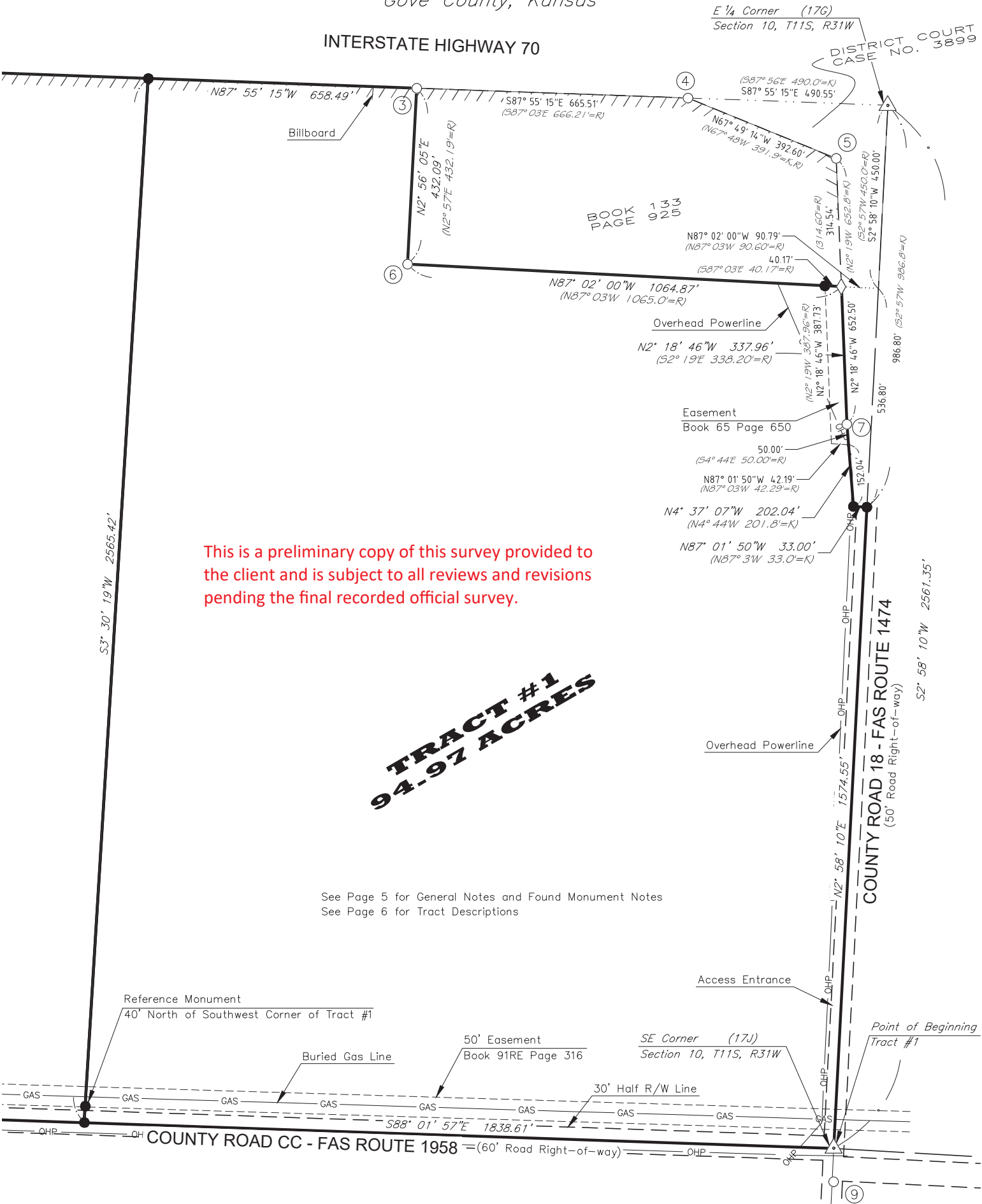




CERTIFICATE OF SURVEY

Portions of the S 1/2 of Section 10, T11S, R31W 6th PM  
Gove County, Kansas



See Page 5 for General Notes and Found Monument Notes  
See Page 6 for Tract Descriptions

