

CERTIFICATE OF SURVEY

A PORTION OF THE SW 1/4, SEC 1 AND A PORTION OF THE NW 1/4, SEC 12 ALL IN T-11-S, R-4-W
OTTAWA COUNTY, KANSAS

DESCRIPTION TRACT 1:

A PORTION OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 11 SOUTH RANGE 4 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OTTAWA COUNTY, KANSAS BEING DESCRIBED BY JOHN E. PRATT LS 1722 ON JUNE 30, 2023 AS FOLLOWS:

ALL BEARINGS HEREON ARE BASED ON AN ASSUMED BEARING OF S 89°27'49" W ON THE SOUTH LINE OF SECTION 1. COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12; THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, S 89°27'49" W 1328.87 FEET TO THE NORTH SIXTEENTH CORNER OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 00°41'30" E 417.97 FEET; THENCE S 89°55'29" W 389.17 FEET TO THE CENTERLINE OF THE SOLOMON RIVER, BEING A POINT OF CURVATURE; THENCE ON THE CENTER LINE OF SAID RIVER, NORTHERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.33 FEET, AN ARC LENGTH OF 464.73 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 16°27'46" W 431.39 FEET TO SAID NORTH LINE; THENCE ON THE SAID NORTH LINE, N 89°27'49" E 506.40 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.8 ACRES MORE OR LESS.
END OF DESCRIPTION

DESCRIPTION TRACT 2:

A PORTION OF THE SOUTHWEST QUARTER, SECTION 1, TOWNSHIP 11 SOUTH RANGE 4 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OTTAWA COUNTY, KANSAS BEING DESCRIBED BY JOHN E. PRATT LS 1722 ON JUNE 30, 2023 AS FOLLOW;

ALL BEARINGS HEREON ARE BASED ON AN ASSUMED BEARING OF S 89°27'49" W ON THE SOUTH LINE OF SECTION 1. COMMENCING AT THE CENTER CORNER OF SAID SECTION 1; THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, S 88°48'22" W 1318.93 FEET TO THE NORTH SIXTEENTH CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER, S 00°41'30" E 966.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE, S 00°41'30" E 758.14 FEET; THENCE S 64°06'27" W 1216.90 FEET TO THE CENTERLINE OF THE SOLOMON RIVER, BEING A POINT OF CURVATURE; THENCE ON THE CENTERLINE OF SAID RIVER, NORTHERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 669.07 FEET, AN ARC LENGTH OF 1071.85 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 00°04'25" W 960.85 FEET; THENCE N 73°10'33" E 1135.42 FEET TO THE POINT OF BEGINNING.
CONTAINS 24.7 ACRES MORE OR LESS.
END OF DESCRIPTION

DESCRIPTION TRACT 3:

A PORTION OF THE SOUTHWEST QUARTER, SECTION 1, TOWNSHIP 11 SOUTH RANGE 4 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OTTAWA COUNTY, KANSAS BEING DESCRIBED BY JOHN E. PRATT LS 1722 ON JUNE 30, 2023 AS FOLLOW;

ALL BEARINGS HEREON ARE BASED ON AN ASSUMED BEARING OF S 89°27'49" W ON THE SOUTH LINE OF SECTION 1. COMMENCING AT THE CENTER CORNER OF SAID SECTION 1; THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, S 88°48'22" W 1318.93 FEET TO THE NORTH SIXTEENTH CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER, S 00°41'30 E 966.34 FEET; THENCE S 73°10'33" W 1135.42 FEET TO THE CENTERLINE OF THE SOLOMON RIVER, BEING THE POINT OF CURVATURE; THENCE ON THE CENTERLINE OF SAID RIVER, NORTHWESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 807.72 FEET, AN ARC LENGTH OF 680.08 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 21°56'07" E 660.17 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 01°00'37" W 546.43 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 49°29'08" W 178.39 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1; THENCE ON SAID NORTH LINE, N 88°48'22" E 974.01 FEET TO THE POINT OF BEGINNING.
CONTAINS 21.9 ACRES MORE OR LESS.
END OF DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°27'49" W ON THE SOUTH LINE OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN IN OTTAWA COUNTY, KANSAS.

SURVEYOR'S NOTES:

- A TITLE COMMITMENT FOR THE SURVEYED PARCEL WAS NOT PROVIDED BY CLIENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNPLATTED EASEMENTS; UNPLATTED 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.
- THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEY PARCEL WHICH ARE NOT SHOWN HEREON.
- THIS CERTIFICATE OF SURVEY DOES NOT REPRESENT AN "ALTA/NSPS LAND TITLE SURVEY."
- SEE APPLICABLE COUNTY OF OTTAWA CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
- BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.
- THE PARENT TRACT FOR THE ABOVE TRACT IS RECORDED IN THE OTTAWA COUNTY, KANSAS REGISTER OF DEEDS OFFICE IN BOOK 139, PAGE 464.

