalties, fines, losses, costs, liabilities, expenses, attorney fees, suits, judgments and damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of all subcontracts by the subcontractor and its employees.

FINANCING

Financing for this Development is provided by Self-Financed through Farmer's Bank, PO Box 66, Girard, KS 66743. If Developer fails to meet the terms of this Agreement, the Financer has first option to take ownership of the real estate, including any improvements made to the real estate by the Developer.

Should Developer fail to commence construction of the Development within 365 (three-hundred and sixty-five) days of entering into this Agreement, then the transfer of the above-described real estate shall be rendered null and void and Developer shall convey the real estate back to the Land Bank by warranty deed.

The Developer will submit to the Land Bank a copy of the permit for temporary electrical service for the period of construction. This permit shall serve as evidence of commencement of construction. The Land Bank will provide a copy of the permit as well as a letter verifying the commencement of construction of the Development to the Financer.

TAXES

Taxes and assessments on the above-described real estate shall be paid by the Developer from the date this Agreement is executed and going forward.

PLAN APPROVAL AND INSPECTION

The Developer is responsible for submitting plans to Building Services, obtaining the appropriate permits, and working with Building Services staff to schedule and conduct appropriate inspections.

SITE INFRASTRUCTURE

Permits are required from Building Services for the construction of any subsurface structure designed to collect or transport storm and/or sanitary wastewater. The Developer is responsible for obtaining any applicable permits related to the construction of water and/or sanitary sewer lines. The Developer is responsible for any costs associated with the placement of sewer taps at the construction site. The Developer is responsible for any costs related to the inspection of such structures.

TREES

The Developer shall not remove any trees from the premises without the prior written approval of the Land Bank.

CURBING AND SIDEWALKS

The Developer agrees to install sidewalk(s) along same as is; these sidewalks will follow the design standards as described in the Typical Sidewalk Specifications document. If the existing sidewalk(s) is damaged, the Developer agrees to replace it with a sidewalk(s) that follows the design standards as described in the Typical Sidewalk Specifications document. If the existing curbing is damaged, the Developer agrees to replace it with curbing that follows the design standards as described in the Private Driveway Specifications document. The Developer also agrees to follow the design standards for driveway approaches, as described in the Private Driveway Specifications document.

DEFAULT

In the event Developer fails to comply with any terms of this Agreement, then this Agreement shall, at the sole option of the Land Bank, be rendered null and void, where upon all rights of the Developer hereunder shall terminate, and the Land Bank shall be entitled to exclude Developer from the premises and retain possession of said real estate and enter into an agreement with another Developer to complete development of the premises. Upon said election, all parties shall be released from further liability hereunder. If the Land Bank does not exercise its option to terminate this Agreement as set further above, the Land Bank may pursue such other rights and remedies as it may have and shall be entitled to in law and in equity.

ASSIGNMENT

The Developer shall have not have right or authority to sell or convey any interest in the above described real estate prior to closing without the prior written consent of the Land Bank.

BINDING NATURE

This Agreement shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties.

ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement of the parties hereto and any prior oral or written agreement or understanding between the parties relating to the work described above is merged herein and shall be of no separate force and effect and this Agreement shall only be changed, modified, or discharged by written agreement signed by each party hereto.

EXCLUSIVE LAW AND VENUE

Developer agrees that this Agreement shall be governed by Kansas law and consents to the exclusive jurisdiction and venue of the Crawford County, Kansas District Court for any dispute that may arise out of, or under, this Agreement.

COUNTERPARTS

This Agreement shall be executed in two (2) counterparts, each of which shall constitute an original.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

Pittsburg Land Bank, Pittsburg, Kansas.

By: _____
Brian K. Jones
Vice-Chairperson, Pittsburg Land Bank

State of Kansas, Crawford County } ss.

This instrument was acknowledged before me on the 31st day of August, 2020, by Brian K. Jones, as Vice-Chairperson of the Pittsburg Land Bank.

Notary Public

My appointment expires:

By: DRAFT COPY – DO NOT SIGN
Larry Seward

State of Kansas, Crawford County } ss.

This instrument was acknowledged before me on the 31st day of August, 2020, by Larry Seward.

Notary Public

My appointment expires:

LAND USE REVIEW FORM

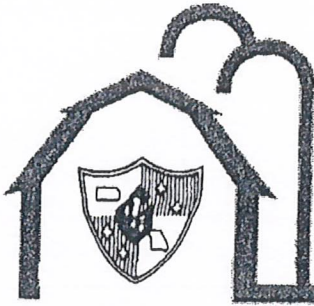
Property Address:	402 E Washington	Current Zone:	R-2	Lot Size:	71' x 145' x 145' x 162'
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Description of Proposed Structure:

Description of Land Use (if no structures are planned):

OFFICIAL USE ONLY	
Reviewed By:	
Date:	
Comments:	

Draw footprint of structure(s) below. Indicate property lines, abutting roads, and alleys. Show setback measurements in feet. Please indicate North in drawing. N/A per Dexter 7/16/20 RECEIVED JUL 17 2020 City of Pittsburg Community Development



Farmers Bank

A BRANCH OF GOPPERT STATE SERVICE BANK

WALNUT

HEPLER

ST. PAUL

GIRARD

(620)354-6435

(620)368-4311

(620)449-2800

(620)724-4774

July 17, 2020

RECEIVED

JUL 17 2020

DeAnna Goering
Neighborhood Redevelopment Manager
Community Development & Housing

City of Pittsburg
Community Development

Re: Pittsburg Land Bank

The purpose of this letter is to certify that Mr. Larry Seward has been approved to receive financing from Farmers Bank for the development of property purchased from the Pittsburg Land Bank. The subject property for the planned development is referred to as 402 E. Washington. Any questions or concerns please call or email me @ josh.smith@gssb.us.com. Thank you for your time.


Joshua M. Smith, SVP
Farmers Bank

WALNUT

P.O. Box 129
Walnut, KS 66780
Fax: (620)354-6493

HEPLER

P.O. Box 145
Hepler, KS 66746
Fax: (620)368-4312

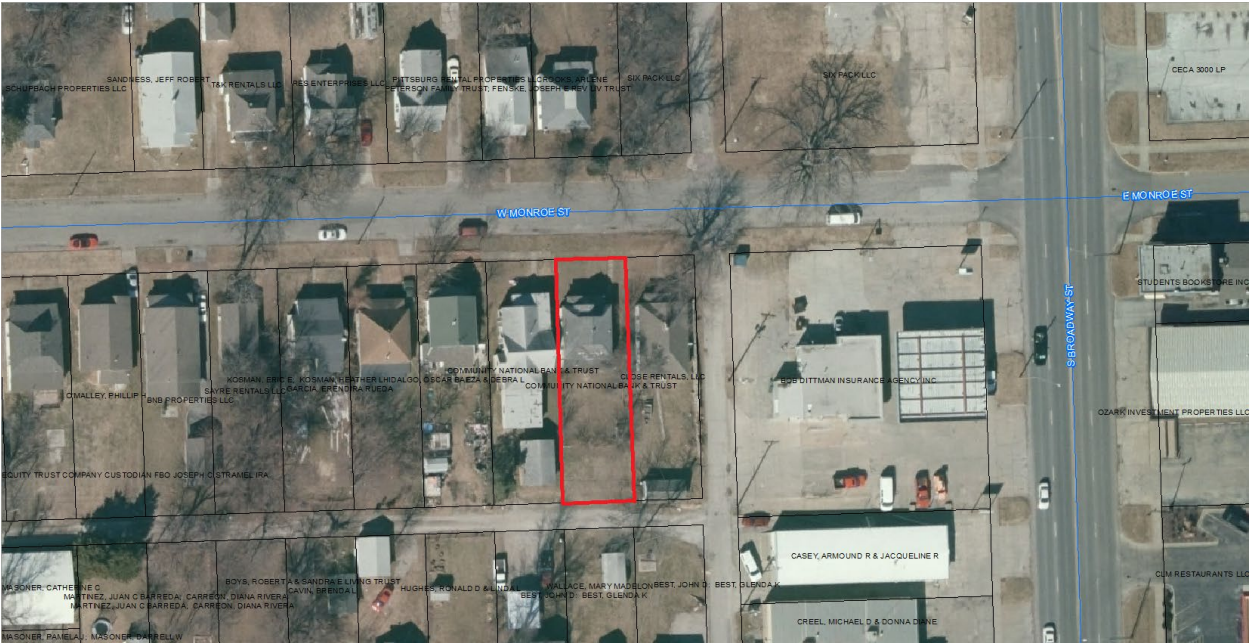
ST. PAUL

P.O. Box 158
St. Paul, KS 66771
Fax: (620)449-2828

GIRARD

P.O. Box 66
Girard, KS 66743
Fax: (620)724-4777

Internal Number:	045	Land Value:	\$4,500
PIN:	019-209-30-0-40-16-003.00-0	Building Value:	\$0
Address:	103 W Monroe	Total Value:	\$4,500
Zoning:	R-2: Two Family Residential	Lot Size:	40' x 140'
Property Class:	A: Properties w/ Structures	Proposed Use:	A3: Requires Demo