LEGEND

- Section Corner; See descriptive text on page 5 -
- Found Monument; See descriptive text on page 5 -
- Found Wood Post at Calculated position; No additional monument set -
- Set 5/8"x24" Rebar w/pink plastic cap stamped "PENCO CLS-42" -
- Section Line -
- 1/4 Section Line -
- Easement Line -
- Road Right-of-way Line -
- Restricted Access Boundary -
- Surveyed Line/Tract Boundary -
- Fence Line -
- Record Measurement; Book 133, Page 925 -
- District Court Case No. 3899; Tract 11 Measurement -
- Measurement by General Land Office
- Peter Cosgray; August 2-7, 1869 -

Legend symbols and descriptions:

- Triangle symbol: Section Corner
- Circle symbol: Found Monument
- Diamond symbol: Found Wood Post at Calculated position
- Black dot symbol: Set 5/8"x24" Rebar w/pink plastic cap stamped "PENCO CLS-42"
- Double line symbol: Section Line
- Single line with dots symbol: 1/4 Section Line
- Dashed line symbol: Easement Line
- Long dashed line symbol: Road Right-of-way Line
- Line with diagonal hatching symbol: Restricted Access Boundary
- Thick solid line symbol: Surveyed Line/Tract Boundary
- Line with 'x' symbol: Fence Line
- Text (XXX.XX'=R): Record Measurement; Book 133, Page 925
- Text (XXX.XX'=K): District Court Case No. 3899; Tract 11 Measurement
- Text (XXXX.XX'=GLO): Measurement by General Land Office

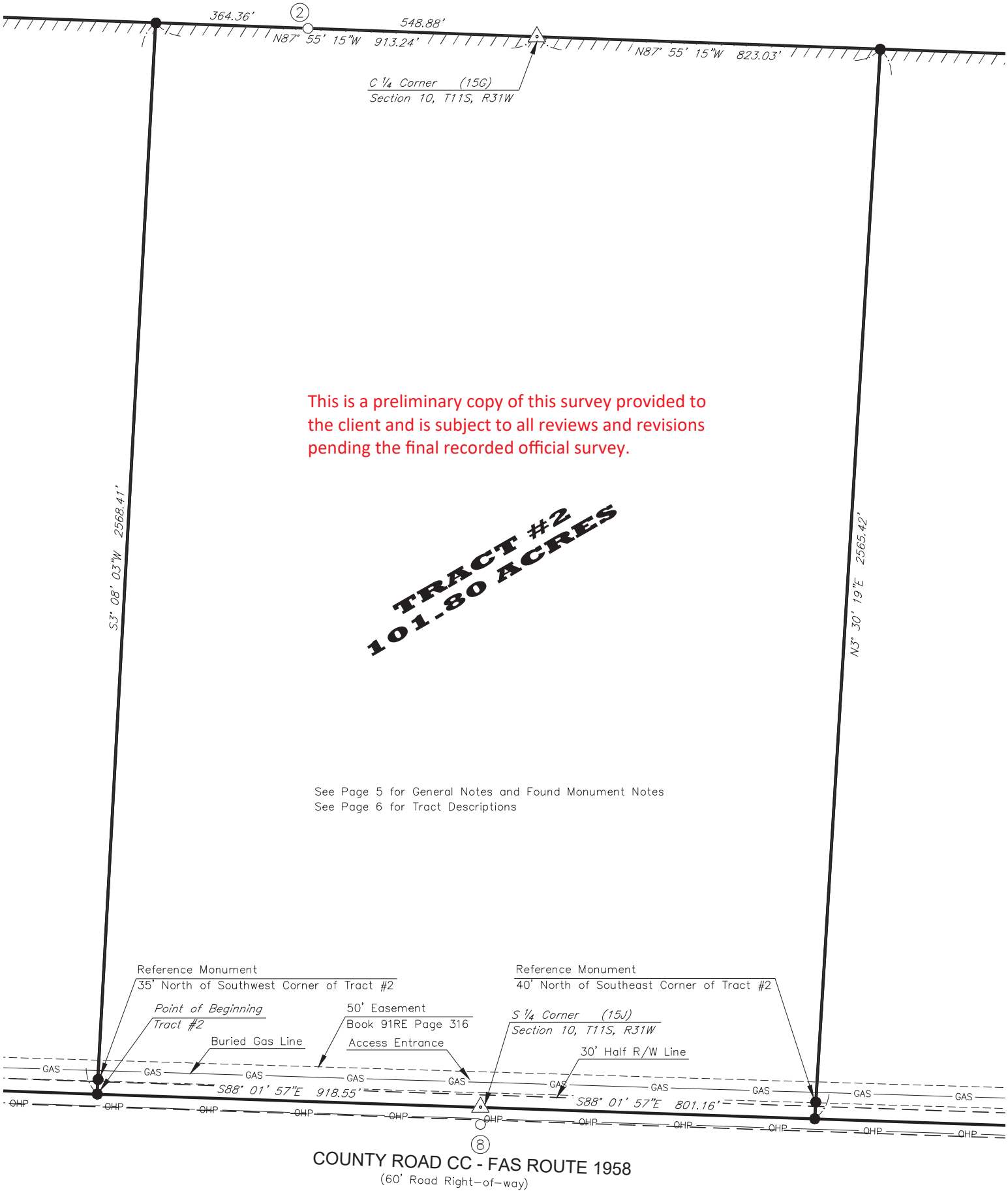
Scale in Feet  
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Project No. S023080  
Drawn by: CRB

