

Pt NE/4 S31-T34S-R04E  
Pt NW/4 S32-T34S-R04E  
Pt NE/4 S30-T34S-R04E  
Pt NW/4 S29-T34S-R04E  
Pt SE/4 S19-T34S-R04E  
Pt SW/4 S20-T34S-R04E  
PT NE/4 S19-T34S-R04E

#### GRANT OF RIGHT OF WAY

For and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The City of Arkansas City, Kansas, a Municipal Corporation of the State of Kansas**, ("Grantor") do hereby grant, convey and warrant unto **Evergy Kansas South, Inc., a Kansas corporation**, its successors, assigns and lessees, ("Grantee") the right and easement to alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace electric and communication transmission and distribution lines and their appurtenances under varying conditions of operation, including the poles, towers, anchors, guys, crossarms, insulators, conductors, conduit, ducts, cables, and other fixtures and equipment appurtenant thereto for the transmission and/or distribution of electric energy and communications in, along, under, across, and over the Grantor Real Property on a strip of land particularly described in Exhibit "A" attached hereto and made part of this instrument by reference ("Right of Way") (individually and in any combination referred to as the "Rights"), together with the right of ingress to and egress from the Right of Way on the Grantor Real Property and contiguous land owned by Grantor for the purpose of Grantee exercising the Rights ("Access Rights"). Grantee shall exercise the Rights and Access Rights in a reasonable and appropriate manner as determined in its good faith and when practicable, use existing roads and lanes. The "Grantor Real Property" is that certain real property owned by Grantor and described as:

Tract 1:

A tract of land in the South Half of the Northeast Quarter of Section  
31, Township 34 South, Range 4 East of the 6th Principal Meridian,

16-EC-1

Ark City to Silverdale  
CL003 CL011, CL011.01, CL011.5,  
CL011.06 and CL016  
Evergy RES #: 20-107

Cowley County, Kansas, being more particularly described as follows:

Commencing at the Northeast Corner of the South Half of the Northeast Quarter of Section 31, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas; thence South 89 degrees, 43 minutes, 00 seconds West (on an assumed bearing) along the North Line of said South Half a distance of 306.00 feet, more or less, to a point on the East Bank of the Walnut River, and the Point of Beginning of the herein described tract of land; thence continuing South 89 degrees, 43 minutes, 00 seconds West along the North Line of said South Half a distance of 1101.70 feet, more or less, to a point on the West Arkansas City Levee Right-of-Way; thence South 29 degrees, 15 minutes, 23 seconds East along said West Arkansas City Levee Right-of-Way a distance of 93.57 feet to a point; thence Southeasterly along said West Arkansas City Levee Right-of-Way on a curve to the left having a central angle of 47 degrees, 04 minutes, 13 seconds and a radius of 245 feet a distance of 201.28 feet to a point; thence South 76 degrees, 19 minutes, 36 seconds East along the West Arkansas City Levee Right-of-Way a distance of 451.08 feet to a point; thence Southeasterly along said West Arkansas City Levee Right-of-Way on a curve to the left having a central angle of 01 degrees, 18 minutes, 27 seconds, and a radius of 595.00 feet a distance of 13.58 feet to a point; thence South 77 degrees 38 minutes, 03 seconds East along said West Arkansas City Levee Right-of-Way a distance of 217.68 feet to a point; thence Southeasterly along said West Arkansas City Levee Right-of-Way on a curve to the right having a central angle of 38 degrees, 42 minutes, 09 seconds and a radius of 105.00 feet a distance of 70.93 feet to a point; thence South 38 degrees, 55 minutes, 52 seconds East along said West Arkansas City Levee Right-of-Way a distance of 405.65 feet to a point; thence South 21 degrees, 37 minutes, 00 seconds East along said West Arkansas City Levee Right-of-Way a distance of 35.75 feet, more or less, to the South ADM Mill Property; thence Easterly along said South ADM Mill Property a distance of 229.61 feet, more or less, to a point on the East Line of said Northeast Quarter, thence North 01 degrees, 08 minutes, 58 seconds East along said East Line a distance of 347.67 feet, more or less, to a point on the East Bank of the Walnut River; thence Northwesterly along said East Bank to the Point of Beginning; containing 11.23 Acre(s), more or less.

Tract 2:

A tract of land situated in the Northwest Quarter of Section 32, Township 34 South, Range 4 East of the 6th Principal Meridian,

Cowley County, Kansas being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of Section 32, Township 34 South, Range 4 East of the 6<sup>th</sup> P.M., Cowley County, Kansas; thence South 1 degree, 8 minutes, 58 seconds East along the West Line of said Northwest Quarter a distance of 1460.01 feet to the Point of Beginning; thence South 61 degrees, 30 minutes, 0 seconds East a distance of 1224.94 feet, more or less, to a point on the East bank of the Walnut River; thence Northwesterly along said East Bank a distance of 1482.68 feet more or less, to a point on the West Line of said Northwest Quarter; thence North 1 degree, 8 minutes, 58 seconds West along said West line a distance of 229.07 feet more or less, to the Point of Beginning.