Purchase Offer Information Sheet

Property Address: 103 W Monroe Internal Number: 045

Purchaser Information

Purchaser Name:	Charles & Deborah Jordan	Date Offer Received:	6/10/2020
Purchaser Phone #:	620-231-4446 - Jim 620-249-4345 - Deb	Pittsburg Resident:	Yes
Purchaser Email:	djeck@cox.net		
Purchaser Address:	918 S Walnut Pittsburg, KS 66762		

Purchaser Background

Codes Violations: <i>List date and violation</i>	• 918 S Walnut: 8/9/2016 - Missing sidewalk • 703 W Kansas: 12/16/2013 - Pile of limbs • 703 W Kansas: 12/7/2015 – Appliances/Trash • 701 E Madison: NONE • 517 W Kansas: 9/21/2015 – Grass/Weeds • 109 N Elm: NONE • 00000 Alley: NONE • 103 E Monroe: NONE
Tax Delinquencies: <i>List address, year, and amount</i>	• None Found

Property Information

Adjacent to Purchaser's Property?:	☐ Yes ☒ No
Intended Use	
Residential	3-bedroom, 2-bathroom, 1,222 sq. ft. single-family home
☒ Owner-Occupied:	
☐ Renter-Occupied:	
Non-Residential	<i>Comments:</i>
☐ Business/Commercial:	
☐ Vacant:	
☐ Parking:	
☐ Accessory:	
Neighborhood	
Is the intended use similar in characteristic?:	☒ Yes ☐ No
Will the intended use complement surrounding structures?:	☒ Yes ☐ No
Comments:	

Financial Information

Appraisal Value of Land:	\$4,500		
Appraisal Value of Building:	\$0		
Appraisal Value Total:	\$4,500		
Land Bank Costs:	\$965.48		
Land Bank Asking Price:	\$3,375		
Offer from Purchaser:	\$100		
Estimated Cost of Improvement:	\$5,000+	Proof of Funds:	☒ Yes ☐ No
<i>**If the Estimated Cost of Improvement is greater than \$5,000, proof of available funds must be provided.**</i>			
Additional Comments:			



Pittsburg Land Bank DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, hereinafter referred to as "Agreement", made this 31st day of August, 2020, by and between, the City of Pittsburg's Land Bank, hereinafter referred to as "Land Bank" and Charles and Deborah Jordan, hereinafter referred to as "Developer", whose address is 918 S Walnut, Pittsburg, KS 66762.

Land Bank hereby covenants and agrees that for the sum of \$100.00 (one-hundred dollars and zero cents) and if the Developer shall perform the covenants and agreements hereinafter mentioned on the Developer's part to be performed, then the City will cause to be conveyed to the Developer, in fee simple, clear of all encumbrances, except for easements and restrictions of record, by a municipal warranty deed, to the following described property in Pittsburg, Crawford County, Kansas, to-wit:

103 W Monroe;

The legal description of which is: Lot Number Fourteen (14) in Block Number Four (4) in Hyde and Jackson's Addition to the City of Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

Restrictions and covenants placed upon the property by the Land Bank and the City of Pittsburg, Kansas are attached hereto, incorporated herein and made a part hereof.

Developer hereby covenants that it will contract with duly licensed construction professionals within the City of Pittsburg, Kansas and will insure they hold licensure in good standing during construction of the development that is the subject of this Agreement.

DEFINITIONS

The following definitions will apply throughout this Agreement:

- **Land Bank:** The Pittsburg Land Bank is an independent agency and instrumentality of the City of Pittsburg, Kansas, with the primary responsibility and authority to efficiently acquire, hold, manage, transform, and convey surplus City properties and other abandoned, tax-foreclosed, or otherwise underutilized or distressed properties in order to convey these properties into productive use.
- **Developer:** The Developer is the person or persons who will be responsible for the construction of the agreed Development on the real estate. The Developer is responsible for any contractors or sub-contractors hired to complete the construction process.
- **Financer:** The individual or institution that provides financial backing for the development.

- **Building Services:** The City of Pittsburg’s Building Services employees, including the Building Official and Building Inspectors.

CONSIDERATION

Developer agrees to commence the construction of three-bedroom, two-bathroom, 1,222 sq. ft. single-family home upon the above described real estate no later than 365 (three-hundred and sixty-five) days of the date of entering into this Agreement, and complete construction, including a Certificate of Occupancy being issued, within 545 (five-hundred and forty-five) days from the date of entering into this Agreement. Developer further agrees that the three-bedroom, two-bathroom, 1,222 sq. ft. single-family home, hereinafter referred to as the “Development”, shall include the following:

A three-bedroom, two-bathroom, 1,222 sq. ft single-family home. See attached site plans.

All drawings and construction plans shall be approved by the City of Pittsburg’s Building Services Department. No changes shall be made to the construction plans and drawings without the prior written approval of the City of Pittsburg.

DEED

The deed shall be delivered to Developer upon receipt of payment for the above described real estate, receipt of proof of financing necessary to construct the Development, and execution of this Agreement.

INSURANCE

Developer shall procure, obtain and maintain insurance to protect the Developer, as well as the Land Bank and each parties’ agents, officials, officers, and employees from damages resulting from errors, omissions and negligent acts of Developer, its agents, officers, employees and subcontractors in the performance of the work to be performed pursuant to this Agreement. The policies of insurance shall include as a minimum:

A) Worker’s Compensation and Employer Liability coverage with an “all states” endorsement. Said insurance policies shall also cover claims for injury, disease or death of employees arising out of and in the course of their employment, which, for any reason, may not fall within the provisions of the Workman’s Compensation Law. The liability limit shall not be less than:

Workman’s Compensation – Statutory
Employer’s Liability - \$500,000.00 each occurrence

B) Motor vehicle liability coverage of at least \$1,000,000.00 combined single limits liability coverage for bodily injury, death, personal injury or property damage; and

C) A comprehensive commercial general liability policy, including an endorsement for products liability and completed operations, protecting against all claims arising from injury or death to persons (other than Developer’s employees) or damage to property of the Land Bank or others arising out of any error, omission or negligent act of Developer,

its agents, officers, employees or subcontractors in connection with Developer's work pursuant to this Agreement. The liability limit shall not be less than \$1,000,000.00 per occurrence for bodily injury, death and property damage.

Satisfactory certificates of insurance shall be filed with the City Clerk prior to the Developer performing work on the premises. No policy insuring only "claims made" during its policy term will be acceptable. In addition, insurance policies applicable hereto shall contain a provision providing that the Land Bank shall be given thirty (30) days advance written notice by any insurance company before such policy is substantially changed or cancelled.

INDEMNIFICATION AND HOLD HARMLESS

The Developer expressly agrees and covenants that it will hold and save harmless and indemnify the Land Bank and its agents, officials, officers, employees and authorized representatives from any and all causes of action, penalties, fines, losses, costs, liabilities, expenses, attorney fees, suits, judgments and damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of this Agreement by the Developer, its employees and subcontractors.

The Developer shall also insert in its contracts with each subcontractor a clause that requires the subcontractor to also indemnify and hold harmless the Land Bank and its agents, officials, officers, employees and authorized representatives from any and all causes of action, penalties, fines, losses, costs, liabilities, expenses, attorney fees, suits, judgments and damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of all subcontracts by the subcontractor and its employees.

