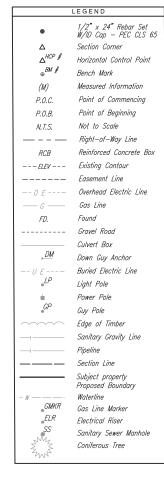


NE Cor. SW1/4
 Section 35,
 Township 19 South,
 Range 2 East
 5/8" Iron Bar
 Found from Record Ties



SURVEYOR'S CERTIFICATE

To: Westar Energy:

This is to certify that this map or plat and survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 5, (7a), 8, 11, 13, 14, 16, 18, and 19 of Table A thereof. The field work was completed on June 10th–30th, 2019. Date of Plat or Map: July 15, 2019



Charles W. Brooksher, LS# 1281
Professional Engineering Consultants, P.A.
350 S. Washington, Wichita, KS 67202
316–262–3003
www.pec1.com
Project No. 199030–029

DESCRIPTION OF PARENT TRACT:

North 1/2 of the Southeast 1/4 AND North 1/2 of the Southwest 1/4 in Section 35, Township 19 South, Range 2 East of the 6th P.M., Marion County, Kansas

Southwest 1/4 of Section 35, Township 19 South, Range 2 East of the 6th P.M., Marion County, Kansas, EXCEPT Part of the Southwest 1/4 of Section 35, Township 19 South, Range 2 East of the 6th P.M., Marion County, Kansas, more particularly described as follows, to-wit

Beginning at the Southeast corner of the Southwest 1/4 of 35-19-2; thence West along the South line of said Southwest 1/4, 800.00 feet; thence with a deflection angle 90'05'44" right-North parallel with the East line of said Southwest 1/4, 544.50 feet; thence with a deflection angle 89'54'16" right-East parallel with the South line of said Southwest 1/4, 800 feet to the East line of said Southwest 1/4, thence with a deflection angle 90'05'44" right-South along the East line of said Southwest 1/4, 544.50 feet to the point of beginning; ALSO EXCEPT that part taken and used for Highway and Railroad right of way

DESCRIPTION OF SUBJECT PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, MARION COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:

THE WEST 540 FEET OF THE NORTH 640 FEET OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNISHIP 19 SOUTH, RANGE 2 EAST, OF THE SIXTH PRINCIPAL MERIDAN, MARION COUNTY, KANSAS EXCEPT THE NORTH 50 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE BEARING SOUT-42'22" (EBARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUING BEARING SOUT-2'22"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 590.00 FEET; THENCE BEARING N89'06'35"E PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 540.00 FEET; THENCE BEARING N89'06'35"W ALONG SAID SOUTH RAILROAD RIGHT OF WAY LINE; THENCE BEARING S89'06'35"W ALONG SAID SOUTH LINE A DISTANCE OF 540.00 FEET TO THE POINT OF BECONNING.

KANSAS ONE-CALL:

Utilities and their location are shown from field located above ground appurtenances and flags set in response to Kansas One Call Ticket Numbered 19198263.

FLOOD ZONE:

By graphic plotting only, subject property is located within unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA FIRM Community Panel Number 2011593 Panel 0.285, Suffix C, in Marion County, State of Kansas, Map Number 20115C0285C, effective date March, 2011.

WETLANDS DETERMINATION:

The U.S. Fish and Wildlife Service National Wetlands inventory doesn't show any Wetlands in the subject property, on its Wetlands Mapper, last modified May 5th 2019.

ROAD RECORDS:

Agreement to County of Marion, Kansas recorded in/on Book Misc. 319, Page 199. (as shown Hereon)

ORIZONTAL CONTROL:

Horizontal datum: NAD 83(2011) Kansas South Zone US Survey feet state plane grid.