AND

North Half of the Northeast Quarter of Section 30, Township 34 South, Range 4 East; EXCEPT tracts deeded to City of Arkansas City, Kansas; AND EXCEPT A tract of land in the North Half of the Northeast Quarter of Section 30, Township 34 South, Range 4 East of the 6<sup>th</sup> P.M., Cowley County, Kansas, described as follows:

BEGINNING at a point on the North line of said North Half, 893.77 feet West of the Northeast corner of said North Half, the North line of said North Half having an assumed bearing of South 88 degrees 34 minutes 06 seconds West;

FIRST COURSE, thence South 24 degrees 22 minutes 08 seconds West, 773.63 feet;

SECOND COURSE, thence on a curve of 2121.83 feet radius to the left, an arc distance of 645.31 feet with a chord which bears South 15 degrees 39 minutes 23 seconds West, 642.82 feet to a point on the South line of said North Half 1424.96 feet West of the Southeast corner of said North Half;

THIRD COURSE, thence South 88 degrees 56 minutes 33 seconds West, 231.35 feet along said South line to a point 964.00 feet East of the Southwest corner of said North Half;

FOURTH COURSE, thence North 56 degrees 32 minutes 43 seconds West, 146.04 feet;

FIFTH COURSE, thence on a curve of 2481.83 feet radius to the right, an arc distance of 721.81 feet with a chord which bears North 16 degrees 02 minutes 13 seconds East, 719.27 feet;

SIXTH COURSE, thence North 24 degrees 22 minutes 08 seconds East, 22.54 feet;

SEVENTH COURSE, thence North 30 degrees 04 minutes 46 seconds East, 100.50 feet;

EIGHTH COURSE, thence North 24 degrees 22 minutes 08 seconds East, 481.89 feet to a point on the North line of said North Half, 388.75 feet West of the point of beginning;

NINTH COURSE, thence North 88 degrees 34 minutes 06 seconds East, 388.75 feet along said North line to the point of beginning.

The above contains 11.42 acres, more or less.

AND

All that part of the North Half of the Northwest Quarter of Section 29, Township 34 South, Range 4 East, lying West of the Walnut River.

AND

Beginning at the Southeast corner of Section 19, Township 34 South, Range 4 East; thence North parallel with East line of said Section, 1675 feet; thence West parallel with South line of said Section, 1204 feet, thence South parallel with East line of said Section, 1675 feet; thence East parallel with South line of said Section 1204 feet to place of beginning; EXCEPT A tract of land in that part of the Southeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th P.M., lying South of Poplar Avenue, in Cowley County Kansas, described as follows: BEGINNING at a point on the South line of said Quarter Section, 893.77 feet West of the Southeast corner of said Quarter Section, the South line of said Quarter Section having an

assumed bearing of South 88 degrees 34 minutes 06 seconds West; FIRST COURSE, thence North 24 degrees 22 minutes 08 seconds East, 382.65 feet; SECOND COURSE, thence on a curve of 3034.79 feet radius to the left, an arc distance of 1299.03 feet with a chord which bears North 12 degrees 06 minutes 23 seconds East, 1289.13 feet; THIRD COURSE, thence North 89 degrees 50 minutes 37 seconds East, 70.00 feet; FOURTH COURSE, thence North 49 degrees 56 minutes 53 seconds East, 102.98 feet; FIFTH COURSE, thence North 00 degrees 56 minutes 51 seconds West, 25.00 feet to a point on the centerline of Poplar Avenue, 259.93 feet West of the East line of said Quarter Section; SIXTH COURSE, thence South 89 degrees 03 minutes 09 seconds West, 640.00 feet along said centerline; SEVENTH COURSE, thence South 00 degrees 56 minutes 51 seconds East, 25.00 feet; EIGHTH COURSE, thence South 56 degrees 47 minutes 46 seconds East, 120.83 feet; NINTH COURSE, thence South 89 degrees 57 minutes 23 seconds East, 50.00 feet; TENTH COURSE, thence on a curve of 2694.79 feet radius to the right, an arc distance of 987.69 feet with a chord which bears South 10 degrees 32 minutes 37 seconds West, 982.17 feet; ELEVENTH COURSE, thence South 26 degrees 22 minutes 14 seconds



West, 156.40 feet; thence TWELFTH COURSE, thence South 24 degrees 22 minutes 08 seconds West, 551.85 feet to a point on the South line of said Quarter Section, 388.75 feet West of the point of beginning; THIRTEENTH COURSE, thence North 88 degrees 34 minutes 06 seconds East, 388.75 feet along said South line to the point of beginning.

AND

West Half of the Southwest Quarter of Section 20, Township 34 South, Range 4 East, except tract described as beginning at the Northwest corner of said quarter section; thence South 350 feet; thence East 454.5 feet; thence North 350 feet; thence West 454.5 feet to point of beginning.

AND

Tract 1:

Section 0 TWP 0 RNG 0, NE 1/4 Lying South of Drainage canal and East off By-Pass and North of lot 5, and 38 Block 6 THOMPSON GARDEN aka Part of Block 1 and 6 vacated THOMPSON GARDEN, said parcel containing 3.8 acres, more or less, Cowley County, Kansas.

Tract 2:

Section 19 TWP 34 RNG 4, Subdivision THOMPSON GARDEN NE 1/4 East of Bypass and North of Drainage canal less right of way aka part of Block 1 vacated THOMPSON GARDEN, said parcel containing 3.8 acres more or less, Cowley County, Kansas.

In the exercise of the Rights and Access Rights, Grantee shall have the further right to erect and use gates in all fences that cross or obstruct the Access Rights or that shall hereafter cross or obstruct the Access Rights on the Grantor Real Property or contiguous land owned by Grantor, and also have the right to trim, remove, eradicate, cut and clear away any trees, limbs, brush and vines ("Woody Vegetation") on or adjoining the Right of Way or on routes exercised as Access Rights now or at any future time whenever in its judgment such Woody Vegetation will interfere with or endanger the exercise of the Rights or the Access Rights. All such Woody Vegetation shall be burned or removed by the Grantee unless otherwise agreed to by Grantor.