FINANCING

Financing for this Development is provided by First National Bank, PO Box 190, Fredonia, KS 66735. If Developer fails to meet the terms of this Agreement, the Financer has first option to take ownership of the real estate, including any improvements made to the real estate by the Developer.

Should Developer fail to commence construction of the Development within 365 (three-hundred and sixty-five) days of entering into this Agreement, then the transfer of the above-described real estate shall be rendered null and void and Developer shall convey the real estate back to the Land Bank by warranty deed.

The Developer will submit to the Land Bank a copy of the permit for temporary electrical service for the period of construction. This permit shall serve as evidence of commencement of construction. The Land Bank will provide a copy of the permit as well as a letter verifying the commencement of construction of the Development to the Financer.

TAXES

Taxes and assessments on the above-described real estate shall be paid by the Developer from the date this Agreement is executed and going forward.

PLAN APPROVAL AND INSPECTION

The Developer is responsible for submitting plans to Building Services, obtaining the appropriate permits, and working with Building Services staff to schedule and conduct appropriate inspections.

SITE INFRASTRUCTURE

Permits are required from Building Services for the construction of any subsurface structure designed to collect or transport storm and/or sanitary wastewater. The Developer is responsible for obtaining any applicable permits related to the construction of water and/or sanitary sewer lines. The Developer is responsible for any costs associated with the placement of sewer taps at the construction site. The Developer is responsible for any costs related to the inspection of such structures.

TREES

The Developer shall not remove any trees from the premises without the prior written approval of the Land Bank.

CURBING AND SIDEWALKS

The Developer agrees to install sidewalk(s) along Monroe street where needed; these sidewalks will follow the design standards as described in the Typical Sidewalk Specifications document. If the existing sidewalk(s) is damaged, the Developer agrees to replace it with a sidewalk(s) that follows the design standards as described in the Typical Sidewalk Specifications document. If the existing curbing is damaged, the Developer agrees to replace it with curbing that follows the design standards as described in the Private Driveway Specifications document. The Developer also agrees to follow the design standards for driveway approaches, as described in the Private Driveway Specifications document.

DEFAULT

In the event Developer fails to comply with any terms of this Agreement, then this Agreement shall, at the sole option of the Land Bank, be rendered null and void, where upon all rights of the Developer hereunder shall terminate, and the Land Bank shall be entitled to exclude Developer from the premises and retain possession of said real estate and enter into an agreement with another Developer to complete development of the premises. Upon said election, all parties shall be released from further liability hereunder. If the Land Bank does not exercise its option to terminate this Agreement as set further above, the Land Bank may pursue such other rights and remedies as it may have and shall be entitled to in law and in equity.

ASSIGNMENT

The Developer shall not have right or authority to sell or convey any interest in the above described real estate prior to closing without the prior written consent of the Land Bank.

BINDING NATURE

This Agreement shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties.

ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement of the parties hereto and any prior oral or written agreement or understanding between the parties relating to the work described above is merged herein and shall be of no separate force and effect and this Agreement shall only be changed, modified, or discharged by written agreement signed by each party hereto.

EXCLUSIVE LAW AND VENUE

Developer agrees that this Agreement shall be governed by Kansas law and consents to the exclusive jurisdiction and venue of the Crawford County, Kansas District Court for any dispute that may arise out of, or under, this Agreement.

DRAFT

COUNTERPARTS

This Agreement shall be executed in two (2) counterparts, each of which shall constitute an original.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

Pittsburg Land Bank, Pittsburg, Kansas.

By: DRAFT COPY – DO NOT SIGN
Brian K. Jones
Vice-Chairperson, Pittsburg Land Bank

State of Kansas, Crawford County } ss.

This instrument was acknowledged before me on the 31st day of August, 2020, by Brian K. Jones, as Vice-Chairperson of the Pittsburg Land Bank.

Notary Public

My appointment expires:

By: DRAFT COPY – DO NOT SIGN
Charles J. Jordan

By: DRAFT COPY – DO NOT SIGN
Deborah Jordan

State of Kansas, Crawford County } ss.

This instrument was acknowledged before me on the 31st day of August, 2020, by Charles J. Jordan and Deborah Jordan.

Notary Public

My appointment expires:



Questions about this plan? Visit [Eplans.com](https://www.eplans.com) today or call 1-800-528-8070

View plan at <https://www.eplans.com/plan/1222-square-feet-3-bedroom-2-00-bathroom-0-garage-sp164872>

Plan 84-512



1222 sq/ft 3 beds 2 baths 29' 10" wide 46' 2" deep



Pricing

Plan Set

PDF Set	\$750.00
5 Copy Set	\$800.00
8 Copy Set	\$900.00
Reproducible Set	\$900.00
CAD Set	\$1400.00
Single Set	\$625.00

Foundation

Crawlspace	+\$0.00
Slab	+\$0.00

Right-Reading Reverse

Each	+\$200.00
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Additional Construction Sets

Each Additional Set	+\$50.00/each
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Audio Video Design

Each	\$100.00
------	----------

Construction Guide

Each	\$39.00
------	---------

Lighting Design

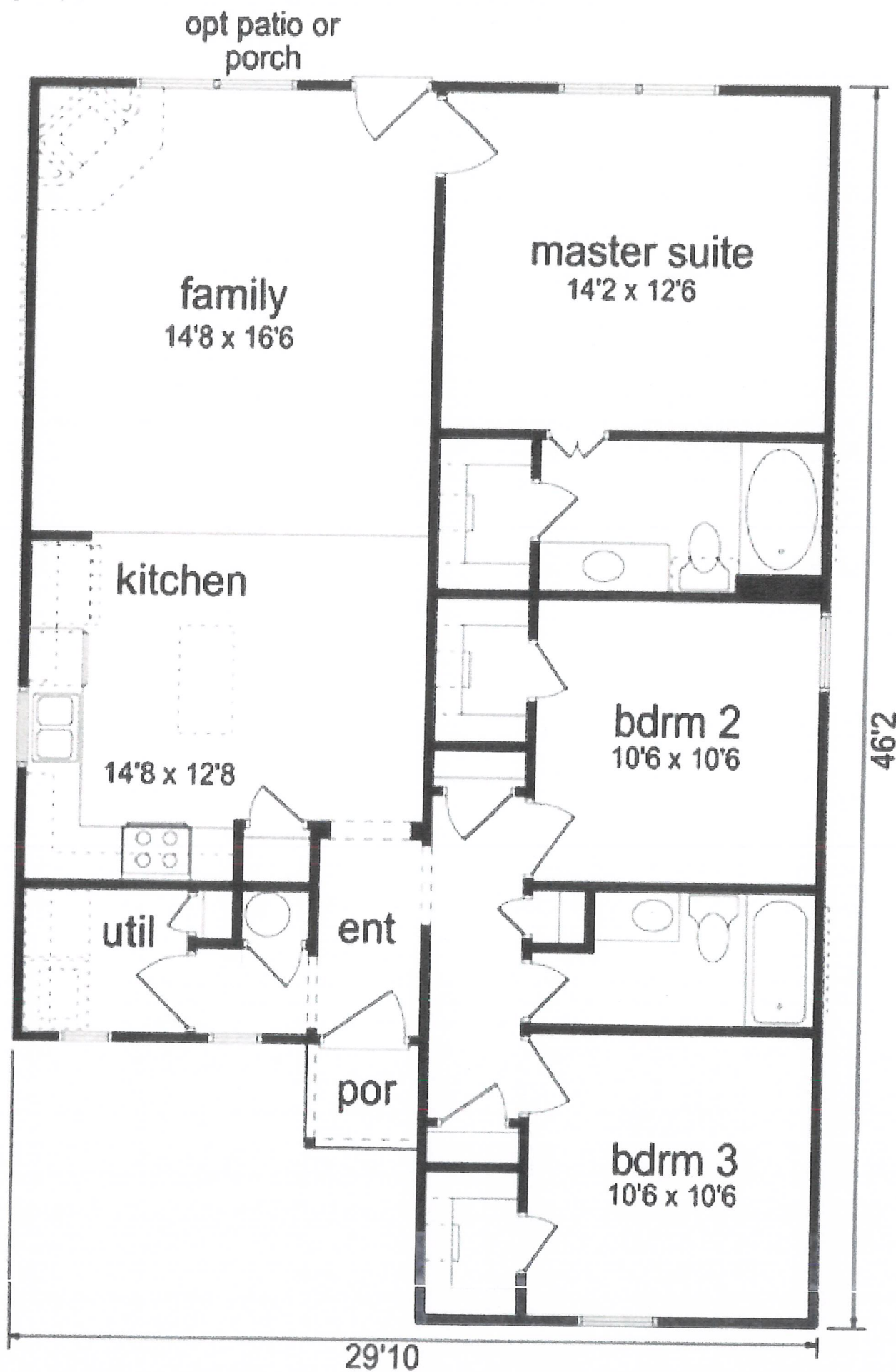
Each	\$100.00
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Mirror Reversed Sets