Horizontal Control Point No. 101
N: 1,329,822,503 E: 1,688,689,420
1/2" x 24" Rebar with "PEC CP" cap.
28.6' Southeast to a gas marker vent pipe.
24.4' West to the east edge of asphalt pavement.
49.8' South-Southwest to the center of a manhole

Horizontal Control Point No. 102
N: 1,929,113.559 E: 1,688,705.732
1/2" x 24" Rebar with "PEC CP" cap.
44.1' Northwest to Benchmark 202.
33' West to the east edge of asphalt pavement.
20.5' North to the centerline of the East-West ditch channel.

SURVEY NOTES

- Bearings based on the West line of the Southwest Quarter of Section 35 being S00'42'22" per the Kansas Coordinate System 1983 South Zone.
- Property is located 550 feet south of the intersection of Jade Road and Commerce Road.
- All distances shown on Plat are in ground distances.
- No buildings were observed on the subject property.
- No evidence of recent earth moving work, building construction, or building additions observed on the subject property.
- This tract contains 7.3 Acres. Map closure 1:2,260,011,800
- Possible Encroachments:
- 1. Manhole #1 is south of 20' x 70 utility easement.
- 2. There is no easement of record for the City of Hillsboro gas line.

ENCUMBRANCES:

Schedule B – Easements and Restrictions of record per Security 1st Title Ownership and Encumbrance Report. File No. 295176, Report Dated February 13, 2019 at 7:30 A.M..

- Agreement to County of Marion, Kansas recorded in/on Book Misc. 319, Page 199. (as shown Hereon)
- Utility Easement to City of Hillsboro, Kansas recorded in/on Book Misc. 153, Page 719. (as shown Hereon)
- Grant of Right of Way to The Kansas Power and Light Company recorded in/on Book Misc. 159, Page 17. (as shown Hereon, no width specified)
- Resolution No. 94–09 recorded in/on Book Misc. 182, Page 922. (Confirms subject property is within the jurisdiction of the city of Hillsboro's planning regulations. Unplottable)
- 5. Pipeline Easement to Associated Milk Producers, Inc. recorded in/on Book Misc. 183, Page 820. (as shown Hereon)

Terms and provisions of the oil and gas lease executed between Donald C. Graumann Trustee of the: The Donald C. Graumann Living Revocable Trust, dated November 3, 1993, lessor, and J. Fred Hambright, lessee, filed July 27, 2011, recorded in/on Book Misc. 198, Page 62; and Amendment to to said il and Gas Lease as recorded in/on Book Misc. 200, Page 270, P

NOTE: If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavil of Non-Production is recorded, the above Encumbrance will not appear on the policy to be issued. Said Affidavil must include the same land covered in the Lease.

ZONING: CODE OF MARION COUNTY

Site Classification: A, Agricultural District

Lot Size Requirements: Residential uses: 217,800 square feet (5 acres), Other uses: 40 Acres or a quarter of a quarter even if it falls short of 40 acres.

The lot size shall not apply to those lots created through an approved Agricultural Lot Split in accordance with the Marion County Subdivision Regulations and which are subject to the Agricultural Lot Split Agreement filed with Marion County Register of Deeds.

Minimum Lot width: 660 feet

Minimum Lot depth: 660 feet

Setbacks

Front Yard: 30 foot or a minimum of 75 feet from centerline of road. Side Yard: 50 foot minimum.

Rear Yard: 50 foot minimum

(See Articles 19 and 20 of the Marion County Zoning Regulations for area and bulk restrictions.)

				DD AMAL DV	JAY/BOK	D.1.T.F.	July 15, 2019
				DRAWN BY	JAT/BOR	DATE	July 13, 2019
				DESIGNED BY		DATE	
	REVISION 1 Westar job number and site description.	08/14/2019	BOK	APPROVED BY		DATE	
REV.	REVISION DESCRIPTION	DATE	BY/CK	APPROVED BY		DATE	

SCALE: 1" = 60' W.R. NO.	Westar Energy.
	F Walter Briefy.

ALTA/NSPS Land Title Survey
JADE SUBSTATION
SW 1/4 Section 35-T19S-R2E, Marion County, Kansas

SXXXXXX_SV01
SHEET NO. REV