



SCALE IN FEET
BEARINGS BASED ON GEODETIC NORTH
MAXIMUM CLOSURE CALCULATION
TRACT A = 1/11775880.714
TRACT B = 1/3946663.333

REFERENCE DOCUMENTS:

DEED BOOK 253, PAGE 612
DEED BOOK 402, PAGE 210-211
DEED BOOK 216, PAGE 558
KS HISTORICAL SOCIETY REFERENCE REPORTS
EXHIBIT A: FIRST AMERICAN TITLE INSURANCE COMPANY
#2269560
SURVEY BY L. FRANK YOUNG 4-11-2018
SURVEY BY JOHN A. GEORGE 8-20-2018

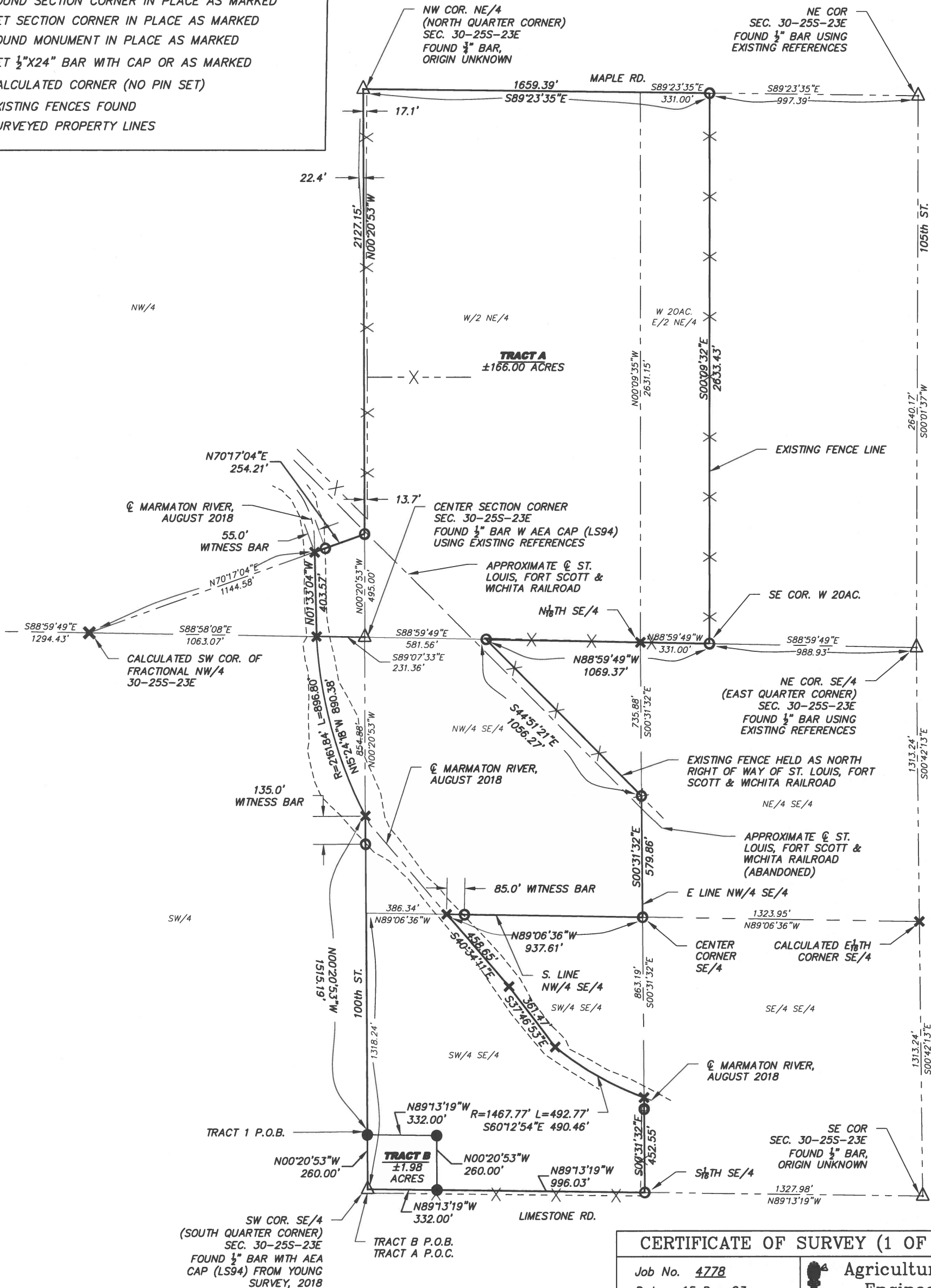
GENERAL NOTES:

NO GAPS OR OVERLAPS FOUND.
EASEMENTS, SETBACKS, AND OTHER
ENCUMBRANCES OF RECORD ARE NOT
SHOWN BY SPECIFIC AGREEMENT WITH
CLIENT.

RESERVED FOR REGISTER OF DEEDS OFFICE USE

LEGEND

- △ - FOUND SECTION CORNER IN PLACE AS MARKED
- ▲ - SET SECTION CORNER IN PLACE AS MARKED
- - FOUND MONUMENT IN PLACE AS MARKED
- - SET 1/2"X24" BAR WITH CAP OR AS MARKED
- ✕ - CALCULATED CORNER (NO PIN SET)
- ✕ --- EXISTING FENCES FOUND
- SURVEYED PROPERTY LINES



CERTIFICATE OF SURVEY (1 OF 2)

Job No. 4778
Date: 15 Dec 23
Drawn By: MJC
Ordered By: Shawn Bates
Date of Field Work: 13 Dec 23



Agricultural
Engineering
Associates

1000 Promontory Drive
Uniontown, Kansas 66779
620-756-1000

A PRIVATE SURVEY WAS COMPLETED 20 DECEMBER 2023 FOR MR. SHAWN BATES OF 2 TRACTS LOCATED IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 23 EAST, BOURBON COUNTY, KANSAS.

PARENT TRACT:
TRACTS 1 AND 2 OF SURVEY BY JOHN A. GEORGE ON 27 AUGUST 2018.

TRACT A AND B, DERIVED FROM THE PARENT TRACTS DESCRIBED ABOVE, IS THUS DESCRIBED AS FOLLOWS:

TRACT A:
A TRACT OF LAND LOCATED IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 23 EAST OF THE 6TH PRINCIPAL MERIDIAN, BOURBON COUNTY, KANSAS, FURTHER DESCRIBED BY JOHN A GEORGE, KANSAS LICENCE #LS-994 ON 20 DECEMBER 2023:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE N00°20'53"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING A DISTANCE OF 260.00 FEET;

THENCE N00°20'53"W ALONG THE WEST LINE OF SAID QUARTER TO THE CENTERLINE OF THE MARMATON RIVER A DISTANCE OF 1519.19 FEET;

THENCE CONTINUING ON SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 2161.84 FEET WITH AN ARC LENGTH OF 896.80 FEET ON A CHORD OF N15°24'18"W A DISTANCE OF 890.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE N01°33'04"W ON SAID CENTERLINE A DISTANCE OF 403.57 FEET;

THENCE N70°17'04"E TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 254.21 FEET;

THENCE N00°20'53"W ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER A DISTANCE OF 2127.15 FEET;

THENCE S89°23'35"E ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE EAST LINE OF THE WEST 20 ACRES OF THE EAST HALF OF SAID NORTHWEST QUARTER A DISTANCE OF 1659.39 FEET;

THENCE S00°09'32"E ALONG THE EAST LINE OF SAID WEST 20 ACRES TO THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2633.43 FEET;

THENCE N88°59'49"W ON THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED SAINT LOUIS, FORT SCOTT AND WICHITA RAILROAD A DISTANCE OF 1069.37 FEET;

THENCE S44°51'21"E ON THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1056.27 FEET;

THENCE S00°31'32"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE CENTER CORNER OF THE SOUTHEAST QUARTER A DISTANCE OF 579.86 FEET;

THENCE N89°06'36"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE CENTERLINE OF THE MARMATON RIVER A DISTANCE OF 937.61 FEET;

THENCE S40°34'11"E ON SAID CENTERLINE A DISTANCE OF 458.65 FEET; THENCE S37°46'53"E ON SAID CENTERLINE A DISTANCE OF 361.47 FEET;

THENCE CONTINUING ON SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1467.77 FEET AND AN ARC LENGTH OF 492.77 FEET ON A CHORD OF S60°12'54"E A DISTANCE OF 490.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE S00°31'32"E ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 452.55 FEET;

THENCE N89°13'19"W ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 996.03 FEET;

THENCE N00°20'53"E A DISTANCE OF 260.00 FEET; THENCE N89°13'19"W TO THE POINT OF BEGINNING A DISTANCE OF 332.00 FEET.