Each Additional Set	+\$75.00
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FULL SPECS & FEATURES

DIMENSION	Depth : 46' 2" Height : 16' Width : 29' 10"
AREA	First Floor: 1222 sq/ft height 9' Porch: 16 sq/ft <i>*Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.</i>
CEILING	Main Ceiling : 9'
ROOF	Primary Pitch : 6:12 Roof Framing : stick Roof Type : gable
EXTERIOR WALL FRAMING	Exterior Wall Finish : siding, wood shingles Framing : 2"x4"
BEDROOM FEATURES	Walk In Closet
ADDITIONAL ROOM FEATURES	Family Room Keeping Room
LOT CHARACTERISTICS	Suited For Narrow Lot
OUTDOOR SPACES	Covered Front Porch
MORE	Economical To Build Suited For Vacation Home
CODE COMPLIANCE	Irc 2003
ROOMS	Bedroom 2: 110 sq/ft width 10' 6" x depth 10' 6" Bedroom 3: 110 sq/ft width 10' 6" x depth 10' 6" Family Room: 242 sq/ft width 14' 8" x depth 16' 6" Kitchen: 185 sq/ft width 14' 8" x depth 12' 8" Master Suite: 177 sq/ft width 14' 2" x depth 12' 6"



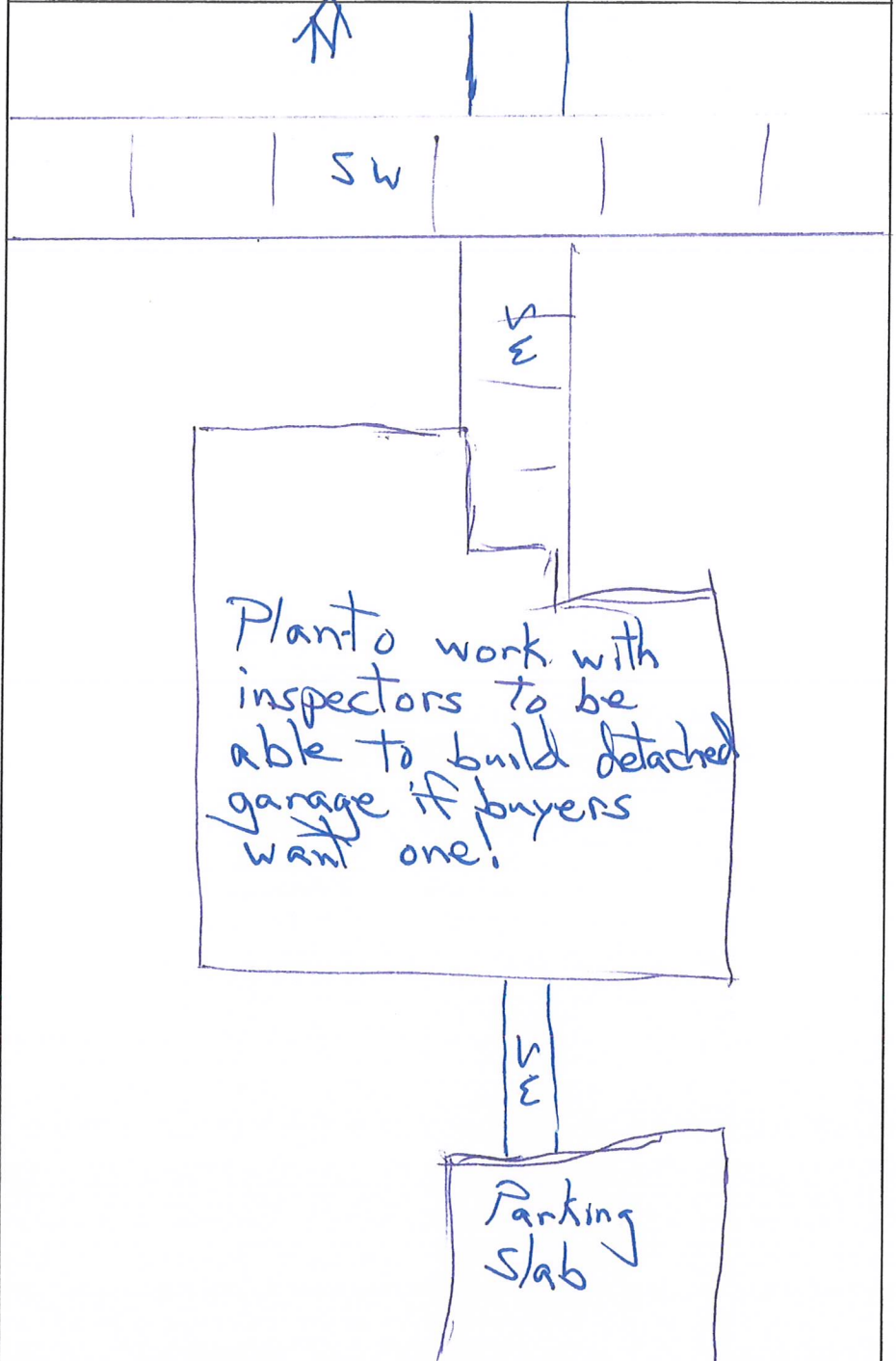
LAND USE REVIEW FORM

Property Address: 103 W Monroe	Current Zone: R-2	Lot Size: 40' x 140'
---------------------------------------	--------------------------	-----------------------------

Description of Proposed Structure:

New home

Draw footprint of structure(s) below. Indicate property lines, abutting roads, and alleys. Show setback measurements in feet. Please indicate North in drawing.



Description of Land Use (if no structures are planned):

OFFICIAL USE ONLY

Reviewed By: _____

Date: _____

Comments: _____

BEVERLY J. GAINES
Chairman of the Board
& Vice President
M. D. JEFFERS
President / CEO

FIRST NATIONAL BANK
IN FREDONIA

P.O. BOX 190
FREDONIA, KANSAS 66736

MIKE DOUGLAS
Exec. Vice President
CURTIS A. AYLLOR
Vice President
KATHY RUDD
Asst. VP

June 25, 2020

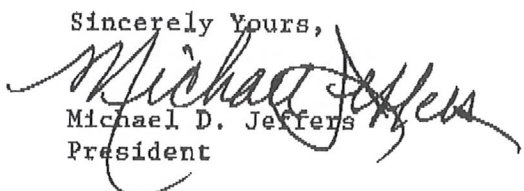
City of Pittsburg
Pittsburg Land Bank
216 N Broadway
Pittsburg, Kansas 66762