**PENCO**  
PENCO ENGINEERING, P.A.  
P.O. BOX 392  
PLAINVILLE, KS 67663  
(785) 434-4611

CERTIFICATE OF SURVEY

Portions of the S 1/2 of Section 10, T11S, R31W 6th PM  
Gove County, Kansas

INTERSTATE HIGHWAY 70



LEGEND

Section Corner; See descriptive text on page 5 -

Found Monument; See descriptive text on page 5 -

Set 5/8"x24" Rebar w/pink plastic cap stamped "PENCO CLS-42" -

Section Line -

1/4 Section Line -

Easement Line -

Road Right-of-way Line -

Restricted Access Boundary -

Surveyed Line/Tract Boundary -

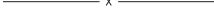
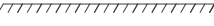
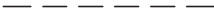
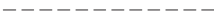
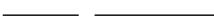
Fence Line -

Record Measurement; Book 133, Page 925 -

District Court Case No. 3899; Tract 11 Measurement -

Measurement by General Land Office

Peter Cosgray; August 2-7, 1869 -



(XXX.XX'=R)

(XXX.XX'=K)

(XXXX.XX'=GLO)



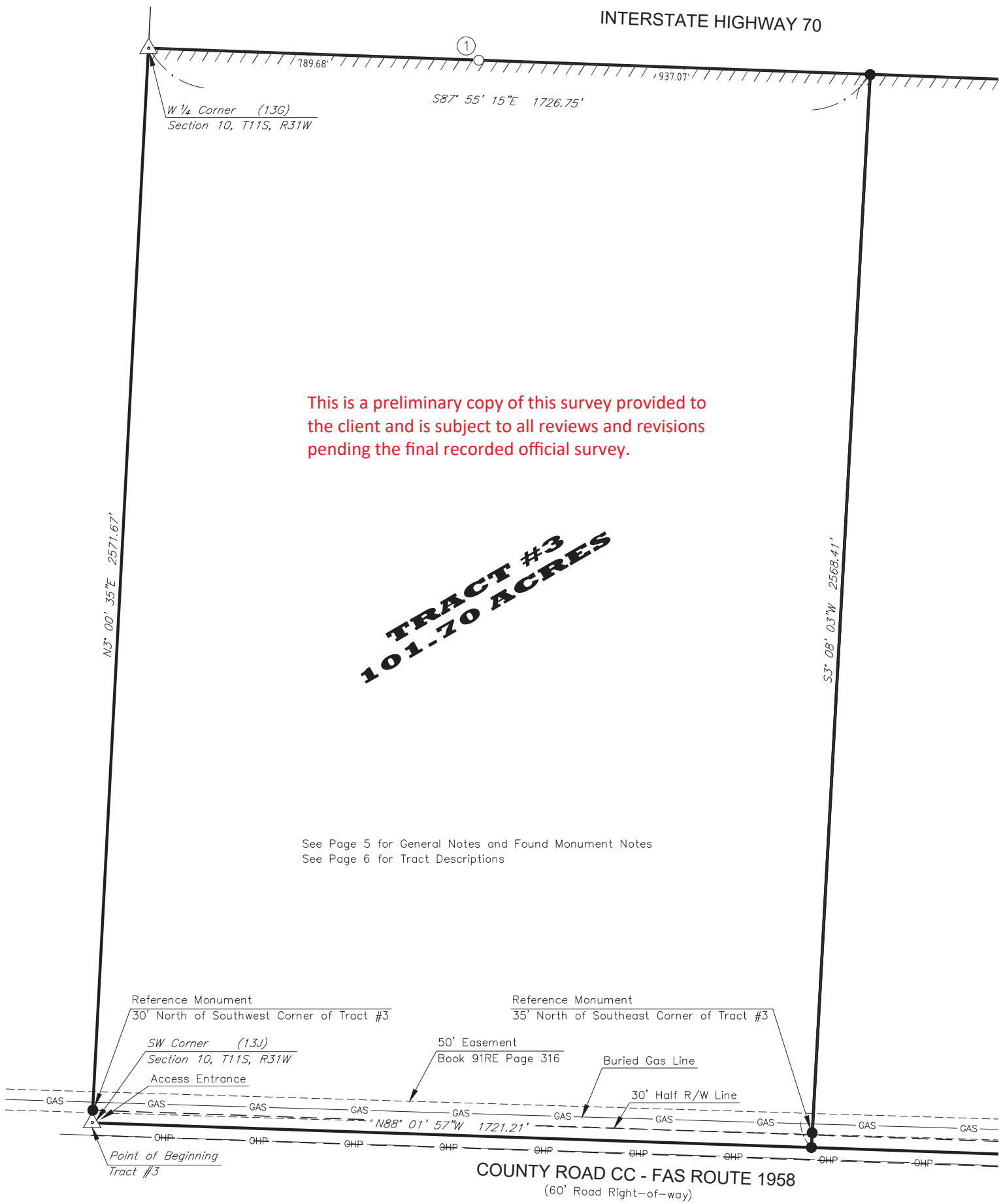
0 150 300

Scale in Feet  
Project No. S023080  
Drawn by: CRB

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CERTIFICATE OF SURVEY

Portions of the S 1/2 of Section 10, T11S, R31W 6th PM  
Gove County, Kansas



LEGEND

- Section Corner; See descriptive text on page 5 -
- Found Monument; See descriptive text on page 5 -
- Set 5/8"x24" Rebar w/pink plastic cap stamped "PENCO CLS-42" -
- Section Line -
- 1/4 Section Line -
- Easement Line -
- Road Right-of-way Line -
- Restricted Access Boundary -
- Surveyed Line/Tract Boundary -
- Fence Line -
- Record Measurement; Book 133, Page 925 -
- District Court Case No. 3899; Tract 11 Measurement -
- Measurement by General Land Office
- Peter Cosgray; August 2-7, 1869 -

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x

(XXX.XX'=R)

(XXX.XX'=K)

(XXXX.XX'=GLO)

0 150 300

Scale in Feet  
Project No. S023080  
Drawn by: CRB

**PENCO**  
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CERTIFICATE OF SURVEY  
Portions of the S 1/2 of Section 10, T11S, R31W 6th PM  
Gove County, Kansas