The Grantor, its heirs, successors, assigns and lessees, may cultivate, use and enjoy the Right of Way, provided such use shall not, in the reasonable judgment of Grantee, interfere with or endanger the Rights, and provided further that no improvements, buildings or structures shall be located, constructed or otherwise placed on the Right of Way without the prior written consent of the Grantee, which consent shall not be unreasonably withheld.

In the event Grantee causes damage to Grantor or the Grantor Real Property from the exercise of the Rights or Access Rights, Grantee shall either cause the physical, material damage to be repaired or pay Grantor the reasonable cost of such work; said damages, if not mutually

agreed upon, shall be appraised, ascertained and otherwise valued by three disinterested persons, one of whom shall be selected by each, Grantor and Grantee, their heirs or successors, assigns or lessees, and the third by the two so selected. The damages determined by such persons, or a majority of them, shall be conclusive. This shall be Grantee's only liability for damage.

This grant shall be binding upon the heirs, successors and assigns of the Grantor and shall otherwise run with the land.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

WITNESS the hand of the Grantor this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The City of Arkansas City, Kansas,  
a Municipal Corporation of the State of Kansas

By:\_\_\_\_\_

By:\_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ )

SS:

**CORPORATE ACKNOWLEDGMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, \_\_\_\_\_  
\_\_\_\_\_, a Notary Public in and for said County and State aforesaid, personally  
appeared \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_, of

The City of Arkansas City, Kansas, a Kansas Municipal Corporation, and did say that said  
instrument was signed and delivered in the name and on behalf of said entity acknowledge said  
instrument to be the free and voluntary act and deed of said entity.

WITNESS my hand and seal the day and year last above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name Here

My appointment expires:



\_\_\_\_\_

# EXHIBIT A

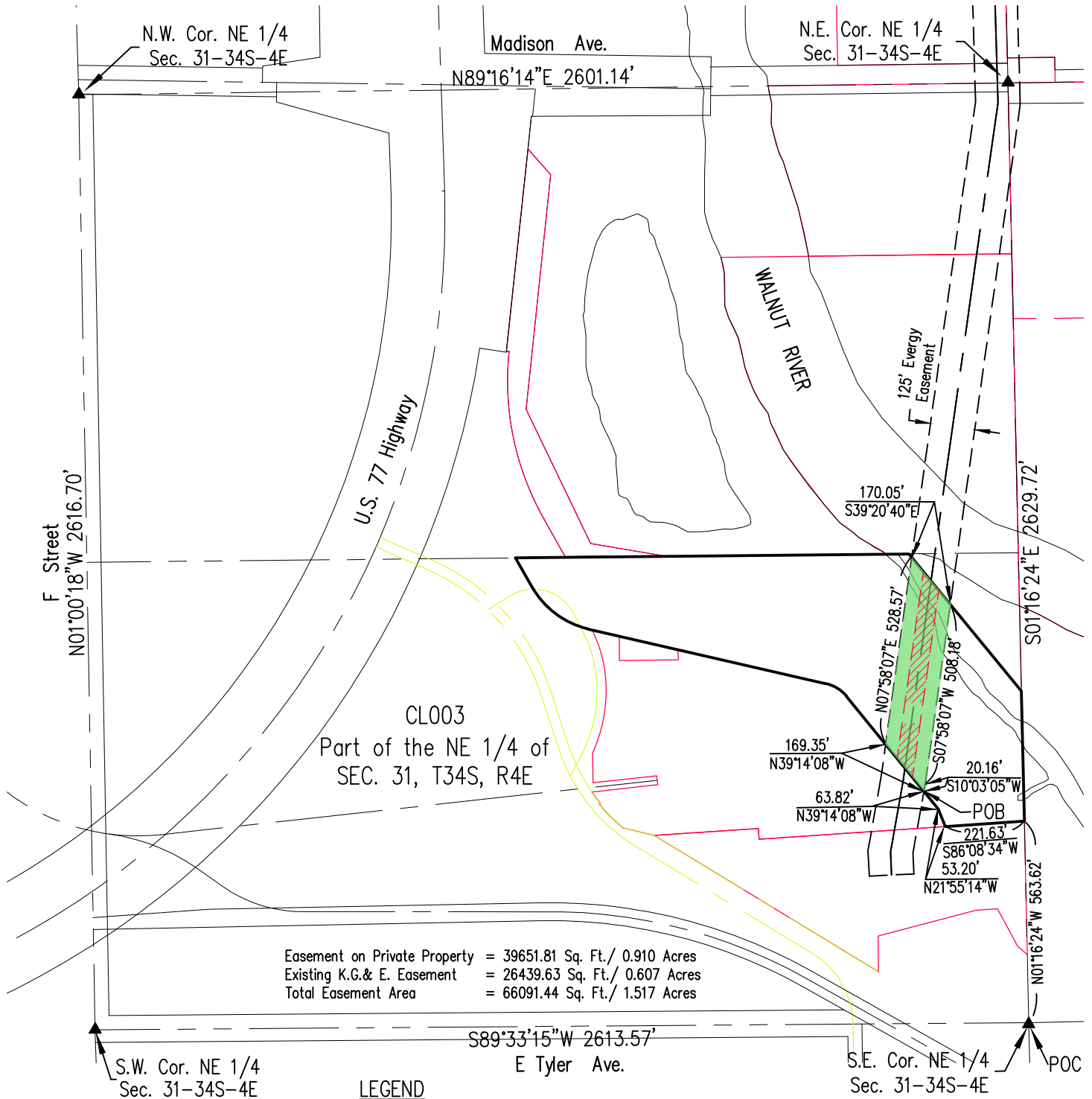
A Permanent Easement, being part of the Northeast Quarter of Section 31, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, (Bearing & Distance Based on Kansas State Plane Coordinate System NAD83 South Zone), described as; commencing at the S.E. Corner of said Northeast Quarter; thence N01°16'24"W, along the East line of said Northeast Quarter, 563.62 feet; thence S86°08'34"W, 221.63 feet; thence N21°55'14"W, 53.20 feet; thence N39°14'08"W, 63.82 feet for a Point of Beginning; thence continuing N39°14'08"W, 169.35 feet; thence N07°58'07"E, 528.57 feet; thence S39°20'40"E, 170.05 feet; thence S07°58'07"W, 508.18 feet; thence S10°03'05"W, 20.16 feet to the Point of Beginning.