RE: Charles J. Jordan and Debra Jordan

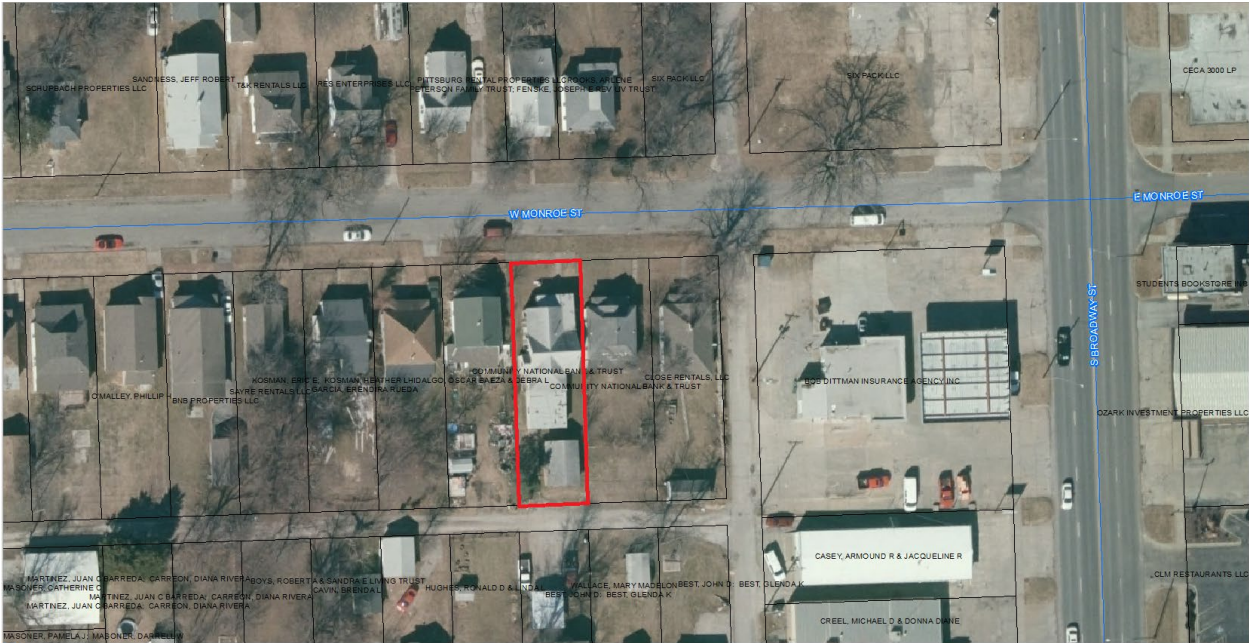
This letter will assure you that Mr and Mrs. Jordan have credit available to them from First National Bank in Fredonia. We have had business with these folks for many years and they are reliable and valued customers.

Should you have any questions, please call.

Sincerely Yours,


Michael D. Jeffers
President

Internal Number:	046	Land Value:	\$4,500
PIN:	019-209-30-0-40-16-004.00-0	Building Value:	\$0
Address:	105 W Monroe	Total Value:	\$4,500
Zoning:	R-2: Two Family Residential	Lot Size:	40' x 140'
Property Class:	A: Properties w/ Structures	Proposed Use:	A3: Requires Demo



Purchase Offer Information Sheet

Property Address: 105 W Monroe Internal Number: 046

Purchaser Information

Purchaser Name:	Charles & Deborah Jordan	Date Offer Received:	6/10/2020
Purchaser Phone #:	620-231-4446 - Jim 620-249-4345 - Deb	Pittsburg Resident:	Yes
Purchaser Email:	djeck@cox.net		
Purchaser Address:	918 S Walnut Pittsburg, KS 66762		

Purchaser Background

Codes Violations: <i>List date and violation</i>	• 918 S Walnut: 8/9/2016 - Missing sidewalk • 703 W Kansas: 12/16/2013 - Pile of limbs • 703 W Kansas: 12/7/2015 – Appliances/Trash • 701 E Madison: NONE • 517 W Kansas: 9/21/2015 – Grass/Weeds • 109 N Elm: NONE • 00000 Alley: NONE • 103 E Monroe: NONE
Tax Delinquencies: <i>List address, year, and amount</i>	• None Found

Property Information

Adjacent to Purchaser's Property?:	☐ Yes ☒ No
Intended Use	
Residential	3-bedroom, 2-bathroom, 1,200 sq. ft. single-family home
☒ Owner-Occupied:	
☐ Renter-Occupied:	
Non-Residential	<i>Comments:</i>
☐ Business/Commercial:	
☐ Vacant:	
☐ Parking:	
☐ Accessory:	
Neighborhood	
Is the intended use similar in characteristic?:	☒ Yes ☐ No
Will the intended use complement surrounding structures?:	☒ Yes ☐ No
Comments:	

Financial Information

Appraisal Value of Land:	\$4,500		
Appraisal Value of Building:	\$0		
Appraisal Value Total:	\$4,500		
Land Bank Costs:	\$965.48		
Land Bank Asking Price:	\$3,375		
Offer from Purchaser:	\$100		
Estimated Cost of Improvement:	\$5,000+	Proof of Funds:	☒ Yes ☐ No
<i>**If the Estimated Cost of Improvement is greater than \$5,000, proof of available funds must be provided.**</i>			
Additional Comments:			



Pittsburg Land Bank DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, hereinafter referred to as “Agreement”, made this 31st day of August, 2020, by and between, the City of Pittsburg’s Land Bank, hereinafter referred to as “Land Bank” and Charles and Deborah Jordan, hereinafter referred to as “Developer”, whose address is 918 S Walnut, Pittsburg, KS 66762.

Land Bank hereby covenants and agrees that for the sum of \$100.00 (one-hundred dollars and zero cents) and if the Developer shall perform the covenants and agreements hereinafter mentioned on the Developer’s part to be performed, then the City will cause to be conveyed to the Developer, in fee simple, clear of all encumbrances, except for easements and restrictions of record, by a municipal warranty deed, to the following described property in Pittsburg, Crawford County, Kansas, to-wit:

105 W Monroe;

The legal description of which is: Lot Fifteen (15) in Block Four (4) in Hyde and Jackson’s Addition to the City of Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

Restrictions and covenants placed upon the property by the Land Bank and the City of Pittsburg, Kansas are attached hereto, incorporated herein and made a part hereof.

Developer hereby covenants that it will contract with duly licensed construction professionals within the City of Pittsburg, Kansas and will insure they hold licensure in good standing during construction of the development that is the subject of this Agreement.

DEFINITIONS

The following definitions will apply throughout this Agreement:

- **Land Bank:** The Pittsburg Land Bank is an independent agency and instrumentality of the City of Pittsburg, Kansas, with the primary responsibility and authority to efficiently acquire, hold, manage, transform, and convey surplus City properties and other abandoned, tax-foreclosed, or otherwise underutilized or distressed properties in order to convey these properties into productive use.
- **Developer:** The Developer is the person or persons who will be responsible for the construction of the agreed Development on the real estate. The Developer is responsible for any contractors or sub-contractors hired to complete the construction process.
- **Financer:** The individual or institution that provides financial backing for the development.

- **Building Services:** The City of Pittsburg's Building Services employees, including the Building Official and Building Inspectors.

CONSIDERATION

Developer agrees to commence the construction of a three-bedroom, two-bathroom, 1,200 sq. ft. single-family home upon the above described real estate no later than 365 (three-hundred and sixty-five) days of the date of entering into this Agreement, and complete construction, including a Certificate of Occupancy being issued, within 545 (five-hundred and forty-five) days from the date of entering into this Agreement. Developer further agrees that the three-bedroom, two-bathroom, 1,200 sq. ft. single-family home, hereinafter referred to as the "Development", shall include the following:

A three-bedroom, two-bathroom, 1,200 sq. ft. single-family home. See attached site plans.

All drawings and construction plans shall be approved by the City of Pittsburg's Building Services Department. No changes shall be made to the construction plans and drawings without the prior written approval of the City of Pittsburg.

DEED

The deed shall be delivered to Developer upon receipt of payment for the above described real estate, receipt of proof of financing necessary to construct the Development, and execution of this Agreement.

INSURANCE

Developer shall procure, obtain and maintain insurance to protect the Developer, as well as the Land Bank and each parties' agents, officials, officers, and employees from damages resulting from errors, omissions and negligent acts of Developer, its agents, officers, employees and subcontractors in the performance of the work to be performed pursuant to this Agreement. The policies of insurance shall include as a minimum:

A) Worker's Compensation and Employer Liability coverage with an "all states" endorsement. Said insurance policies shall also cover claims for injury, disease or death of employees arising out of and in the course of their employment, which, for any reason, may not fall within the provisions of the Workman's Compensation Law. The liability limit shall not be less than:

Workman's Compensation – Statutory
Employer's Liability - \$500,000.00 each occurrence

B) Motor vehicle liability coverage of at least \$1,000,000.00 combined single limits liability coverage for bodily injury, death, personal injury or property damage; and

C) A comprehensive commercial general liability policy, including an endorsement for products liability and completed operations, protecting against all claims arising from injury or death to persons (other than Developer's employees) or damage to property of the Land Bank or others arising out of any error, omission or negligent act of Developer,

its agents, officers, employees or subcontractors in connection with Developer's work pursuant to this Agreement. The liability limit shall not be less than \$1,000,000.00 per occurrence for bodily injury, death and property damage.