Section Corner Ties

W 1/4 Corner of Sec 10, T11, R31W Corner Status Prior to Survey: Existent Monument Condition: Found Record Detailed Monument Description: Rebar with 2" Aluminum Cap 1. Mag nail found in the North face of a fence post 2. Mag nail found in the North face of a fence post 3. Center of South 6" Steel Billboard sign post (Cutoff at ground level) 4. Mag nail found in the North face of a fence post 5. At the South base of an iron t-post Detailed Method of Recovery or Establishment: Found monument as reestablished by Gary R. Summers, PS-831 on September 26, 2007 per record reference report. Accepted monument in place. Permanent survey by Gove County Surveyor, Glenn W. Sloan dated November 29, 1957 recorded Survey Book 3 Page 154-155 of the Gove County Register of Deeds Office indicates a 1"x5.5" galvanized pipe was established at this corner. Said galvanized pipe was found in the vicinity of the Summers monument, loose at the ground and lying horizontal with a substantial bend to it. Found pipe was left at ground level near the Rebar with Aluminum Cap.	13G  0.8' Deep 1.5' N 15.6' ENE 15.5' SE 16.0' WNW
C 1/4 Corner of Sec 10, T11, R31W Corner Status Prior to Survey: Existent Monument Condition: Found Record Detailed Monument Description: Rebar with 2" Aluminum Cap 1. Mag nail & disk found in the top of a fence post 2. Mag nail & disk found in the top of a fence post 3. Fenceline running East-West Detailed Method of Recovery or Establishment: Found monument as reestablished by Gary R. Summers, PS-831 on September 26, 2007 per record reference report. Accepted monument in place.	15G  0.8' Deep 5.8' E 10.8' W 1' N
E 1/4 Corner of Sec 10, T11, R31W Corner Status Prior to Survey: Existent Monument Condition: Found Record Detailed Monument Description: Rebar with 2" Aluminum Cap 1. Mag nail in top of guard rail post 2. Mag nail in top of guard rail post 3. Mag nail & CLS42 washer set in the top of a guard rail post 4. Mag nail & CLS42 washer set in the top of a guard rail post 5. Inline with roadway running North-South 6. Inline with south right-of-way fence of Interstate Highway 70 Detailed Method of Recovery or Establishment: Found monument as reestablished by Gary R. Summers, PS-831 on September 28, 2007 per record reference report. Accepted monument in place.	17G  0.1' Deep 38.5' NNE 35.5' NE 38.6' WNW 32.7' NW
SW Corner of Sec 10, T11, R31W Corner Status Prior to Survey: Existent Monument Condition: Found Record Detailed Monument Description: Rebar with 2" Aluminum Cap 1. 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" 2. Mag nail & CLS42 washer set in the top of a gas line locator post 3. Mag nail & CLS42 washer set in the North face of a power pole 4. Mag nail & disk found in the North face of a power pole 5. Centerline of County Road CC running East-West Detailed Method of Recovery or Establishment: Found monument as reestablished by Gary R. Summers, PS-831 on January 31, 2008 per record reference report. Permanent survey by Gove County Surveyor, Glenn W. Sloan dated November 29, 1957, Survey Book 3 Page 154-155 of the Gove County Register of Deeds Office does not specify a permanent monument being established at this corner, only a temporary corner. County reference ties, undated, indicate fragments of a sandstone were found hit by farming implement had been found at this corner previously but were not accepted due to testimony of Mr. Ross Beamer. Original GLO monument presumed destroyed by farming and roadway building operations. Gove County Road Department prohibited further excavation and exploration for this corner at this time due to road conditions and excess heavy traffic in the area on the FAS Route. Accepted monument reestablished by Mr. Summers in place as the best available evidence.	13J  0.5' Deep 30.0' N 49.8' N 168.8' ESE 81.9' WSW 2' S
S 1/4 Corner of Sec 10, T11, R31W Corner Status Prior to Survey: Lost Monument Condition: Reset Detailed Monument Description: 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" 1. Mag nail & CLS42 washer set in the North face of a power pole 2. Rebar with 1" Aluminum Cap established by Gary R. Summers, PS-831 3. Mag nail & CLS42 washer set in the North face of a power pole 4. Centerline of County Road CC running East-West Detailed Method of Recovery or Establishment: Found Rebar with 2" Aluminum cap reestablished by Gary R. Summers, PS-831 on September 26, 2007 per record reference report. Not accepted due to non-acceptance of Southeast Corner of Section 10 reestablished by Mr. Summers. Original GLO monument presumed destroyed by farming and roadway building operations. Gove County Road Department prohibited further excavation and exploration for this corner at this time due to road conditions and excess heavy traffic in the area on the FAS Route. Reestablished corner position as a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" at the midpoint between the accepted Southwest and Southeast Corners of Section 10.	15J  0.5' Deep 155.8' ESE 41.1' S 111.3' WSW 4' N
SE Corner of Sec 10, T11, R31W Corner Status Prior to Survey: Existent Monument Condition: Found Detailed Monument Description: 1/2" uncapped square rebar 1. Mag nail & CLS42 washer set in the West face of a power pole 2. Mag nail & washer found in the East face of a power pole 3. Rebar with 2" Aluminum Cap established by Gary R. Summers, PS-831 4. Centerline of County Road CC running to the East 5. Centerline of County Road CC running to the West 6. Inline with County Road 18 running North-South Detailed Method of Recovery or Establishment: Found 1/2" uncapped square rebar of uncertain origin. Square rebar monuments are typical for a 1940 to 1950's era monument established by the Gove County Surveyor in this region. Accepted monument in place due to harmony with apparent occupation of the County Roads to the North and West of this corner. Gove County Road Department prohibited further excavation and exploration for this corner at this time due to road conditions and excess heavy traffic in the area on the FAS Route. Found Rebar with 2" Aluminum Cap reestablished by Gary R. Summers, PS-831 on September 28, 2007 per record reference report. Did not accept this monument as it is in substantial conflict with County road improvements.	17J  0.5' Deep 38.3' ESE 69.4' NW 82.3' S 49.5' S 9' N