Said parcel contains 66091.44 Sq. Ft./1.517± Acres.



 <p><b>Savoy Company, P.A.</b> Land Surveyors 433 S. Hydraulic, Wichita, KS 67211-1911 PH (316) 265-0005 - FAX (316) 265-0275 - www.savoyco.com</p>	Arkansas City – Silverdale			
	COUNTY	TRACT NO.	PROJ. NO. 20-107	
	Cowley	CL003	DATE: September 28, 2021	

# EXHIBIT A



## LEGEND

- = Property Line
- = Easement on Private Property
- = Easement in Public R/W
- = Existing Every Easement

- = Section Line
- = Section Corner
- POC = Point of Commencement
- POB = Point of Beginning



NOTE: This sketch does NOT constitute a Boundary survey but is intended for Right-of-Way purposes only. Distances and bearings are based on Kansas South Zone State Plane Coordinates.



Page 2 of 2



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Arkansas City - Silverdale



COUNTY

TRACT NO.

PROJ. NO. 20-107

Cowley

CL003




DATE: September 28, 2021



AERIAL EXHIBIT



### LEGEND

- = Property Line  
 ——— — — — = Section Line  
 = Easement on Private Property  
 = Easement in Public R/W  
 = Existing Easement  
 ▲ = Section Corner  
 POC = Point of Commencement  
 POB = Point of Beginning  
 Aerial



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*Savoy Company, P.A.*

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## Arkansas City – Silverdale

COUNTY

Cowley

TRACT NO.

CL003



PROJ. NO. 20-107

DATE: September 28, 2021

## EXHIBIT A

A Permanent Easement, being part of the Northeast Quarter of Section 30, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, (Bearing & Distance Based on Kansas State Plane Coordinate System NAD83 South Zone), described as; Beginning at the N.E. Corner of said Northeast Quarter; thence S01°40'21"E, along the East line of said Northeast Quarter, 1320.11 feet; thence S88°56'24"W, 69.96 feet; thence N01°04'14"W, 1280.44 feet; thence N02°15'05"W, 39.24 feet to the North line of said Northeast Quarter; thence N88°34'09"E, along said North line, 56.90 feet to the Point of Beginning.

Said parcel contains 83199.01 Sq. Ft./1.910± Acres.



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Arkansas City – Silverdale



COUNTY

TRACT NO.