Satisfactory certificates of insurance shall be filed with the City Clerk prior to the Developer performing work on the premises. No policy insuring only "claims made" during its policy term will be acceptable. In addition, insurance policies applicable hereto shall contain a provision providing that the Land Bank shall be given thirty (30) days advance written notice by any insurance company before such policy is substantially changed or cancelled.

INDEMNIFICATION AND HOLD HARMLESS

The Developer expressly agrees and covenants that it will hold and save harmless and indemnify the Land Bank and its agents, officials, officers, employees and authorized representatives from any and all causes of action, penalties, fines, losses, costs, liabilities, expenses, attorney fees, suits, judgments and damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of this Agreement by the Developer, its employees and subcontractors.

The Developer shall also insert in its contracts with each subcontractor a clause that requires the subcontractor to also indemnify and hold harmless the Land Bank and its agents, officials, officers, employees and authorized representatives from any and all causes of action, penalties, fines, losses, costs, liabilities, expenses, attorney fees, suits, judgments and damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of all subcontracts by the subcontractor and its employees.

FINANCING

Financing for this Development is provided by First National Bank, PO Box 190, Fredonia, KS 66735. If Developer fails to meet the terms of this Agreement, the Financer has first option to take ownership of the real estate, including any improvements made to the real estate by the Developer.

Should Developer fail to commence construction of the Development within 365 (three-hundred and sixty-five) days of entering into this Agreement, then the transfer of the above-described real estate shall be rendered null and void and Developer shall convey the real estate back to the Land Bank by warranty deed.

The Developer will submit to the Land Bank a copy of the permit for temporary electrical service for the period of construction. This permit shall serve as evidence of commencement of construction. The Land Bank will provide a copy of the permit as well as a letter verifying the commencement of construction of the Development to the Financer.

TAXES

Taxes and assessments on the above-described real estate shall be paid by the Developer from the date this Agreement is executed and going forward.

PLAN APPROVAL AND INSPECTION

The Developer is responsible for submitting plans to Building Services, obtaining the appropriate permits, and working with Building Services staff to schedule and conduct appropriate inspections.

SITE INFRASTRUCTURE

Permits are required from Building Services for the construction of any subsurface structure designed to collect or transport storm and/or sanitary wastewater. The Developer is responsible for obtaining any applicable permits related to the construction of water and/or sanitary sewer lines. The Developer is responsible for any costs associated with the placement of sewer taps at the construction site. The Developer is responsible for any costs related to the inspection of such structures.

TREES

The Developer shall not remove any trees from the premises without the prior written approval of the Land Bank.

CURBING AND SIDEWALKS

The Developer agrees to install sidewalk(s) along Monroe street where needed; these sidewalks will follow the design standards as described in the Typical Sidewalk Specifications document. If the existing sidewalk(s) is damaged, the Developer agrees to replace it with a sidewalk(s) that follows the design standards as described in the Typical Sidewalk Specifications document. If the existing curbing is damaged, the Developer agrees to replace it with curbing that follows the design standards as described in the Private Driveway Specifications document. The Developer also agrees to follow the design standards for driveway approaches, as described in the Private Driveway Specifications document.

DEFAULT

In the event Developer fails to comply with any terms of this Agreement, then this Agreement shall, at the sole option of the Land Bank, be rendered null and void, where upon all rights of the Developer hereunder shall terminate, and the Land Bank shall be entitled to exclude Developer from the premises and retain possession of said real estate and enter into an agreement with another Developer to complete development of the premises. Upon said election, all parties shall be released from further liability hereunder. If the Land Bank does not exercise its option to terminate this Agreement as set further above, the Land Bank may pursue such other rights and remedies as it may have and shall be entitled to in law and in equity.

ASSIGNMENT

The Developer shall not have right or authority to sell or convey any interest in the above described real estate prior to closing without the prior written consent of the Land Bank.

BINDING NATURE

This Agreement shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties.

ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement of the parties hereto and any prior oral or written agreement or understanding between the parties relating to the work described above is merged herein and shall be of no separate force and effect and this Agreement shall only be changed, modified, or discharged by written agreement signed by each party hereto.

EXCLUSIVE LAW AND VENUE

Developer agrees that this Agreement shall be governed by Kansas law and consents to the exclusive jurisdiction and venue of the Crawford County, Kansas District Court for any dispute that may arise out of, or under, this Agreement.

DRAFT

COUNTERPARTS

This Agreement shall be executed in two (2) counterparts, each of which shall constitute an original.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

Pittsburg Land Bank, Pittsburg, Kansas.

By: DRAFT COPY – DO NOT SIGN
Brian K. Jones
Vice-Chairperson, Pittsburg Land Bank

State of Kansas, Crawford County } ss.

This instrument was acknowledged before me on the 31st day of August, 2020, by Brian K. Jones, as Vice-Chairperson of the Pittsburg Land Bank.

Notary Public

My appointment expires:

By: DRAFT COPY – DO NOT SIGN
Charles J. Jordan

By: DRAFT COPY – DO NOT SIGN
Deborah Jordan

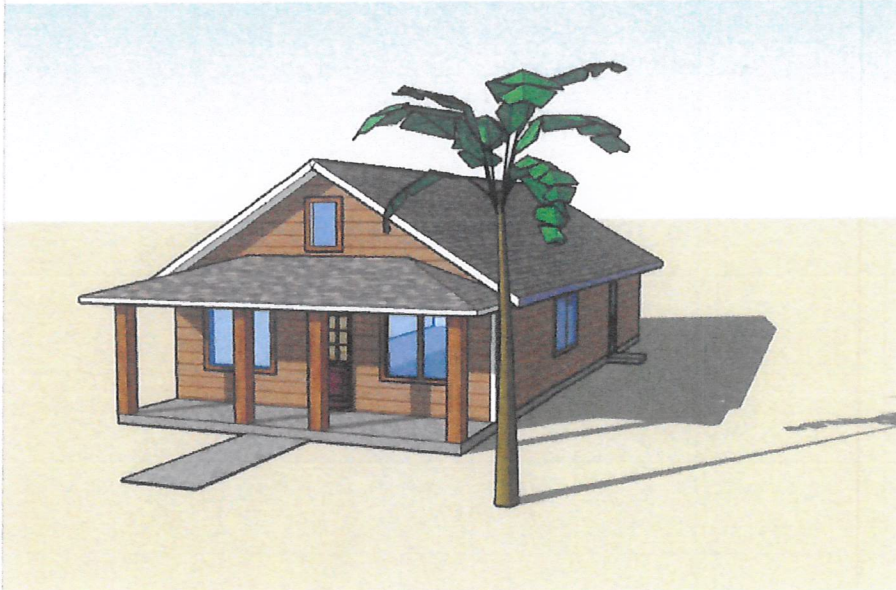
State of Kansas, Crawford County } ss.

This instrument was acknowledged before me on the 31st day of August, 2020, by Charles J. Jordan and Deborah Jordan.