Found Monuments

- ① Found South face of broken concrete right-of-way marker 0.15' North of 1/4 Section Line. Origin - KDOT.
- ② Found South face of concrete right-of-way marker 0.24' South of 1/4 Section Line. Origin - KDOT.
- ③ Found rebar with 1" aluminum cap 0.53' North of 1/4 Section Line at the Northwest Corner of that tract described in Book 133 Page 925. Markings illegible. Origin uncertain. Accepted in place as controlling the westerly line of Book 133 Page 925. Did not establish a monument at the true corner of the 1/4 Section Line and the westerly line of Book 133 Page 925. Distances shown on Page 1 are to the calculated intersection of the 1/4 Section Line and the westerly line of Book 133 Page 925.
- ④ Found Southwest Corner of concrete right-of-way marker on 1/4 Section Line. Origin - KDOT. Accepted monument in place.
- ⑤ Found Southwest Corner of concrete right-of-way marker. Origin - KDOT. Accepted monument in place.
- ⑥ Found rebar with 1" aluminum cap at the Southwest Corner of that tract described in Book 133 Page 925. Accepted monument in place.
- ⑦ Found West face of broken concrete right-of-way marker. Origin - KDOT. Accepted monument in place.
- ⑧ Found rebar with 2" aluminum cap established by Gary R. Summers, PS-831 on September 26, 2007. Not held for control of this survey.
- ⑨ Found rebar with 2" aluminum cap established by Gary R. Summers, PS-831 on September 28, 2007. Not held for control of this survey.

This is a preliminary copy of this survey provided to the client and is subject to all reviews and revisions pending the final recorded official survey.

