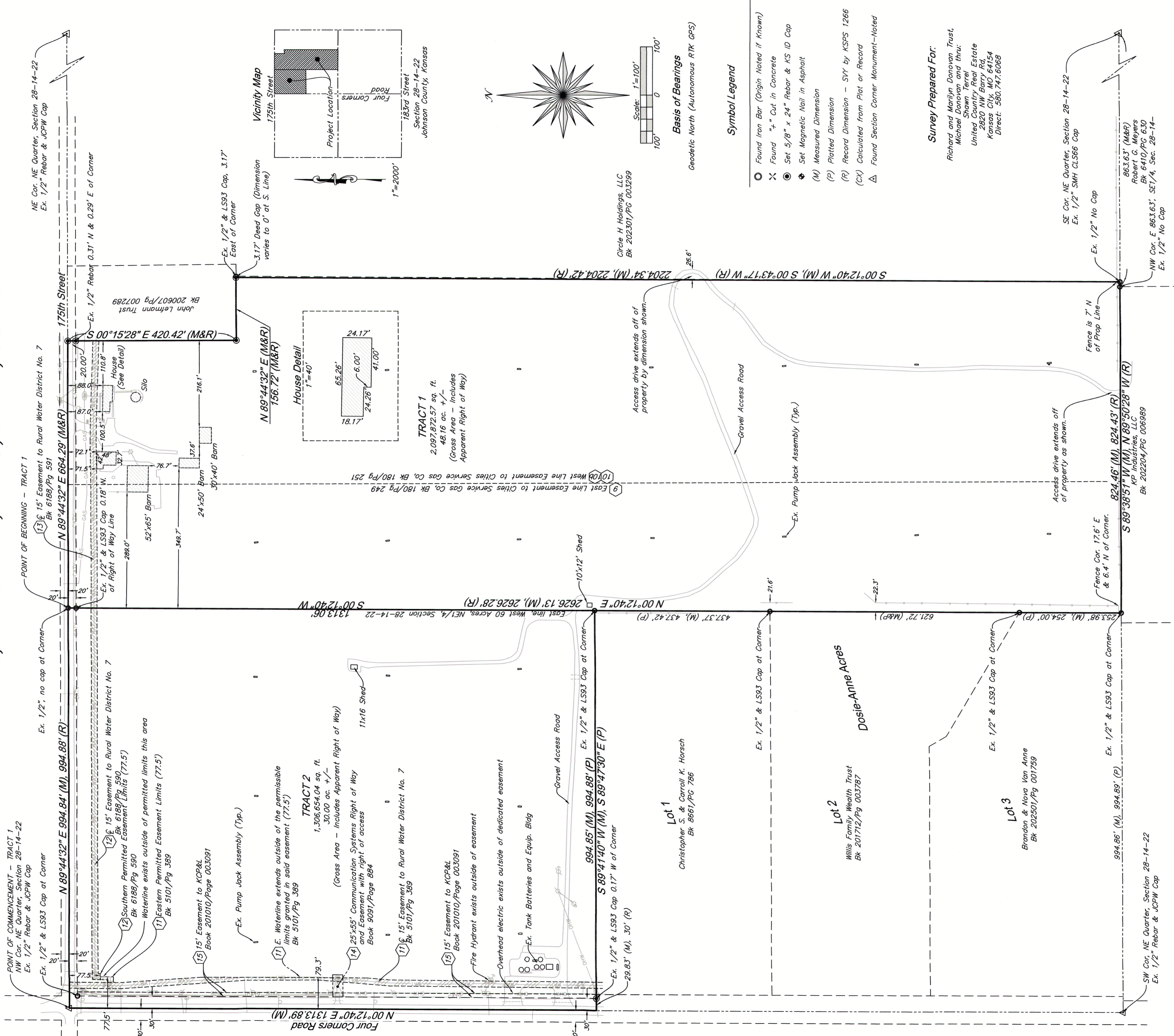


SURVEY

Pt. NE 1/4, Section 28, T14S, R22E, 6th P.M.

