

# Plat of Boundary Survey

## Northwest Quarter & the South Half of Section 4; The North One-half of Section 9, Township 15S Range 12E, of the Sixth Principal Meridian, Wabaunsee County, Kansas

This Survey Does Not Cerify Ownership or Easements

### PARENT LEGAL DESCRIPTION

Recordrd in Book 230 Page 46 in the Office of the Register of Deeds, in the City of Alma, Wabaunsee County, Kansas.

#### Description of Tract 1;

And more particularly described by Walter P. Ward, PS #606, on February 15, 2025 as follows: The Northwest Quarter (NW 1/4) of Section 4 Township 15 South Range 12 East of the Sixth Principal Meridian, Wabaunsee County, Kansas; Less that parcel described in Book 85 Page 7 in the Office of the Register of Deeds, in the City of Alma, Wabaunsee County, Kansas, And less any part thereof in road rights of way. And described as follows: Beginning at the Southwest Corner of the Northwest Quarter (NW 1/4) of said Section 4 Thence North 01 Degrees 41 Minutes 04 Seconds West on the West line of the Northwest Quarter (NW 1/4) of said Section 4, a distance of 2,591.63 feet CM, Thence South 89 Degrees 44 Minutes 17 Seconds East, a distance of 687.92 feet (688.98 feet S) (687.96 feet D), Thence South 54 Degrees 37 Minutes 06 Seconds East, a distance 60.36 feet (60.75 feet D - S); Thence South 86 Degrees 53 Minutes 46 Seconds East, a distance of 408.65 feet (408.38 feet D - S), Thence South 88 Degrees 49 Minutes 16 Seconds East, a distance of 668.89 feet (658.13 feet D - S); Thence North 83 Degrees 38 Minutes 57 Seconds East, a distance of 165.75 feet (165.87 feet D - S); Thence North 89 Degrees 19 Minutes 54 Seconds East, a distance of 682.11 feet (682.20 D - S) to the East Line of the Northwest Quarter of said Section 4; Thence South 01 Degrees 39 Minutes 14 Seconds East on the East line of the Northwest Quarter (NW 1/4) of said Section 4, a distance of 2,557.72 feet to the Southeast corner of the Northwest Quarter of said Section 4; Thence North 89 Degrees 42 minutes 19 Seconds West on the South line of the Northwest Quarter (NW 1/4) of said Section 4, a distance of 2,648.39 feet to the Point of Beginning, containing 155.358 Acres more or less all in Wabaunsee County, Kansas. Subject to Rights of Way, Easements and Restrictions of Record.

#### Description of Tract 2;

And more particularly described by Walter P. Ward, PS #606, on February 15, 2025 as follows: Beginning at the Northeast Corner of the South One-half (S 1/2) of Section 4, Township 15 South, Range 12 East of the Sixth Principal Meridian, Wabaunsee County, Kansas; Thence South 01 Degrees 53 Minutes 07 Seconds East, on the East line of the South One-half (S 1/2) of said Section 4, a distance of 2,370.56 feet; Thence North 89 Degrees 50 Minutes 47 Seconds West, a distance of 1,798.82 feet to the Center of Chicken Creek; Thence in a Southerly direction on the Center of Chicken Creek, a distance of 365.0 feet more or less to a point that is on the North line of Northeast 1/4 (NE 1/4) of Section 9, Township 15 South, Range 12 East, said point being North 59 Degrees 50 Minutes 47 Seconds West, a distance of 1,922.98 feet from the Northeast Corner of said Section 9; Thence continuing in a Southerly direction on the Center of Chicken Creek, a distance of 1,679.0 feet more or less to a point that is North 89 Degrees 44 Minutes 47 Seconds West (on the South line of the North One-half (N 1/2) of said Section 9), a distance of 1,972.95 feet and North 00 Degrees 15 Minutes 13 Seconds East, a distance of 1,146.07 feet from the Southeast corner of the North One-half (N 1/2) of said Section 9; Thence leaving Chicken Creek, North 66 Degrees 13 Minutes 15 Seconds West, a distance of 182.05 feet; Thence North 19 Degrees 57 Minutes 17 Seconds West, a distance of 124.53 feet; Thence North 85 Degrees 53 Minutes 13 Seconds West, a distance of 208.44 feet; Thence North 85 Degrees 54 Minutes 15 Seconds West, a distance of 68.58 feet; Thence North 27 Degrees 03 Minutes 53 Seconds East, a distance of 118.66 feet; Thence North 18 Degrees 22 Minutes 59 Seconds West, a distance of 71.49 feet; Thence North 61 Degrees 42 Minutes 17 Seconds West, a distance of 57.34 feet; Thence North 22 Degrees 56 Minutes 57 Seconds West, a distance of 551.27 feet; Thence North 51 Degrees 30 Minutes 08 Seconds West, a distance of 813.38 feet; Thence North 85 Degrees 23 Minutes 25 Seconds West, a distance of 610.81 feet; Thence North 88 Degrees 10 Minutes 43 Seconds West, a distance of 1,406.49 feet to the Southwest corner of said Section 4; Thence North 01 Degrees 31 Minutes 21 Seconds West on the West line of The Southwest Quarter (SW 1/4) of said Section 4; a distance of 2,646.00 feet to Northwest Corner of the Southwest Quarter (SW 1/4) of said Section 4; Thence South 89 Degrees 42 Minutes 19 Seconds East on the North line of the South One-half (S 1/2) of said Section 4, a distance of 2,648.39 feet to the Southeast Corner of the Northwest Quarter (NW 1/4) of said Section 4; Thence North 89 Degrees 49 Minutes 10 Seconds East on the North line of the South One-half (S 1/2) of said Section 4, a distance of 2,664.41 feet to the Point of Beginning, Containing 339.415 Acres more or less all in Wabaunsee County, Kansas. Subject to Rights of Way, Easements and Restrictions of Record.