CERTIFICATE OF SURVEY  
Portions of the S 1/2 of Section 10, T11S, R31W 6th PM  
Gove County, Kansas

General Notes

Except as specifically stated or shown on this Certificate of Survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.

Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided to the surveyor.

This Certificate of Survey represents an original survey of tracts as shown. Said tracts being a part of the lands described in Book 161 at Page 665 of the Gove County Register of Deeds Office.

Tract/Lot arrangement shown is per instructions given to surveyor by owner. Surveyor makes no representation that lots shown meet applicable health department or county regulations concerning lot size, requirements, etc.

Acreage shown includes land within the right-of-way for County Road CC & 18.

The locating of underground utilities existing within the limits of this tract was not within the scope or work to be accomplished by the survey. The location of the underground Gas line shown on Page 1-4 on the southerly portion of Tracts #1, #2, & #3 as shown hereon are based on above ground utility markers observed during the course of the survey being situated on the East and West sides of Section 10, T11S, R18W. Locations and sizes of underground utilities/structures may vary from locations shown. Additional buried utilities/structures may be encountered. Buried utilities/structures shown hereon may not exist. No excavations were made during the progress of this survey to find or verify buried utilities locations.

All dimensions shown are calculated from ground measurements unless otherwise noted.

Bearings of this survey originate from GPS observations with an observed bearing of S88°01'57"E along the southerly line of Section 10, T11S, R31W of the 6th P.M. between rebar with 2" aluminum cap found at the Southwest Corner and 1/2" uncapped square rebar found at the Southeast Corner as shown hereon.  
Datum: NAD83 Kansas State Plane, North Zone.

Gary R. Summers, PS-831, dba George Butler Associates reestablished section corners at the exterior of Section 10 throughout 2007 – 2009. The monument established by him at the Southeast Corner of Section 10 was established by holding distances from previous 1-70 project notes. Said position is in substantial conflict with occupation and record distances to other corners in the township. Said monument was not held for control of this survey. The South line of Section 10 as surveyed by Mr. Summers would create a hiatus between County Road CC and his surveyed South line of Section 10. County Road CC, Road Petition No. 323, Road Book 4 Page 135, was opened in 1947 on the South Section Line of Section 10. The 1/2" uncapped square rebar monument found during this survey and accepted as the Southeast Corner of Section 10 is in substantial harmony with said Road Opening and the monument size and type is similar to what was typically established by the County Surveyor during the 1940's to 1950's era. Gove County Road Department prohibited further excavation and exploration for this corner at this time due to road conditions and excess heavy traffic in the area on the FAS Routes.

Tract #1 Description

A Portion of the South Half (S/2) of Section Ten (10), Township Eleven (11) South, Range Thirty-one (31) West of the 6th Principal Meridian, Gove County, Kansas, survey and description prepared by Christopher R. Byer, PS-1574 on November 10, 2023, more particularly described as follows:

BEGINNING at a 1/2" uncapped square rebar at the Southeast Corner of said South Half (S/2); thence N02°58'10"E (this and all following bearings are based on the Kansas State Plane Coordinate System 1983, North Zone) along the easterly line of said South Half (S/2) a distance of 1574.55 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" at the Southeast Corner of that tract of land described as Tract 11a in District Court Case No. 3899; thence along the westerly line of said tract the following 3 courses, N87°01'50"W a distance of 33.00 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42"; thence N4°37'07"W a distance of 202.04 feet to the west face of a 4"x4" Concrete right-of-way marker; thence N2°18'46"W a distance of 337.96 feet to a wood post at the Southeast Corner of that tract of land described in Book 133 Page 925 of the Gove County Register of Deeds Office; thence N87°02'00"W along the southerly line of said tract a distance of 1064.87 feet to a rebar with 1" aluminum cap at the Southwest Corner of said tract; thence N2°56'05"E along the westerly line of said tract a distance of 432.09 feet to the Northwest Corner of said tract and the northerly line of said South Half (S/2); thence N87°55'15"W along the northerly line of said South Half (S/2) a distance of 658.49 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42"; thence S3°30'19"W a distance of 2565.42 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" on the southerly line of said South Half (S/2); thence S88°01'57"E along the southerly line of said South Half (S/2) a distance of 1838.61 feet to the POINT OF BEGINNING.