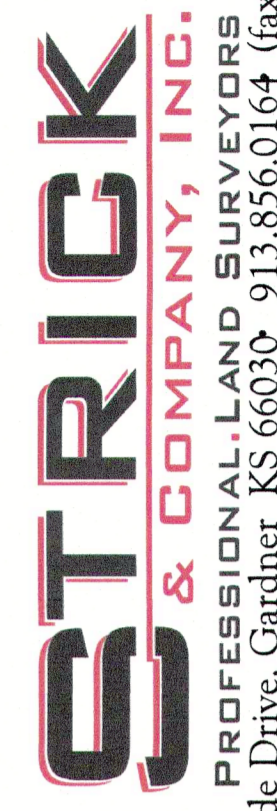


- Schedule B-II Exceptions:**
- 1-7. Non-survey items.
 8. Water Line Easement, to City of Gardner, as evidenced by Resolution recorded August 16, 1934, in Misc Book 21, Page 10, AS amended by Contracts recorded December 29, 1947 in Misc Book 36, Page 547 and recorded January 10, 1948 in Misc Book 36, Page 607. Not plottable.
 9. A right-of-way to Cities Service Gas Company in the document recorded November 9, 1967 in Misc Book 180, Page 249 of Official Records. Blanket easement, not plottable. Limits shown.
 10. A right-of-way to Cities Service Gas Company in the document recorded November 9, 1967 in Misc Book 180, Page 251 of Official Records. Blanket easement, not plottable. Limits shown.
 11. Partial Assignment of Easements recorded November 4, 2024 in Book 202411, Page 000673.
 12. A right-of-way to Rural Water District No. 7 in the document recorded February 4, 1997 in Book 5101, Page 389 of Official Records. Shown hereon.
 13. A right-of-way to Rural Water District No. 7, Johnson County, Kansas in the document recorded June 1, 1999 in Book 6188, Page 590 of Official Records. Shown hereon.
 14. A Communication Systems Right of Way and Easement to United Telephone Company of Kansas, a Kansas corporation, aka "Sprint" recorded June 12, 2003 in Book 9091, Page 884. Shown hereon.
 15. An Easement to Kansas City Power & Light Company recorded October 7, 2010 in Book 201010, Page 003091. Shown hereon.
 16. An oil and gas lease executed by Richard W. & Marilyn Donovan as lessor and D & Z Exploration, Inc. as lessee, recorded February 21, 2012 in Book 201202, Page 006322 of Official Records.
 17. A Lease recorded May 14, 2012 in Book 201205, Page 005246. Affidavit of Production recorded June 5, 2012 in Book 201206, Page 001640. Shown hereon.
 18. Encroachments as shown between Tract 1 and the neighboring easterly parcel, and is dimensioned hereon.
 19. The terms and provisions contained in the document, entitled "Free Permit Notice of Enhanced Recovery Project" recorded November 20, 2015 in Book 201511, Page 005759 of Official Records. Encumbers Tract 2.
 - 20-21. Non-survey items.

Surveyor's Certificate:
 I, Joseph B. Strick, a Professional Surveyor in the State of Kansas, License Number 1373, do hereby certify that the survey shown hereon was completed in the field on February 11, 2025, by me or under my direct supervision and that this plat is a true and accurate exhibit of said field survey, based on actual field measurements, where the monuments are of the character and occupy the positions as indicated, and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys pursuant to K.A.R. 86-21-1.



Joseph B. Strick, PS 1373
 806 S. Creekside Drive, Gardner, KS 66030
 913.856.0164 (fax) 913.856.0165
 Missouri Certificate of Authority: 200702276C-K
 Kansas Certificate of Authority: LS189