#### Description of Tract 3;

And more particularly described by Walter P. Ward, PS #606, on February 15, 2025 as follows: Beginning at the Northeast Corner of the Northeast Quarter (N 1/4) of Section 9 Township 15 South Range 12 East of the Sixth Principal Meridian, Wabaunsee County, Kansas; Thence South 00 Degrees 11 Minutes 10 Seconds East, on the East line of the North One-half (N 1/2) of the Northeast Quarter (NE 1/4) of said Section 9, a distance of 2,659.28 feet; Thence North 89 Degrees 44 Minutes 47 Seconds West on the South Line of the North One-half (N 1/2) of said Section 9, a distance of 2545.82 feet; Thence North 00 Degrees 08 Minutes 46 Seconds West, a distance of 529.10 feet; Thence North 19 Degrees 31 Minutes 39 Seconds East, a distance of 324.79 feet; Thence North 05 Degrees 49 Minutes 25 Seconds East; a distance of 529.10 feet; Thence South 85 Degrees 53 Minutes 13 Seconds East, a distance of 208.44 feet; Thence South 19 Degrees 57 Minutes 17 Seconds East, a distance of 124.53 feet; Thence South 66 Degrees 13 Minutes 15 Seconds East, a distance of 182.05 feet to the Center of Chicken Creek to a point that is North 89 Degrees 44 Minutes 47 Seconds West (on the South line of the North One-half (N 1/2) of said Section 9), a distance of 1,972.95 feet and North 00 Degrees 15 Minutes 13 Seconds East, a distance of 1,146.07 feet from the Southeast corner of the North One-half (N 1/2) of said Section 9; Thence in a Northerly direction on the Center of Chicken Creek, a distance of 1679.2 feet more or less to a point that is on the North line of Northeast 1/4 (NE 1/4) of Section 9 Township 15 South, Range 12 East, said point being North 89 Degrees 50 Minutes 47 Seconds West, a distance of 1,922.98 feet from the Northeast Corner of said Section 9; Thence continuing in a Northerly direction on the Center of Chicken Creek, a distance of 365.5 feet more or less to a point that is North 01 Degrees 53 minutes 07 Seconds West on the East line of the Northeast Quarter (NE 1/4) of Section 4, Township 15 South, Range 12 East of the Sixth Principal Meridian, and North 89 Degrees 50 Minutes 47 Seconds West, a distance of 1798.83 feet; Thence South 89 Degrees 50 minutes 47 Seconds East, a distance of 1798.83 feet to the East line of the Northeast Quarter (NE 1/4) of said Section 4; Thence South 01 Degrees 53 Minutes 07 Seconds East on the East line of the Northeast Quarter (NE 1/4) of said Section 4 to the Point of Beginning, Containing 144.89 Acres more or less all in Wabaunsee County, Kansas. Subject to Rights of Way, Easements and Restrictions of Record.