Said tract contains 94.97 acres, more or less, subject to any and all easements, reservations, restrictions, and conveyances of record.

Tract #2 Description

A Portion of the South Half (S/2) of Section Ten (10), Township Eleven (11) South, Range Thirty-one (31) West of the 6th Principal Meridian, Gove County, Kansas, survey and description prepared by Christopher R. Byer, PS-1574 on November 10, 2023, more particularly described as follows:

COMMENCING at a rebar with 2" aluminum cap at the Southwest Corner of said South Half (S/2); thence S88°01'57"E (this and all following bearings are based on the Kansas State Plane Coordinate System 1983, North Zone) along the southerly line of said South Half (S/2) a distance of 1721.21 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" and the TRUE POINT OF BEGINNING; thence S88°01'57"E along the southerly line of said South Half (S/2) a distance of 918.55 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" at the South Quarter Corner of said South Half (S/2); thence S88°01'57"E along the southerly line of said South Half (S/2) a distance of 801.16 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42"; thence N3°30'19"E a distance of 2565.42 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" on the northerly line of said South Half (S/2); thence N88°55'15"W along the northerly line of said South Half (S/2) a distance of 823.03 feet to a 2" aluminum cap at the Center Quarter Corner of said Section; thence N87°55'15"W along the northerly line of said South Half (S/2) a distance of 913.24 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42"; thence S3°08'03"W a distance of 2568.41 feet to the POINT OF BEGINNING.

Said tract contains 101.80 acres, more or less, subject to any and all easements, reservations, restrictions, and conveyances of record.

Tract #3 Description

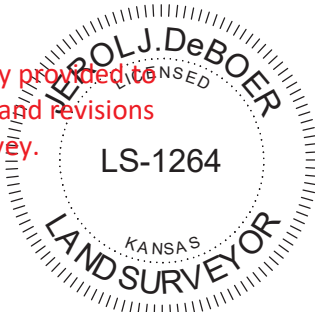
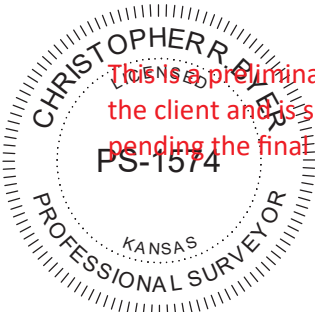
A Portion of the South Half (S/2) of Section Ten (10), Township Eleven (11) South, Range Thirty-one (31) West of the 6th Principal Meridian, Gove County, Kansas, survey and description prepared by Christopher R. Byer, PS-1574 on November 10, 2023, more particularly described as follows:

BEGINNING at a rebar with 2" aluminum cap at the Southwest Corner of said South Half (S/2); thence N3°00'35"E (this and all following bearings are based on the Kansas State Plane Coordinate System 1983, North Zone) along the westerly line of said South Half (S/2) a distance of 2571.67 feet to a rebar with 2" aluminum cap at the Northwest Corner of said South Half (S/2); thence S87°55'15"E along the northerly line of said South Half (S/2) a distance of 1726.75 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42"; thence S3°08'03"W a distance of 2568.41 feet to a 5/8"x24" rebar with pink plastic cap stamped "PENCO CLS-42" on the southerly line of said South Half (S/2); thence N88°01'57"W along the southerly line of said South Half (S/2) a distance of 1721.21 feet to the POINT OF BEGINNING.

Said tract contains 101.70 acres, more or less, subject to any and all easements, reservations, restrictions, and conveyances of record.

I certify that I have completed this survey and that it is true and correct to the best of my knowledge and belief.

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



This is a preliminary copy of this survey provided to the client and is subject to all reviews and revisions pending the final recorded official survey.