PROJ. NO. 20-107

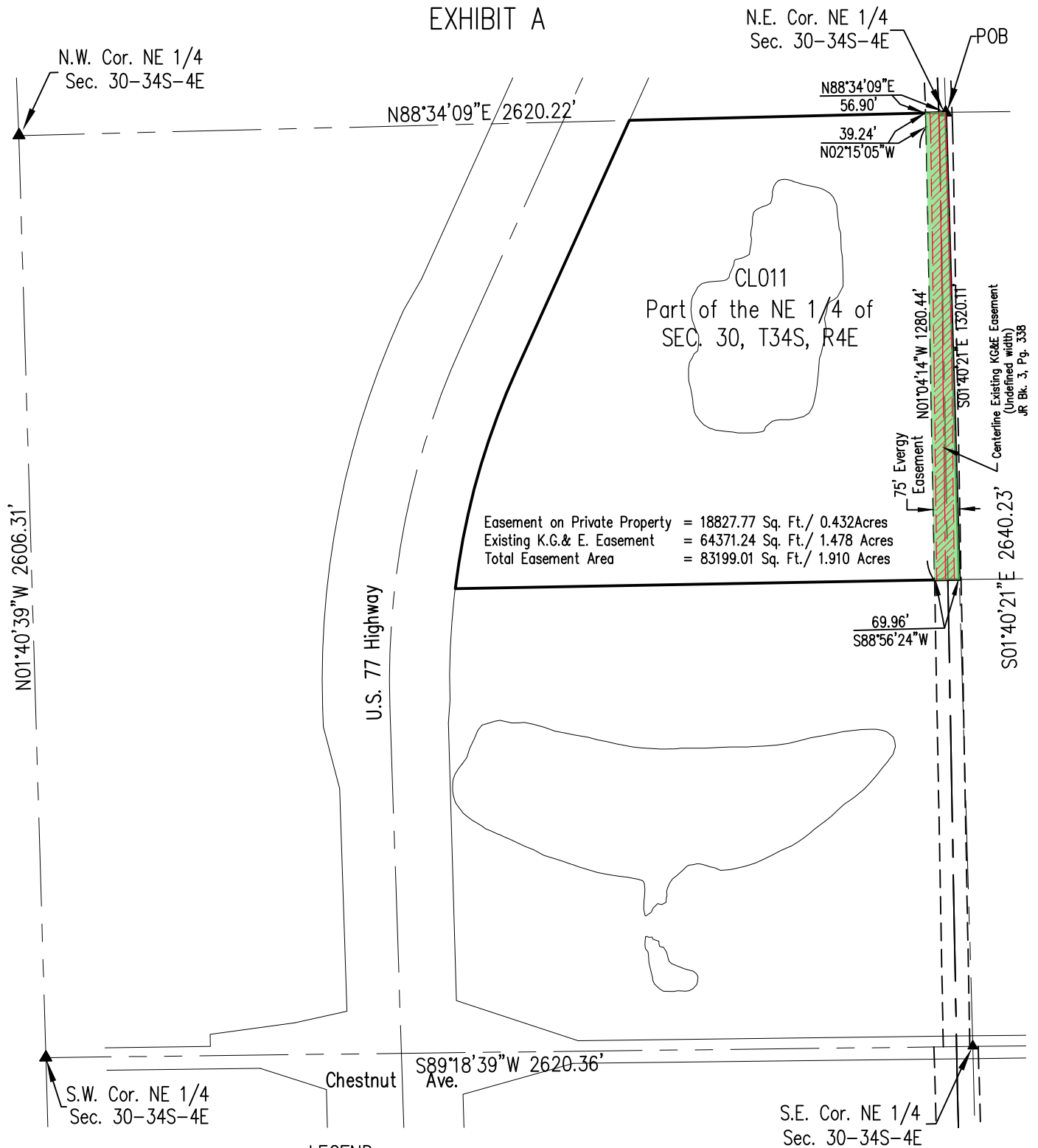
Cowley

CL011





DATE: September 28, 2021





# EXHIBIT A



## LEGEND

-  = Property Line
-  = Easement on Private Property
-  = Easement in Public R/W
-  = Existing Easement

-  = Section Line
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Page 2 of 2



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Arkansas City - Silverdale



COUNTY

TRACT NO.

PROJ. NO.

20-107

Cowley

CL011

DATE: September 28, 2021



# AERIAL EXHIBIT



## LEGEND

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Aerial



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Arkansas City - Silverdale



COUNTY

TRACT NO.

PROJ. NO.

20-107

Cowley

CL011

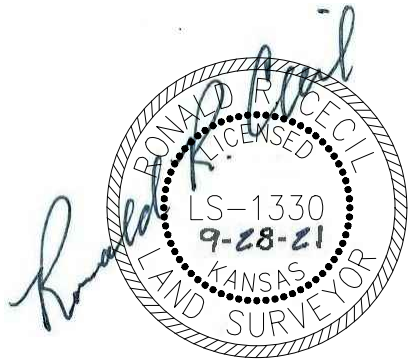
DATE: September 28, 2021



# EXHIBIT A

A Permanent Easement, being part of the Northwest Quarter of Section 29, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, (Bearing & Distance Based on Kansas State Plane Coordinate System NAD83 South Zone), described as; Beginning at the N.W. Corner of said Northwest Quarter; thence N89°16'22"E, along the North line of said Northwest Quarter, 18.12 feet; thence S02°15'05"E, 38.72 feet; thence S01°04'14"E, 1281.26 feet to the South line of the North Half of said Northwest Quarter: thence S89°22'07"W, 5.04 feet to the West line of said Northwest Quarter; thence N01°40'21"W, along said West line of said Northwest Quarter, 1320.11 feet to the Point of Beginning.

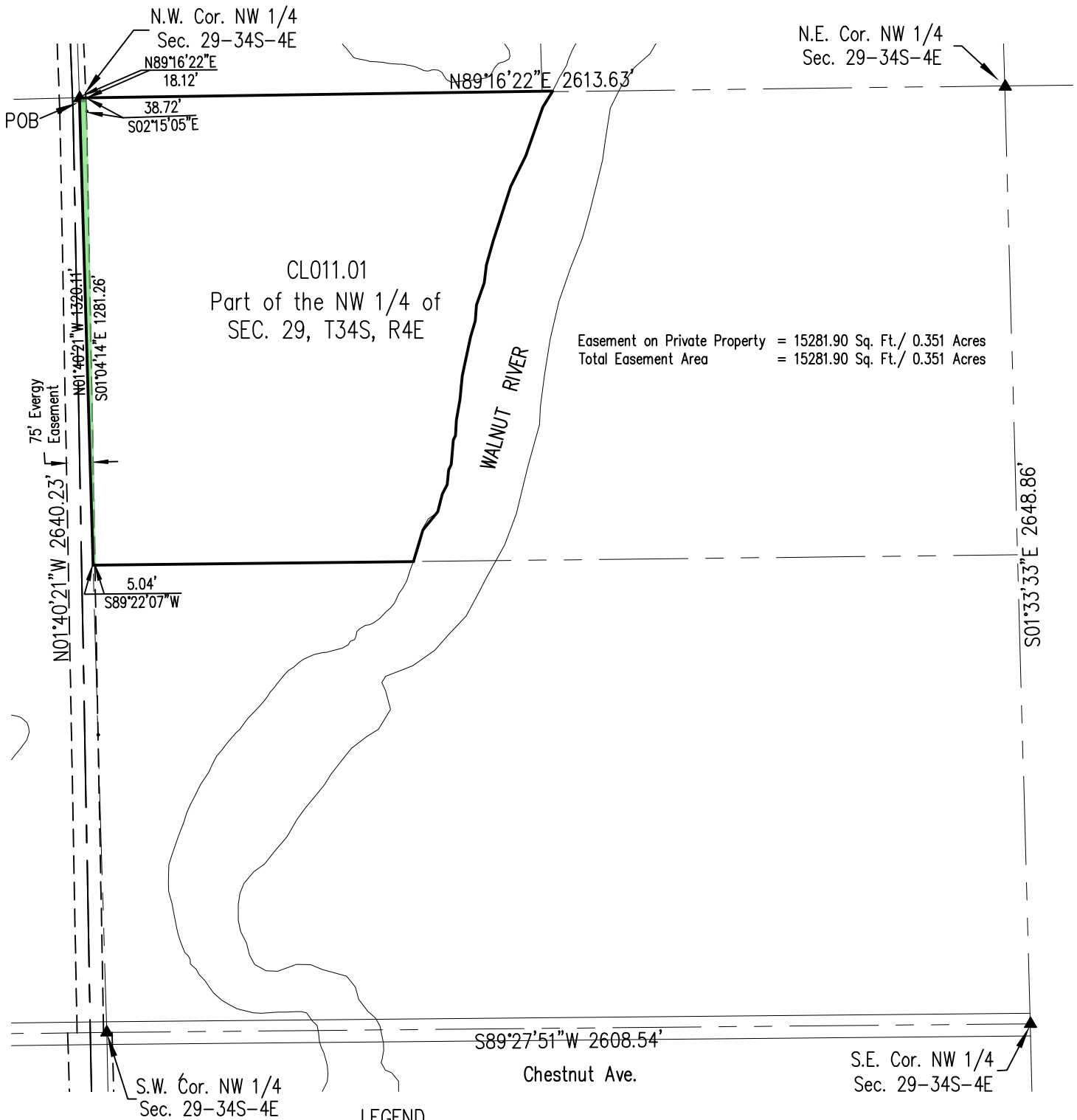
Said parcel contains 15281.90 Sq. Ft./ 0.351± Acres.