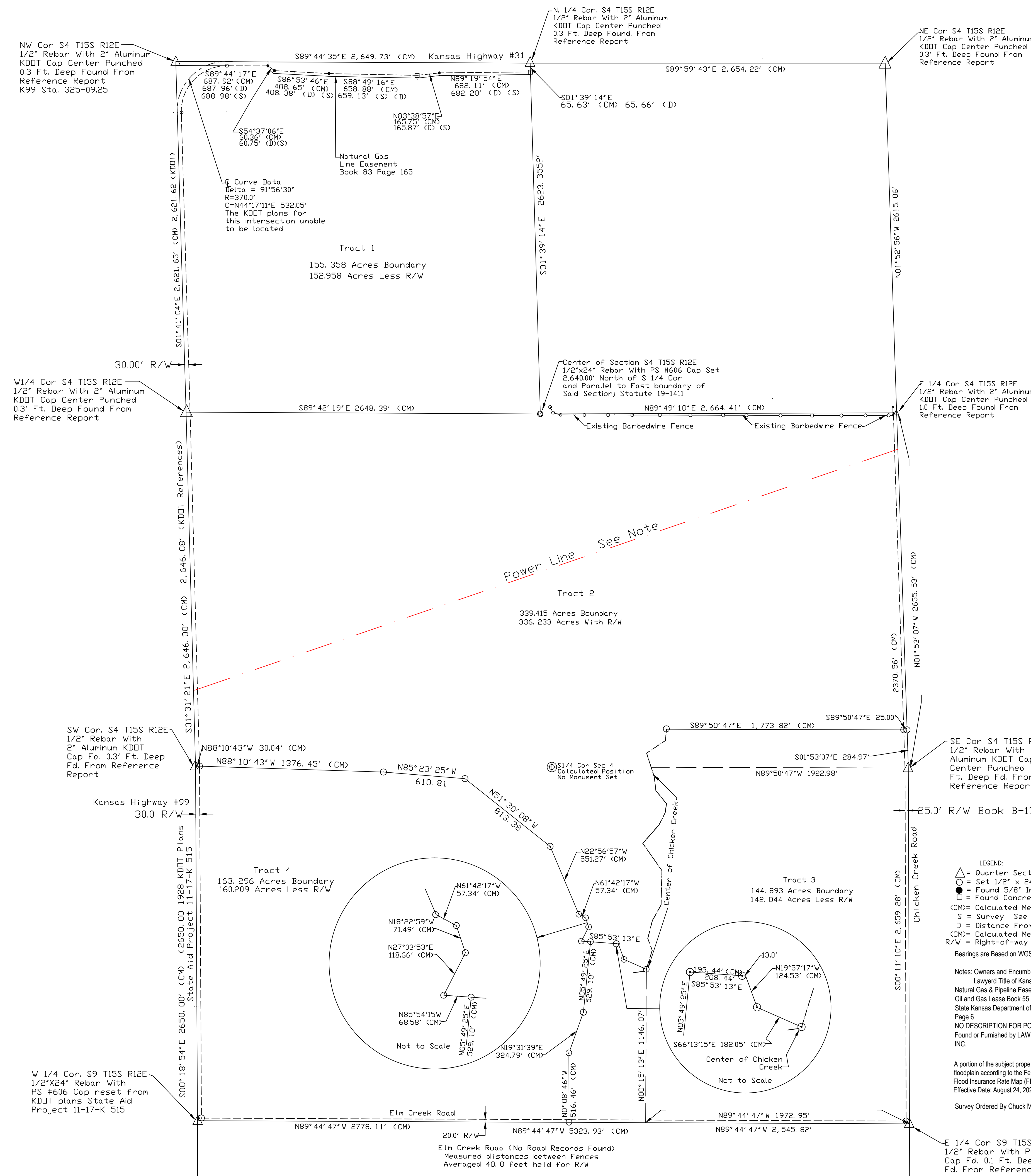
#### Description of Tract 4;