TRACT A CONTAINS 166.00 ACRES, MORE OR LESS.

TRACT B:
A TRACT OF LAND LOCATED IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 23 EAST OF THE 6TH PRINCIPAL MERIDIAN, BOURBON COUNTY, KANSAS, FURTHER DESCRIBED BY JOHN A GEORGE, KANSAS LICENCE #LS-994 ON 13 DECEMBER 2023:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE N00°20'53"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 260.00 FEET;

THENCE S89°13'19"E A DISTANCE OF 332.00 FEET;

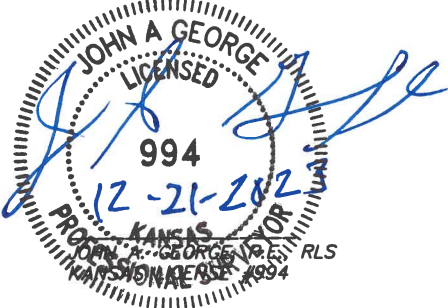
THENCE S00°20'53"E A DISTANCE OF 260.00 FEET;

THENCE N89°13'19"W TO THE POINT OF BEGINNING A DISTANCE OF 332.00 FEET.


TRACT B CONTAINS 1.98 ACRES MORE OR LESS.

COMMENTS:
THIS SURVEY COMBINES TRACTS 1 AND 2 OF THE AUGUST, 2018 SURVEY, AND DESCRIBES A 1.98 ACRE TRACT IN THE SOUTHWEST CORNER OF THE COMBINED TRACTS. RAILROAD RIGHT-OF-WAY MENTIONED ABOVE IS ABANDONED. DEED EXCEPTING 6 ACRES NORTHEAST OF RAILROAD RIGHT-OF-WAY ALSO EXCEPTS ENTIRE RIGHT-OF-WAY, HOWEVER, DEED 216, PAGE 558 (RAY COWAN, ET.AL) STATES "ALL THAT PART OF THE SOUTHEAST QUARTER WHICH LIES NORTH OF THE RIGHT-OF-WAY OF THE MISSOURI, PACIFIC RAILROAD". BECAUSE OF THIS AND EXISTING PROPERTY LINES, I MARKED THE NORTH RIGHT-OF-WAY FENCE AS THE DEED AND POSSESSION LINE WITH ALL THE ABANDONED RIGHT-OF-WAY BEING POSSESSED BY THE ABOVE TRACT A. ALL CENTERLINE OF MARMATON RIVER POINTS REPRESENT LOCATION OF CENTERLINE OF SAID RIVER ON THE ORIGINAL SURVEY OF AUGUST 2018. PARENT DEEDS, DESCRIBE TO CENTERLINE OF RIVER SO THAT PROPERTY LINE IS SUBJECT TO CHANGE AS SAID RIVER CENTERLINE CAN NATURALLY CHANGE THRU TIME.

I, JOHN A. GEORGE, DO HEREBY CERTIFY THE ABOVE SURVEY WAS CONDUCTED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



This survey has been reviewed pursuant to KSA 58-2005 and is in compliance with this act. No other warranties are extended or implied.
Approved:
L. FRANK YOUNG, RLS960
Date: 12-19-23

CERTIFICATE OF SURVEY 2 OF 2)		
Job No. <u>4778</u>		Agricultural Engineering Associates 1000 Promontory Drive Uniontown, Kansas 66779 620-756-1000
Date: <u>15 Dec 23</u>		
Drawn By: <u>MJC</u>		
Ordered By: <u>Shawn Bates</u>		
Date of Field Work: <u>13 Dec 23</u>		