Notary Public

My appointment expires:

Plan 423-49



1200 sq/ft, 3 beds, 2 baths, 25' wide, 48' deep



Pricing

Plan Set

PDF Set	\$700.00
5 Copy Set	\$800.00
CAD Set	\$1400.00
Single Set	\$600.00

Foundation

Crawlspace	+\$0.00
Slab	+\$0.00
Basement	+\$250.00
Daylight Basement	+\$250.00

Right-Reading Reverse

Each	+\$0.00
------	---------

Additional Construction Sets

Each Additional Set	+\$50.00/each
---------------------	---------------

Audio Video Design

Each	\$100.00
------	----------

Construction Guide

Each	\$39.00
------	---------

Lighting Design

Each	\$100.00
------	----------

House Features

Main Floor Bedrooms	Mud Room
Main Floor Master Bedroom	Suited For Narrow Lot
Walk In Closet	Covered Front Porch
Eating Bar	Economical To Build
Mud Room	

Styles Classifications

Cottage	Craftsman
Bungalow	

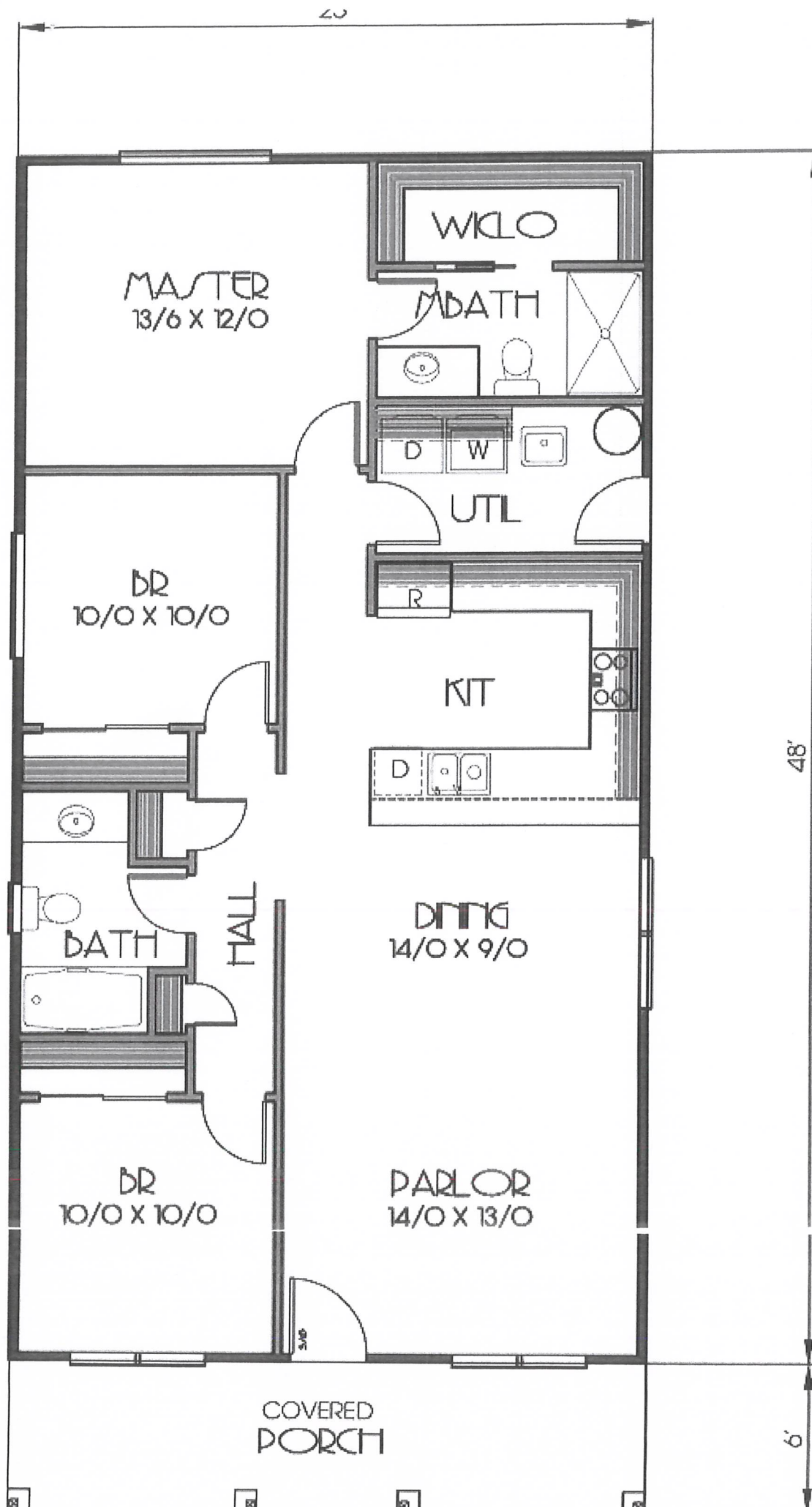
Specifications

Lower Floor	1200 sq/ft
Porch	150 sq/ft

Depth	48'
Height	16'
Width	25'

Primary Pitch	7:12
Roof Framing	Truss
Secondary Pitch	4:12

Main Ceiling	8'
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LAND USE REVIEW FORM

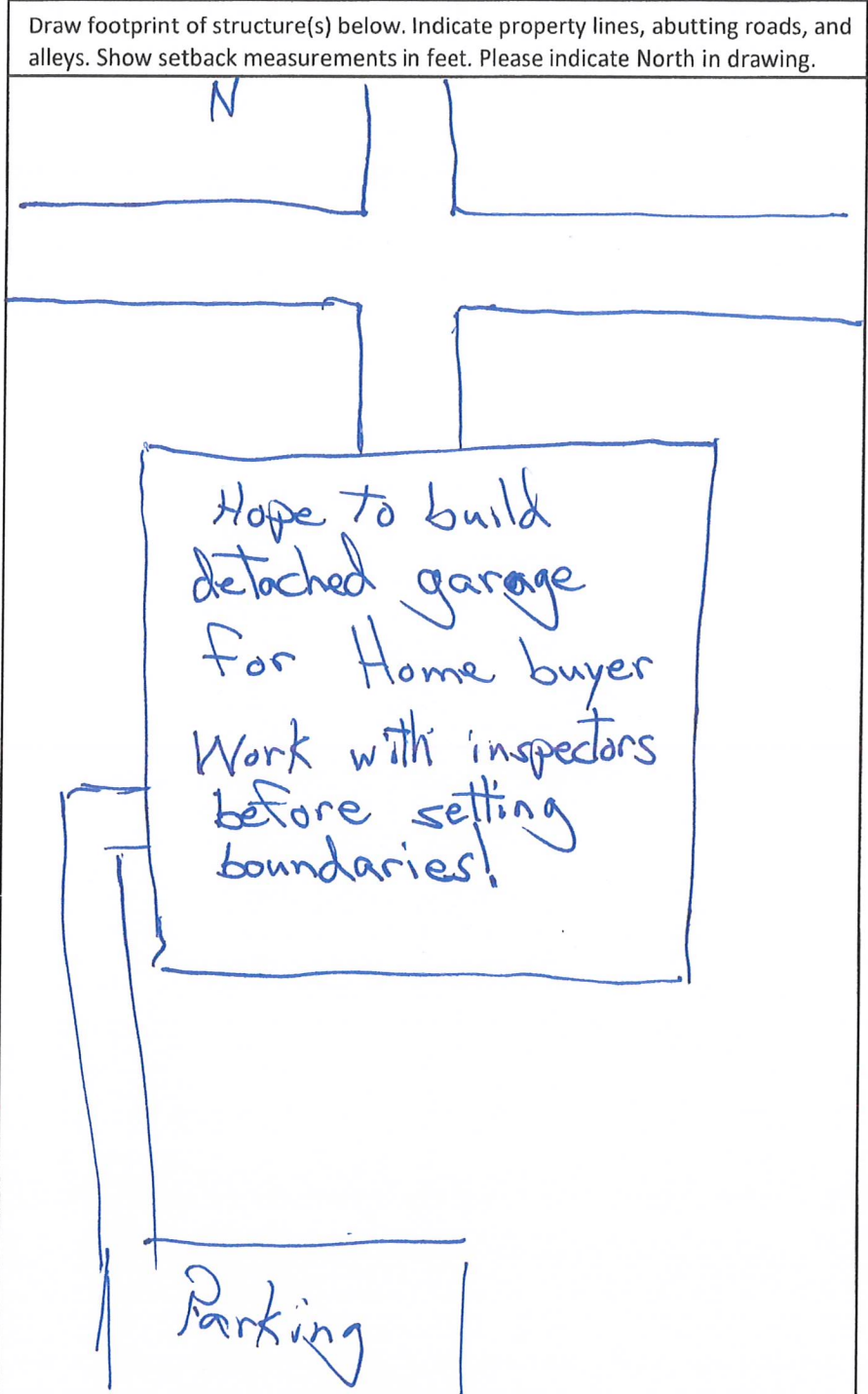
Property Address: <u>105 W Monroe</u>	Current Zone: R-2	Lot Size: 40' x 140'
---------------------------------------	-------------------	----------------------

Description of Proposed Structure:
<u>New Home</u>

Description of Land Use (if no structures are planned):

OFFICIAL USE ONLY	
Reviewed By:	
Date:	
Comments:	

Draw footprint of structure(s) below. Indicate property lines, abutting roads, and alleys. Show setback measurements in feet. Please indicate North in drawing.