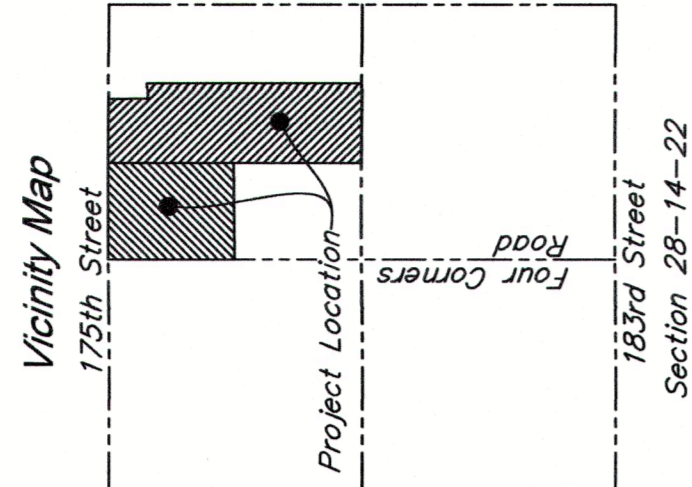
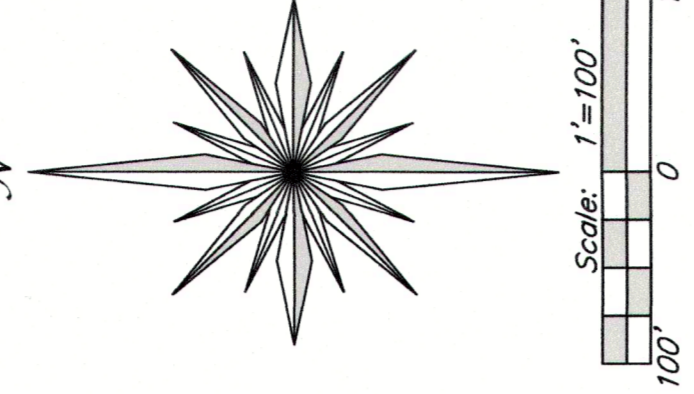
806 S. Creekside Drive, Gardner, KS 66030
 913.856.0164 (fax) 913.856.0165
 Missouri Certificate of Authority: 200702276C-K
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- Description (Per Provided Title Commitment)**
- Tract 1:
 All that part of the Northeast Quarter of Section 28, Township 14, Range 22, Johnson County, Kansas, described as follows: commencing at the northwest corner of the northeast quarter of said Section 28, a distance of 994.88 feet, to the point of beginning; thence East, along the north line of the Northeast Quarter of said Section 28, a distance of 994.88 feet, to the point of beginning; thence continuing South 89 degrees 44 minutes 32 seconds East, along the north line of the Northeast Quarter of said Section 28, a distance of 664.29 feet; thence South 0 degrees 15 minutes 28 seconds West, perpendicular to the north line of the Northeast Quarter of said Section 28, a distance of 420.42 feet; thence South 89 degrees 44 minutes 32 seconds East, parallel to the north line of the Northeast Quarter of said Section 28, a distance of 20.00 feet; thence South 89 degrees 44 minutes 32 seconds West, perpendicular to the north line of the Northeast Quarter of said Section 28, a distance of 60.00 feet; thence South 89 degrees 44 minutes 32 seconds East, parallel to the north line of the Northeast Quarter of said Section 28, a distance of 824.43 feet; thence North 0 degrees 43 minutes 17 seconds West, along the south line of the Northeast Quarter of said Section 28, a distance of 824.43 feet; thence North 0 degrees 43 minutes 17 seconds West, along the east line of the west 60 acres of the Northeast Quarter of said Section 28, a distance of 2626.28 feet, to the point of beginning, except any part in road.
- Tract 2:
 The North half of the West 60 acres of the Northeast Quarter of Section 28, Township 14, Range 22, Johnson County, Kansas, except any part in road.
- Surveyor's Notes:**
1. Title information contained herein is limited to that information contained in the provided Commitment for Title Insurance, Commitment No. NCS-1246552-KC17, and issued by First American Title Insurance Company, Commitment Date of December 30, 2024, at 8:00 A.M.
 2. All rights found monuments is unknown unless noted hereon.
 3. All encroachments as shown between Tract 1 and the neighboring easterly parcel, and is dimensioned hereon.
 4. Encroachments exist either onto, or from the parcels surveyed hereon, as shown hereon.
 5. Utilities shown hereon are those utilities that had marked the corresponding facilities in connection with Kansas OneCall Tickets 25026033 & 25026032. This Surveyor neither warrants nor guarantees the accuracy or completeness of the markings or the utilities shown hereon.

Survey Prepared For:
 Richard and Marilyn Donovan Trust,
 Michael Donovan and thru,
 Michael Shawn Terrell
 United Country Real Estate
 2820 NW Barry Rd,
 Kansas City, MO 64154
 Direct: 580.747.6068

- Symbol Legend**
- Found Iron Bar (Origin Noted if Known)
 - ✕ Found "x" Cut in Concrete
 - ⊙ Set 5/8" x 24" Rebar & KS ID Cap
 - ⊕ Set Magnetic Nail in Asphalt
 - (M) Measured Dimension
 - (P) Plotted Dimension
 - (R) Record Dimension - SVY by KSPS 1266
 - (CY) Calculated from Plot or Record
 - △ Found Section Corner Monument-Noted

Basis of Bearings
 Geodetic North (Autonomous RTK GPS)



1"=2000'

Section 28-14-22
 Johnson County, Kansas

TRACT 1
 2,097,872.57 sq. ft.
 48.16 ac. +/-
 (Gross Area - Includes
 Apparent Right of Way)

TRACT 2
 1,306,654.04 sq. ft.
 30.00 ac. +/-
 (Gross Area - Includes
 Apparent Right of Way)

TRACT 3
 994.85' (M), 994.88' (P)
 S 89°41'40" W (M), S 89°47'30" E (P)

Lot 1
 Christopher S. & Carroll K. Horsch
 Bk 8661/Pg 786

Lot 2
 Willis Family Wealth Trust
 Bk 201712/Pg 003787

Lot 3
 Brandon & Nova Van Anne
 Bk 202501/Pg 001759

Dossie-Anne Acres

SW Cor. NE Quarter, Section 28-14-22
 Ex. 1/2" Rebar & JCPW Cap

SE Cor. NE Quarter, Section 28-14-22
 Ex. 1/2" SMH CLS66 Cap

NW Cor. E 863.63',
 Robert G. Meyers
 Bk 6410/Pg 630
 Ex. 1/2" No Cap

NE Cor. NE Quarter, Section 28-14-22
 Ex. 1/2" Rebar & JCPW Cap