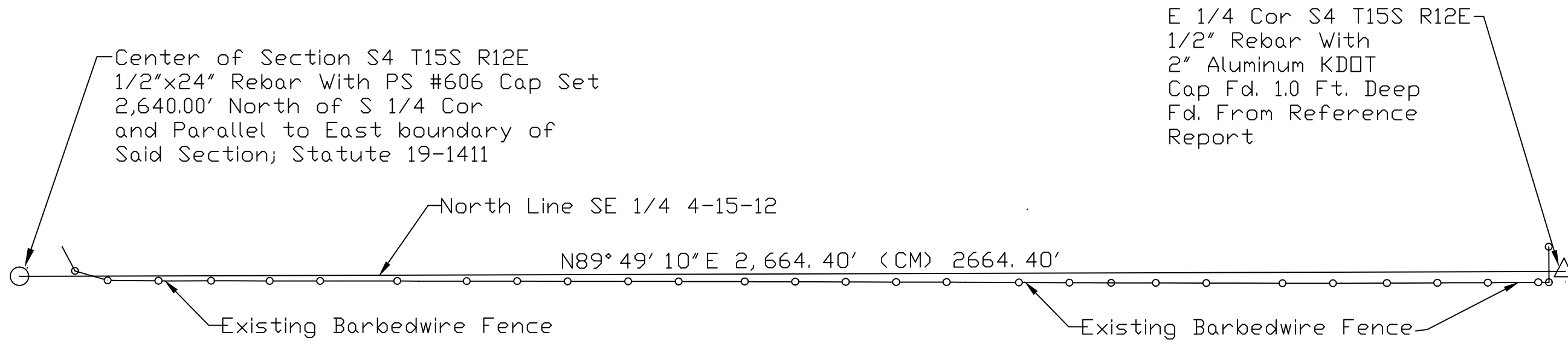
And more particularly described by Walter P. Ward, PS #606, on February 15, 2025 as follows: Beginning at the Southwest Corner of the North One-half (N 1/2) of Section 9, Township 15, South Range 12 East of the Sixth Principal Meridian, Wabaunsee County, Kansas; Thence North 00 Degrees 18 Minutes 54 Seconds West, on the West line of the North One-half (N 1/2) of said Section 9, a distance of 2,650.00 feet; Thence South 89 Degrees 10 Minutes 43 Seconds East, a distance of 1,406.49 feet; Thence South 85 Degrees 23 Minutes 25 Seconds East, a distance of 610.81 feet; Thence South 51 Degrees 30 Minutes 08 Seconds East, a distance of 813.38 feet; Thence South 22 Degrees 56 Minutes 57 Seconds East, a distance of 551.27 feet; Thence South 61 Degrees 42 minutes 17 Seconds East, a distance of 57.34 feet; Thence South 18 Degrees 22 Minutes 59 Seconds East, a distance of 71.49 feet; Thence South 27 Degrees 03 Minutes 53 Seconds West, a distance of 118.66 feet; Thence South 85 Degrees 54 Minutes 15 Seconds East, a distance of 68.58 feet; Thence South 05 Degrees 49 Minutes 25 Seconds West, a distance of 529.10 feet; Thence South 19 Degrees 31 Minutes 39 Seconds West, a distance of 324.79 feet; Thence South 00 Degrees 08 Minutes 46 Seconds East, a distance of 529.10 feet; Thence South 19 Degrees 31 Minutes 39 Seconds West, a distance of 324.79 feet; Thence North 89 Degrees 44 Minutes 47 Seconds West on the South line of the North One-half (N 1/2) of said Section 9; Thence North 89 Degrees 44 Minutes 47 Seconds West on the South line of the North One-half (N 1/2) of said Section 9, a distance of 2778.11 feet, to the Point of Beginning, Containing 163.30 Acres more or less, all in Wabaunsee County, Kansas. Subject to Rights of Way, Easements and Restrictions of Record.

I hereby certify that this survey was conducted by me or under my direct supervision and does not certify ownership or easements. This survey was completed on the date shown, February 15, 2025

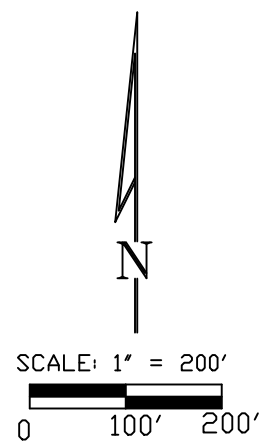
Walter P. Ward KS #606  
if the signature on the face of this drawing is not in BLUE INK it is not an original and may be subject to ALTERATION.

Sunflower Design LLC  
3601 SW 29th Street  
Suite 125  
Topeka, Kansas 66614  
785-249-1885





Overlap 35719.86 Sq. Ft.  
 This Includes 468.25 Sq. Ft. R/W



N Side Tract 2

Sunflower Design LLC  
 3601 SW 29th Street  
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