

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: Filed Bk-396 deeds Pg-277,278

The Southeast Quarter of Section 3, Township 17, Range 23, Miami County, Kansas, EXCEPT that part of said quarter section which is now held by the city of Paola for lake purposes and which is described as follows: the East 40 rods of the Southeast Quarter of Section 3, Township 17, Range 23, Miami County, Kansas, containing 40 acres more or less, less a triangular tract of land located in the Northwest corner of the East 40 rods of the Southeast Quarter of said Section 3, Township 17, Range 23, Miami County, Kansas, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 3, Township 17, Range 23, thence West along the North line of said Southeast Quarter of Section 3, 660 feet, thence South parallel to the East line of said Southeast Quarter of Section 3, 660 feet, thence in a northeasterly direction to the point of beginning, containing 5 acres of land, more or less, including any reversionary interest in that part of the property now being used in that part of the property now being used by the City of Paola for lake purposes;

Also excepting therefrom the following tract:

All that part of the Southeast Quarter of Section 3 lying Southeasterly of property now owned by the Missouri Pacific Railroad Company and Northwesterly of a line described as follows: Beginning at a point on the North line of said Quarter Section, 628.75 feet East of the Northwest corner thereof; thence Southerly by a straight line which makes a Southeasterly angle of 38 degrees 40' with said North line, 1230.6 feet; thence Southwesterly on a curve to the right the radius of which is 2934.93 feet, 1503.8 feet more or less, to a point on the South line of said Quarter Section 153.2 feet East of the Southwest corner thereof, containing 8.9 acres, more or less; and also excepting therefrom the right of way of the Missouri Pacific Railroad Company, and subject to easements of record; the property above described containing 109.4 acres, more or less.

RECOMMENDED DESCRIPTIONS:

Tract 1
All that part of the Southeast Quarter Section 3, Township 17 South, Range 23 East, Miami County, Kansas, described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 3; thence N88°24'41"E, along the North line of said Southeast Quarter, a distance of 497.70 feet, to a point on the Westerly right-of-way line of Missouri Pacific Railroad; thence S2°45'42"E, along said right-of-way line, a distance of 183.00 feet; thence Southwesterly along said right-of-way line, along a curve to the right with a radius of 1896.00 feet, an arc distance of 609.47 feet (chord bearing S5°22'54"W chord distance 606.85 feet); thence S10°29'05"W, along said right-of-way line, a distance of 1552.00 feet; thence Southwesterly along said right-of-way line, along a curve to the right with a radius of 1407.00 feet, an arc distance of 160.25 feet (chord bearing S20°59'47"W chord distance 160.17 feet), to a point on the West line of said Southeast Quarter; thence N2°33'46"W, along said West line, a distance of 2451.24 feet to the Point of Beginning, containing 17.08 Acres more or less, subject to any part thereof in roads.
prepared by Jeff Luthro RLS#1222, December 20th 2021.

Tract 2
All that part of the Southeast Quarter Section 3, Township 17 South, Range 23 East, Miami County, Kansas, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 3; thence N88°24'41"E, along the North line of said Southeast Quarter, a distance of 617.72 feet, to a point on the Easterly right-of-way line of Missouri Pacific Railroad, said point being the Point of Beginning; thence N88°24'41"E, along the North line of said Southeast Quarter, a distance of 2016.81 feet, to the Northeast corner of the Southeast Quarter of said Section 3; thence S42°43'00"W, a distance of 921.99 feet; thence S2°59'44"E, parallel to the East line of said Southeast Quarter, a distance of 1959.89 feet, to a point on the South line of said Southeast Quarter; thence S88°08'29"W, along said South line, a distance of 667.01 feet, to the Southeast corner of the West Half of said Southeast Quarter; thence S87°12'19"W, along the South line of said Southeast Quarter, a distance of 983.17 feet; thence N86°34'57"W, a distance of 184.45 feet, to a point on the Easterly right-of-way line of Missouri Pacific Railroad; thence Northeasterly, along said right-of-way line, along a curve to the left with a radius of 2981.00 feet, an arc distance of 1682.77 feet (chord bearing N13°33'11"E chord distance 1660.52 feet); thence N2°45'42"W, along said Easterly right-of-way line, a distance of 1024.20 feet to the Point of Beginning, containing 92.78 Acres more or less, subject to any part thereof in roads.
prepared by Jeff Luthro RLS#1222, December 20th 2021.

Note:
Assumed N2°33'46"W along the West line of the S.E. 1/4 Sec. 3. No title information provided, no easements shown. Distances and bearings are measured unless otherwise noted.

Pt. Section 3-17-23
CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

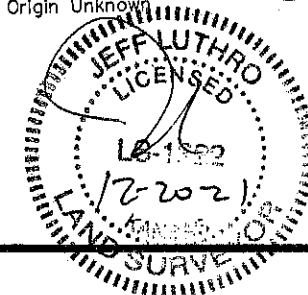
122 N. WATER STREET OLAATHE, KANSAS 66061
PHONE: (913) 764-1076 FAX: (913) 764-8635
14 W. PEORIA PAOLA, KANSAS 66071
PHONE: (913) 557-1076 FAX: (913) 557-6904