SURVEYOR CERTIFICATION:

I, JOHN E. PRATT, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: JUNE 30, 2023

(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)



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KAW VALLEY ENGINEERING

PROJECT:
1101 NORTH 112TH ROAD
OTTAWA COUNTY, KANSAS

PREPARED FOR:
ISAAC KLINGMAN
12041 EAST 13TH STREET
WICHITA, KANSAS 67206

PROJECT NO.
E23S3499

DRAWN BY
DLY

CHECKED BY
JEP

CFN
3499CS

SHEET
1 OF 3

CERTIFICATE OF SURVEY

A PORTION OF THE SW 1/4, SEC 1 AND A PORTION OF THE NW 1/4, SEC 12 ALL IN T-11-S, R-4-W
OTTAWA COUNTY, KANSAS

2640.0'(GLO) S 89°59'30" E 2640.24'(M)

NW COR, SEC 1, 5/8" REBAR, LAST ACCEPTED BY
JOHN P. CASHATT LS 575 PER KSHS 989797

N 1/4 COR, SEC 1, MAG NAIL, LAST ACCEPTED
BY RANDY S. STROEDE LS 1276 PER KSHS 019387

2640.0'(GLO)
S 00°28'26" E 2629.67'(C)

2574.31'(M)
E LINE, NW 1/4, SEC 1

SCALE: 1" = 500'

LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET
1/2"x24" REBAR W/ "KVE
CLS20"
- MEASURED BEARING
AND DISTANCE
(M)
- CALCULATED MEASUREMENT
(C)
- PER GLO NOTES
(GLO)

CENTER COR, SEC 1, 1/2" REBAR W/ CAP
STAMPED "R STROEDE LS 1276", SET BY
RANDY S. STROEDE LS 1276 PER KSHS 019391

W LINE, SEC 1

N LINE, SW 1/4, SEC 1

N 88°48'22" E 1318.93'(C) N 88°48'22" E 1318.93'(M)

W 1/4 COR, SEC 1,
CALCULATED, NOT SET
FALLS IN FLOOD WATER

BOOK: 173
PAGE: 412

E LINE, SW 1/4, SEC 1

TRACT 3

2640.0'(GLO)
S 00°28'26" E 2629.67'(C)

40' ROAD EASEMENT PER ROAD
RECORD BOOK "D", PAGE 34

2659.99'(M)
S 00°54'24" E 2659.99'(M)
E LINE, SW 1/4, SEC 1

TRACT 2

BOOK: 173
PAGE: 412

E LINE, W 1/2, SW 1/4, SEC 1

BOOK: 139
PAGE: 464

SE COR, SEC 1 = NE COR, SEC
12, SET MAG NAIL IN CENTER
OF CHISELED "X" IN CONCRETE,
LAST ACCEPTED BY THAD C.
REYNOLDS LS 1354 PER KSHS
070845

N 89°27'49" E 2657.74'(M)

S LINE, SEC 1

S 89°27'49" W 1328.87'(M)
S 89°27'49" W 2645.94'(GLO)
2657.73'(M)

S 1/16, SW 1/4, SEC 1
S 1/4 COR, SEC 1 =
N 1/4 COR, SEC 12

TRACT 1

2640.0'(GLO)
S 00°56'08" W 2629.93'(M)

SW COR, SEC 1
S 89°55'17" E 13196.04'(GLO)
13167.62'(M)
N 1/4 COR, SEC 9,
SANDSTONE 5"x4"x12",
LAST ACCEPTED BY
JASON P. JOHNSON
LS 1410 PER KSHS
294051

W LINE
NW 1/4, SEC 12
W 1/4 COR, SEC 12, 1/2" REBAR,
LAST ACCEPTED BY DENNIS R. LEWIS
LS 1100 PER KSHS 996614



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PROJECT:

PREPARED FOR:

1101 NORTH 112TH ROAD
OTTAWA COUNTY, KANSAS

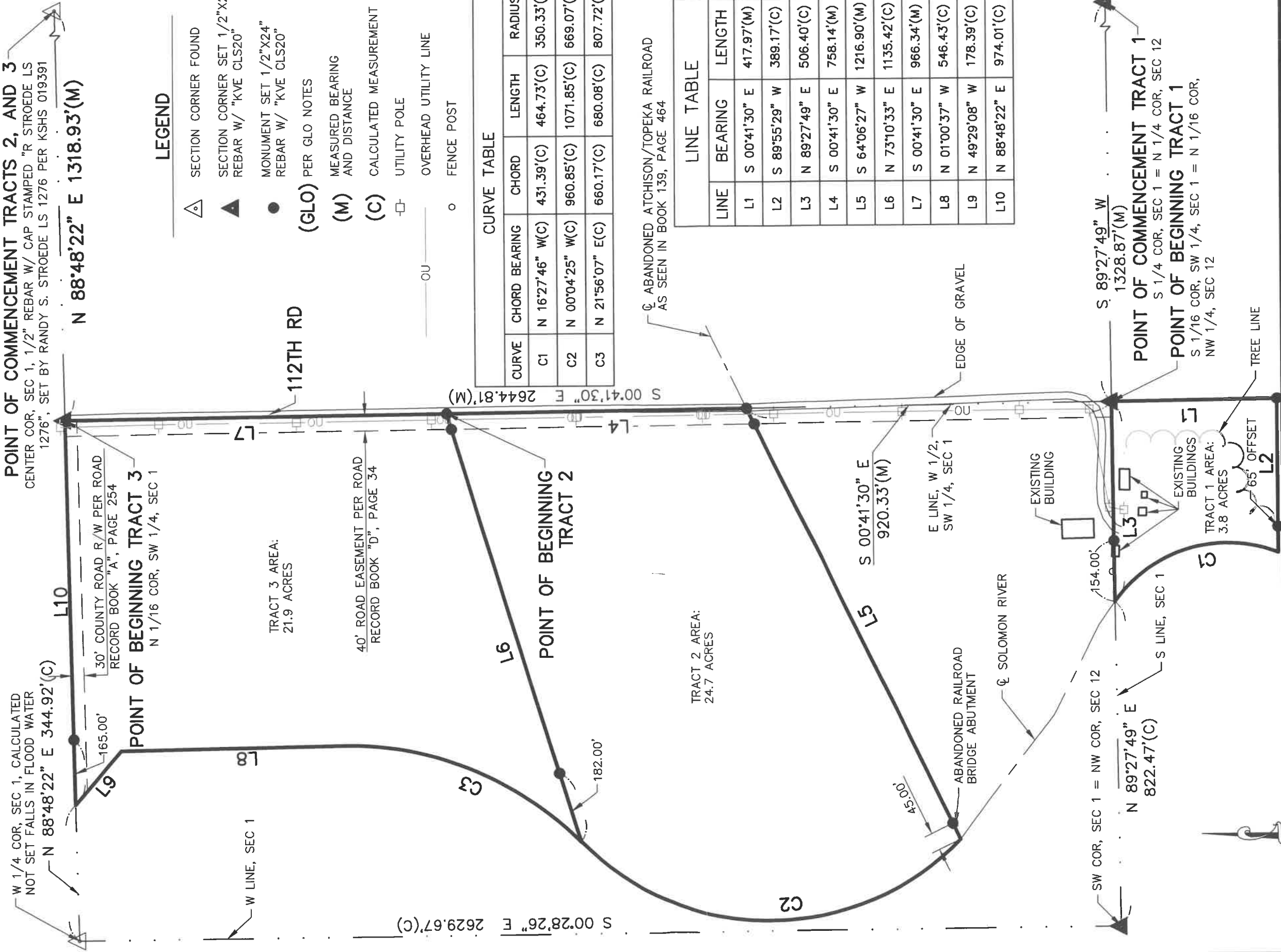
ISAAC KLINGMAN
12041 EAST 13TH STREET
WICHITA, KANSAS 67206

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

PROJECT NO.
E23S3499
DRAWN BY
DLY
CHECKED BY
JEP
CFN
3499CS
SHEET
2 OF 3

CERTIFICATE OF SURVEY
OTTAWA COUNTY, KANSAS

A PORTION OF THE SW 1/4, SEC 1 AND A PORTION OF THE NW 1/4, SEC 12 ALL IN T-11-S, R-4-W



LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET 1/2"x24" REBAR W/ "KVE CLS20"
- MONUMENT SET 1/2"x24" REBAR W/ "KVE CLS20"
- (GLO) PER GLO NOTES
- (M) MEASURED BEARING AND DISTANCE
- (C) CALCULATED MEASUREMENT
- UTILITY POLE
- OVERHEAD UTILITY LINE
- FENCE POST

CURVE TABLE				
CURVE	CHORD BEARING	CHORD	LENGTH	RADIUS
C1	N 16°27'46" W(C)	431.39'(C)	464.73'(C)	350.33'(C)
C2	N 00°04'25" W(C)	960.85'(C)	1071.85'(C)	669.07'(C)
C3	N 21°56'07" E(C)	660.17'(C)	680.08'(C)	807.72'(C)

ABANDONED ATCHISON/TOPEKA RAILROAD
AS SEEN IN BOOK 139, PAGE 464

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°41'30" E	417.97'(M)
L2	S 89°55'29" W	389.17'(C)
L3	N 89°27'49" E	506.40'(C)
L4	S 00°41'30" E	758.14'(M)
L5	S 64°06'27" W	1216.90'(M)
L6	N 73°10'33" E	1135.42'(C)
L7	S 00°41'30" E	966.34'(M)
L8	N 01°00'37" W	546.43'(C)
L9	N 49°29'08" W	178.39'(C)
L10	N 88°48'22" E	974.01'(C)



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SHEET	3 OF 3

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