N

Hope to build detached garage for Home buyer Work with inspectors before setting boundaries!

Parking

BEVERLY J. GAINES
Chairman of the Board
& Vice President
M. D. JEFFERS
President / CEO

FIRST NATIONAL BANK
IN FREDONIA

P.O. BOX 190
FREDONIA, KANSAS 66735

MIKE DOUGLAS
Exec. Vice President
CURTIS A. AYLER
Vice President
KATHY RUDD
Asst. VP

June 25, 2020

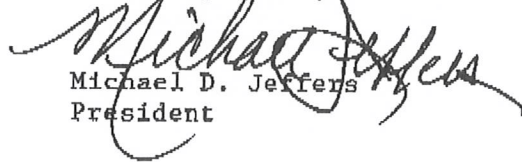
City of Pittsburg
Pittsburg Land Bank
216 N Broadway
Pittsburg, Kansas 66762

RE: Charles J. Jordan and Debra Jordan

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Should you have any questions, please call.

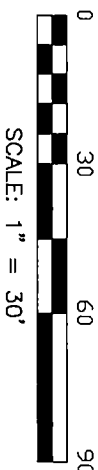
Sincerely Yours,


Michael D. Jeffers
President

Internal Number:	001	Land Value:	\$10,790
PIN:	019-204-19-0-40-50-003.00-0	Building Value:	\$0
Address:	113 W 5th	Total Value:	\$10,790
Zoning:	CP-4: Central Business Dist.	Lot Size:	72.8' x 90'
Property Class:	B: Vacant Buildable	Proposed Use:	B1: Infill Commercial



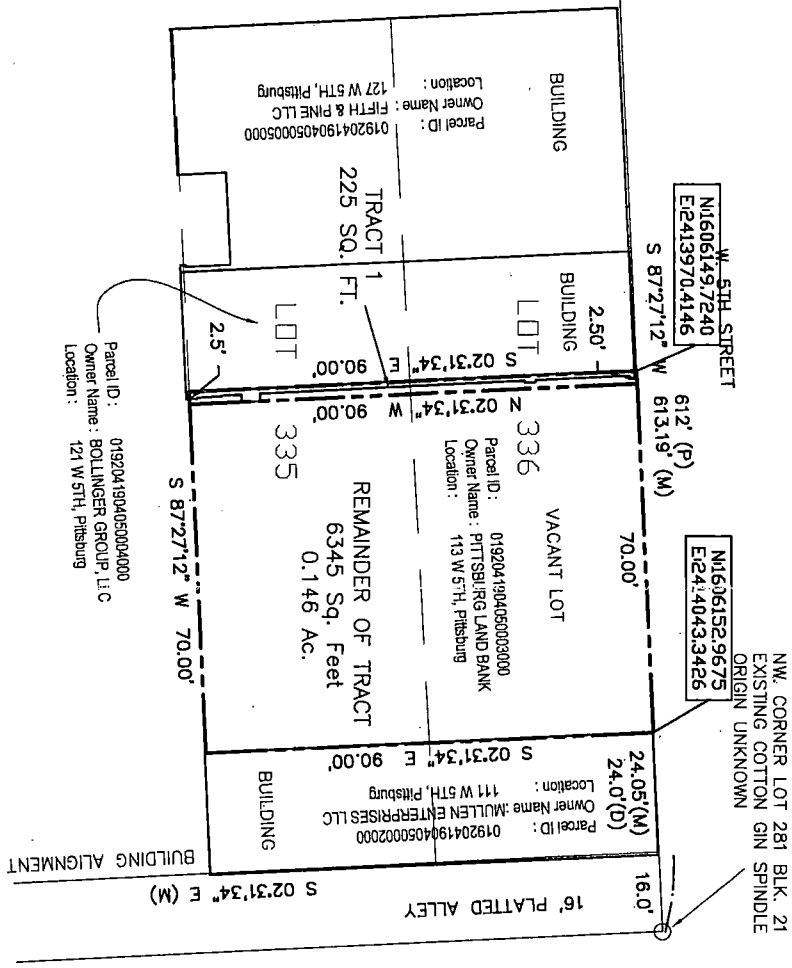
8 0 1 2 0 7 6
Tx: 4007595



0642-0784
SANDY CASEY
CRAWFORD COUNTY REGISTER
GIRARD, KS
RECORDED ON: 06/08/2020 10:05:43 AM
INDEBT: 0.00
RECORDING FEE 17.00
TECHNOLOGY FEE 3.00
HERITAGE TRUST FEE 1.00
TOTAL: 21.00
PAGES: 1



NW CORNER LOT 424 BLK. 20
EXISTING 1/2" IRON PIPE
PER SURVEYS BY LS 1046
& LS 823



SURVEY REVIEW
This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

Rodney R. Zinn
Ronald K. Albertini, LS 823

SURVEYOR'S CERTIFICATION

I, Rodney R. Zinn, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on May 19, 2020 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.



SURVEYOR'S NOTES

- The bearings shown hereon are based upon the Kansas State Plane Coordinate System, South Zone.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground nor above ground utilities were located or shown on this survey.
- Distances along the North were provided from existing monumentation and are measured from field devices unless otherwise noted.
- Set Chiseled "+" marks along the North side of Buildings. Lot Split not set in conc.
- Scant boundary monumentation information found in block. Extended East and West and found some aligning monuments. Utilized building Alignments in block to establish East-West placement, due to Zero (0) setback of buildings.

BOUNDARY DESCRIPTION

PARENT DEED BOOK 635 PAGE 741
All that part of Lots Numbered Three hundred thirty five (335) and Three hundred thirty six (336) in Block Number Twenty One (21) in the Town of Pittsburg, (Now the City of Pittsburg, Kansas), according to the recorded Plat thereof, bounded and described as follows:
Beginning at a point Twenty Four (24) feet West of the Northeast corner of said Lot Number Three Hundred Thirty Six (336), and running thence West Seventy Two feet and Ten (10) inches, thence South Ninety (90) feet, thence East Seventy Two feet and Ten (10) inches, thence North Ninety (90) feet, to the place of beginning.
TRACT 1 (Written by Rodney R. Zinn, LS 1559, 5-20-2020)
The West 2.50 feet of the East 97.05 feet of Lots Numbered Three hundred thirty five (335) and Three hundred thirty six (336) in Block Number Twenty One (21) in the Town of Pittsburg, (Now the City of Pittsburg, Kansas), according to the recorded Plat thereof.

LEGEND

- Existing Iron Rod
- Origin Unknown (unless noted)
- Set 1/2"x24" Iron Rod/Cap (unless otherwise noted)
- Section Corner
- Origin Unknown (unless noted)
- Boundary Line
- Fence line
- General Land Office (GLO)
- Measured Dimension
- Deed Dimension
- Plat Dimension
- Right of Way

**BOUNDARY SURVEY of a portion of
LOTS 335 & 336, BLOCK 21
TOWN OF PITTSBURG
CRAWFORD COUNTY, KANSAS**

CORNERSTONE
Regional Surveying, LLC
Serving Kansas, Missouri & Oklahoma
111A W. 4th Street, Pittsburg, KS 66762 Ph: 620-235-1166

DRAWN BY: DLB
CHECKED BY: RRZ
DATE: 5-20-2020
REVISION DATE: N/A
JOB NO. 4-2003070-K
REF. JOB NO. 4-0603126-K
PREPARED FOR:
CITY OF PITTSBURG