

DESCRIPTION:

A tract of land situated in the Northeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, prepared by Greg D. Frederick, PS#1323, Smith & Oakes, Inc. on August 6th, 2021, being more particularly described as follows: Commencing at a 1 1/2" Pipe marking the Southwest Corner of Thompson Gardens Subdivision (now vacated) on the North Right-of-Way for Kansas Avenue; thence North 89 degrees, 22 minutes, 04 seconds East (assumed), along said North Right-of-Way, a distance of 200.00 feet to the Point of Beginning of the herein described tract; thence North 01 degrees, 56 minutes, 43 seconds West, parallel with the West Line of said Subdivision, a distance of 100.00 feet to a point; thence North 42 degrees, 05 minutes, 51 seconds West, a distance of 155.00 feet to a point being 100.00 feet East of the West Line of said Subdivision; thence North 01 degrees, 56 minutes, 43 seconds West, parallel with the West Line of said Subdivision, a distance of 585.00 feet to a point; thence North 89 degrees, 22 minutes, 28 seconds East, a distance of 843.28 feet to a point on the West Right-of-Way for U.S. 77 Highway Bypass; thence South 01 degrees, 56 minutes, 23 seconds East, along said West Right-of-Way, a distance of 458.00 feet to a point; thence South 05 degrees, 53 minutes, 50 seconds East, along said West Right-of-Way, a distance of 143.69 feet to the Northeast Corner of Lot 18, Block 8, Thompson Gardens Subdivision; thence South 89 degrees, 22 minutes, 28 seconds West, along the North Line of Lots 18-13 of said Block 8 extended, a distance of 325.00 feet to a point on the centerline of vacated K Street of said Subdivision; thence South 01 degrees, 56 minutes, 44 seconds East, along said centerline, a distance of 200.00 feet to a point on the North Right-of-Way for Kansas Avenue; thence South 89 degrees, 22 minutes, 04 seconds West, along said North Right-of-Way, a distance of 428.17 feet to the Point of Beginning, containing 13.71 acres, more or less.

NOTES:

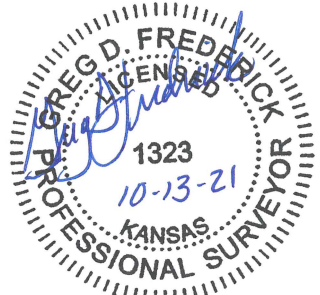
- Bearings for this survey are based on an assumed N89°22'04"E for the North Right-of-Way for Kansas Avenue as shown hereon. All distances and bearings shown are as measured.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, vacated lands, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

CERTIFICATION:

I hereby certify that the above is an accurate plat of the survey and legal description completed by me on the 13th day of October, 2021, and that the survey meets or exceeds the Minimum Technical Standards for a Boundary Survey as adopted by the Kansas State Board of Technical Professions.

Greg D. Frederick
 Kansas LIC. NO.: PS 1323

PREPARED FOR:
 KLANDS Venture, LLC
 Zafar Khan
 703 Tuskegee Dr.
 Wylie, TX 75098



LEGEND:

- ☒ R/W Monument Found
- ⊙ 1-1/2" Pipe Found (origin unknown)
- ⊗ 1/2" Pipe Found (origin unknown)
- 1/2" Rebar Found (origin unknown)
- 1/2" Rebar-cap#1323 Found
- 1/2"x24" Rebar-cap#85 Set
- △ Section Corner Monument Found (origin unknown unless noted)

SMITH + OAKES
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DATE: 10/13/2021 DRAWN BY: GDF SHEET: 1 OF 1 PROJECT # 41-099