Total Easement area contains 15281.90 Sq. Ft./ 0.351± Acres.



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	COUNTY	TRACT NO.	
	Cowley	CL011.01	PROJ. NO. 20-107 DATE: September 28, 2021

# EXHIBIT A



## LEGEND

- = Property Line
- = Easement on Private Property
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- = Section Line
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Page 2 of 2



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COUNTY

TRACT NO.

PROJ. NO.

20-107

Cowley

CL011.01

DATE: September 28, 2021



# AERIAL EXHIBIT



## LEGEND

- = Property Line
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- = Easement in Public R/W
- = Existing Evergy Easement

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Aerial



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Arkansas City – Silverdale



COUNTY

Cowley

TRACT NO.

CL011.01

PROJ. NO.

20-107

DATE: September 28, 2021

# EXHIBIT A

A Permanent Easement, being part of the Southeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, (Bearing & Distance Based on Kansas State Plane Coordinate System NAD83 South Zone), described as; Beginning at the S.E. Corner of said Southeast Quarter; thence S88°34'09"W, along the South line of said Southeast Quarter, 56.90 feet; thence N02°15'05"W, 1659.24 feet to the South Right-of-way line of East Poplar Avenue; thence N89°02'57"E, along said South line, 65.67 feet to the East line of said Southeast Quarter; thence S01°56'55"E, along said East line, 1658.59 feet to the Point of Beginning.



Said parcel contains 101652.60 Sq. Ft./2.334± Acres.

It being the intent of this instrument to extend the easement to include that land now lying in road, alley or railroad right of way to which would revert in case of vacation or abandonment thereof said land being more particularly described as: commencing at the S.E. Corner of said Southeast Quarter; thence N01°56'55"W, along the East line of said Southeast Quarter, 1658.59 feet to the South Right-of-way line of East Poplar Avenue and being the Point of Beginning; thence S89°02'57"W, along said South line, 65.67 feet; thence N02°15'05"W, 25.01 feet to the centerline of said East Poplar Avenue; thence N89°02'57"E, along said centerline of East Poplar Avenue, 65.81 feet to the East line of said Southeast Quarter; thence S01°56'55"E, along said East line, 25.00 feet to the Point of Beginning.

Said parcel contains 1643.51 Sq. Ft./0.038± Acres.

Total Easement Area contains 103296.11 Sq. Ft./ 2.372± Acres



 <p><b>Savoy Company, P.A.</b> Land Surveyors 433 S. Hydraulic, Wichita, KS 67211-1911 PH (316) 265-0005 - FAX (316) 265-0275 - www.savoyco.com</p>	Arkansas City – Silverdale			
	COUNTY	TRACT NO.	PROJ. NO.	20-107
	Cowley	CL011.5	DATE: September 28, 2021	



# EXHIBIT A

N.E. Cor. SE 1/4  
Sec. 19-34S-4E

N.W. Cor. SE 1/4  
Sec. 19-34S-4E

E. Kansas Ave.  
N89°16'26"E 2641.09'

Scenic Drive

N89°02'57"E  
65.67'

E. Poplar Ave.

U.S. 77 Highway

CL011.5

Part of the SE 1/4 of  
SEC. 19, T34S, R4E

Easement on Private Property = 21807.06 Sq. Ft./ 0.500 Acres  
Existing K.G. & E. Easement = 79845.54 Sq. Ft./ 1.833 Acres  
Easement in Public R/W = 1643.51 Sq. Ft./ 0.038 Acres  
Total Easement Area = 103296.11 Sq. Ft./ 2.372 Acres

Centerline K&E Easement (Undefined width)  
JR Bk. 3, Pg. 340

N02°15'05"W 1659.24'

S01°56'55"E 2659.15'

75' Easement





S88°34'09"W 2620.22'

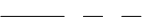

56.90'  
S88°34'09"W

S.E. Cor. SE 1/4  
Sec. 19-34S-4E

POB

## LEGEND

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-  = Easement in Public R/W
-  = Existing Every Easement

-  = Section Line
-  = Section Corner
- POC = Point of Commencement
- POB = Point of Beginning



NOTE: This sketch does NOT constitute a Boundary survey but is intended for Right-of-Way purposes only. Distances and bearings are based on Kansas South Zone State Plane Coordinates.