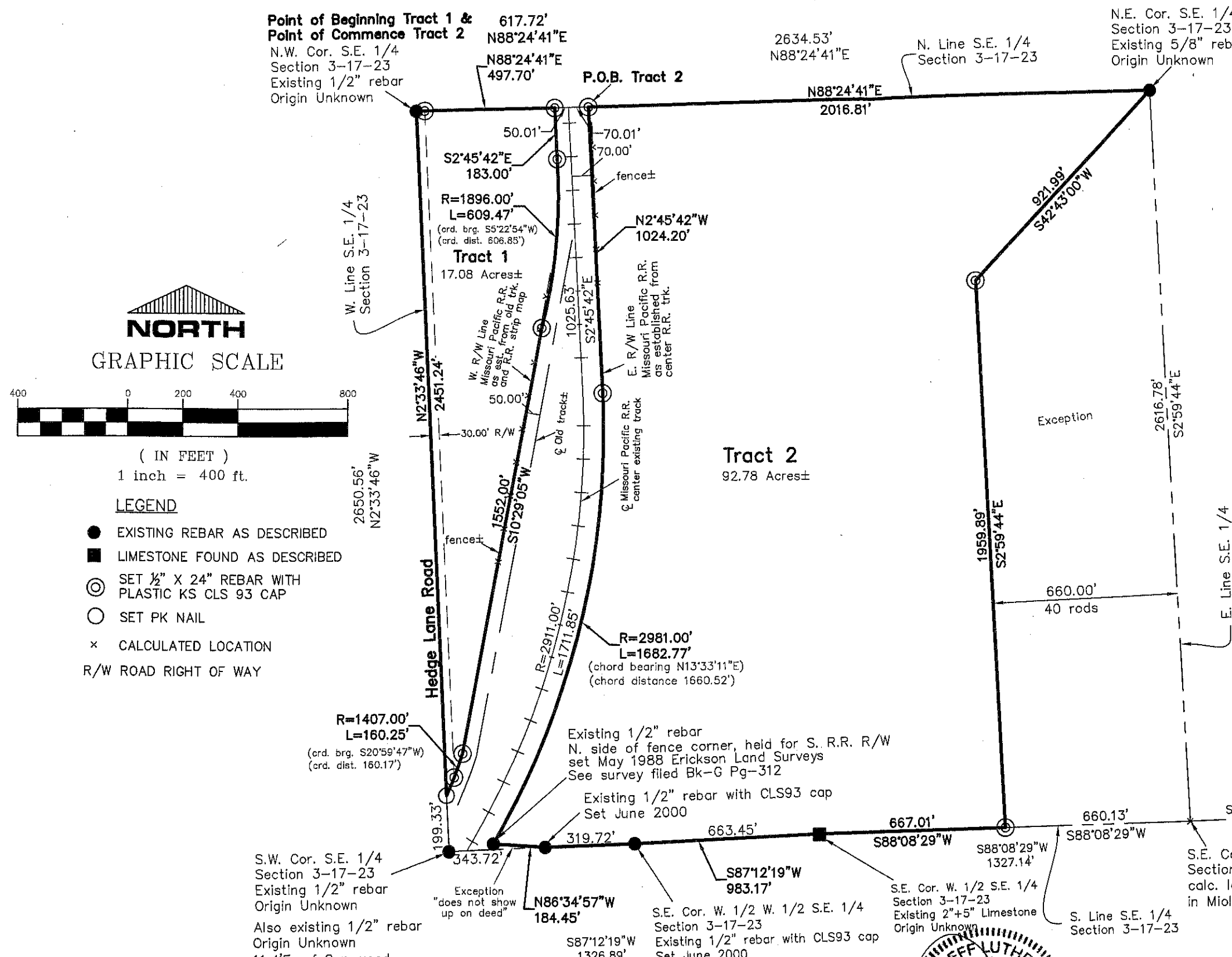
JOB NUMBER: 37138

DATE: 12/6/2021

PREPARED FOR: Crown Realty



THIS IS TO CERTIFY THAT ON THE 6th DAY OF DECEMBER, 2021, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



Point of Beginning Tract 1 & Point of Commence Tract 2
N.W. Cor. S.E. 1/4 Section 3-17-23 Existing 1/2" rebar Origin Unknown

2634.53' N88°24'41"E
N. Line S.E. 1/4 Section 3-17-23

N.E. Cor. S.E. 1/4 Section 3-17-23 Existing 5/8" rebar Origin Unknown



(IN FEET)
1 inch = 400 ft.

LEGEND

- EXISTING REBAR AS DESCRIBED
- LIMESTONE FOUND AS DESCRIBED
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- SET PK NAIL
- × CALCULATED LOCATION
- R/W ROAD RIGHT OF WAY

S.W. Cor. S.E. 1/4 Section 3-17-23 Existing 1/2" rebar Origin Unknown
Also existing 1/2" rebar Origin Unknown
11.4'E. of Cor. used along E. edge of road

Exception "does not show up on deed"

Existing 1/2" rebar N. side of fence corner, held for S. R.R. R/W set May 1988 Erickson Land Surveys See survey filed Bk-G Pg-312

Existing 1/2" rebar with CLS93 cap Set June 2000

S.E. Cor. W. 1/2 S.E. 1/4 Section 3-17-23 Existing 1/2" rebar with CLS93 cap Set June 2000

S.E. Cor. W. 1/2 S.E. 1/4 Section 3-17-23 Existing 2"+5" Limestone Origin Unknown

S. Line S.E. 1/4 Section 3-17-23

Existing 1/2" rebar with CLS93 cap

1511.60' S87°44'57"W

1155.00' S87°44'57"W

S.E. Cor. S.E. 1/4 Section 3-17-23 calc. location cor. falls in Miola lake

S.E. Cor. S.W. 1/4 Section 2-17-23 Existing 1/2" rebar Origin Unknown