0 400

Page 2 of 3



**Savoy Company, P.A.**

Land Surveyors

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Arkansas City - Silverdale



COUNTY

TRACT NO.

PROJ. NO.

20-107

Cowley

CL011.5

DATE: September 28, 2021

# EXHIBIT A

N.E. Cor. SE 1/4  
Sec. 19-34S-4E

N.W. Cor. SE 1/4  
Sec. 19-34S-4E

E. Kansas Ave.  
N89°16'26"E 2641.09'

N02°22'56"W 2691.90'

E. Poplar Ave.

U.S. 77 Highway

Scenic Drive

N89°02'57"E 65.81'  
N02°15'05"W 25.01'

25.00' S01°56'55"E

POB

65.67' S89°02'57"W

Centerline K&E Easement (Undefined width)  
JR Bk. 3, Pg. 340

75' Easement

S01°56'55"E 2659.15'

CL011.5  
Part of the SE 1/4 of  
SEC. 19, T34S, R4E

Easement on Private Property = 21807.06 Sq. Ft./ 0.500 Acres  
Existing K.G. & E. Easement = 79845.54 Sq. Ft./ 1.833 Acres  
Easement in Public R/W = 1643.51 Sq. Ft./ 0.038 Acres  
Total Easement Area = 103296.11 Sq. Ft./ 2.372 Acres

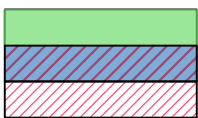
S88°34'09"W 2620.22'

S.W. Cor. SE 1/4  
Sec. 19-34S-4E

S.E. Cor. SE 1/4  
Sec. 19-34S-4E

POC

## LEGEND



- = Property Line
- = Easement on Private Property
- = Easement in Public R/W
- = Existing Easement

- = Section Line
- ▲ = Section Corner
- POC = Point of Commencement
- POB = Point of Beginning



NOTE: This sketch does NOT constitute a Boundary survey but is intended for Right-of-Way purposes only. Distances and bearings are based on Kansas South Zone State Plane Coordinates.



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Arkansas City - Silverdale



COUNTY

TRACT NO.

PROJ. NO.

20-107

Cowley

CL011.5

DATE: September 28, 2021

# AERIAL EXHIBIT





N.E. Cor. SE 1/4  
Sec. 19-34S-4E

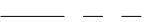

N.W. Cor. SE 1/4  
Sec. 19-34S-4E

E. Kansas Ave.  
N89°16'26"E 2641.09'



## LEGEND

-  = Property Line
-  = Easement on Private Property
-  = Easement in Public R/W
-  = Existing Evergy Easement

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Aerial



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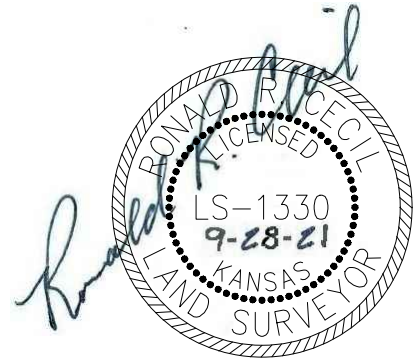


# EXHIBIT A

A Permanent Easement, being part of the Southwest Quarter of Section 20, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, (Bearing & Distance Based on Kansas State Plane Coordinate System NAD83 South Zone), described as; Beginning at the S.W. Corner of said Southwest Quarter; thence N01°56'55"W, along the West line of said Southwest Quarter, 2224.41 feet; thence S13°06'36"E, 33.72 feet; thence S02°15'05"E, 2191.75 feet to the South line of said Southwest Quarter; thence S89°16'22"W, along said South line, 18.12 feet to the Point of Beginning.

Said parcel contains 27104.69 Sq. Ft./ 0.622± Acres.

Total Easement area contains 27104.69 Sq. Ft./ 0.622± Acres.



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TRACT NO.

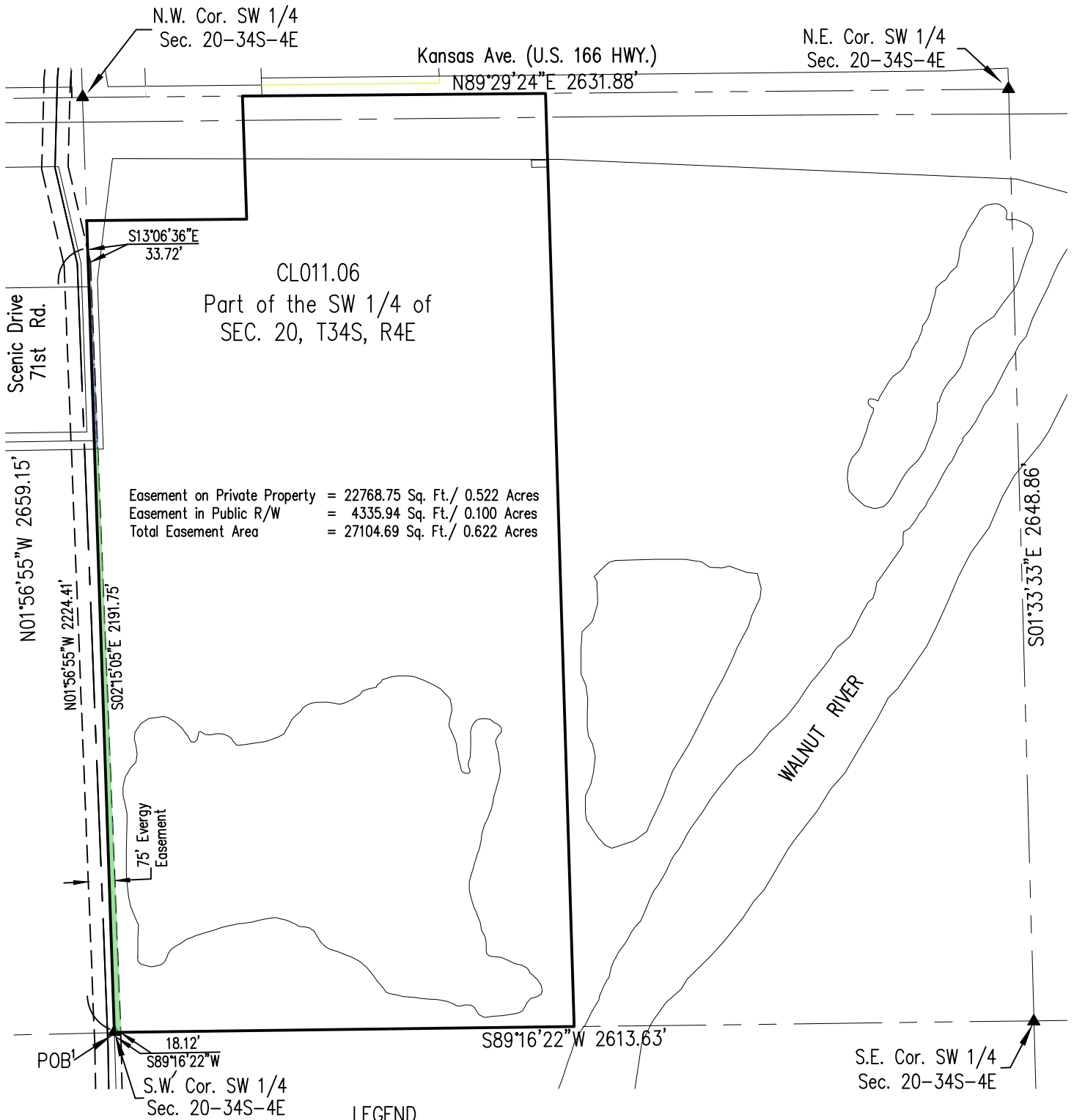
PROJ. NO. 20-107

Cowley

CL011.06

DATE: September 28, 2021

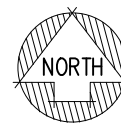
# EXHIBIT A



## LEGEND

- = Property Line
- = Easement on Private Property
- = Easement in Public R/W
- = Existing Everage Easement

- = Section Line
- = Section Corner
- POC = Point of Commencement
- POB = Point of Beginning



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Page 2 of 2



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Arkansas City - Silverdale



COUNTY

Cowley

TRACT NO.

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PROJ. NO.

20-107

DATE: September 28, 2021

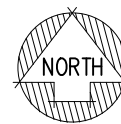
# AERIAL EXHIBIT



## LEGEND

- = Property Line
- = Easement on Private Property
- = Easement in Public R/W
- = Existing Everygy Easement

- = Section Line
- = Section Corner
- POC = Point of Commencement
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Aerial



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Arkansas City - Silverdale



COUNTY

TRACT NO.

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Cowley

CL011.06

DATE: September 28, 2021



# EXHIBIT A

A Permanent Easement, being part of the Northeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, (Bearing & Distance Based on Kansas State Plane Coordinate System NAD83 South Zone), described as; commencing at the S.E. Corner of said Northeast Quarter; thence S89°16'26"W, along the South line of said Northeast Quarter, 30.01 feet to the West Right-of-way line of Scenic Drive as extended South; thence N01°55'30"W, along said West line, 1331.38 feet to the Point of Beginning 1; thence S89°13'45"W, 40.11 feet; thence N02°00'12"W, 555.00 feet to the South line of a Drainage Canal; thence N89°13'45"E, 40.87 feet to the West line of said Scenic Drive; thence S01°55'30"E, 554.98 feet to the Point of Beginning.

Permanent Easement Area 1 contains 22467.75 Sq. Ft./ 0.516± Acres.

AND

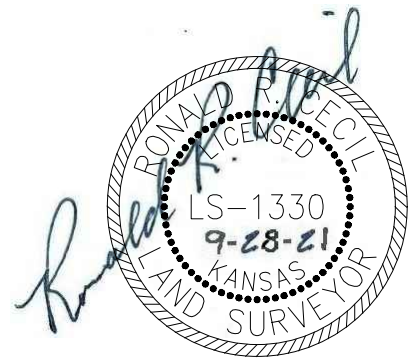
Commencing at the S.E. Corner of said Northeast Quarter; thence S89°16'26"W, along the South line of said Northeast Quarter, 30.01 feet to the West Right-of-way line of Scenic Drive as extended South; thence N01°55'30"W, along said West line, 1986.36 feet to the North line of Drainage Canal and being the Point of Beginning 2; thence S89°13'45"W, 41.01 feet; thence N02°06'21"W, 641.27 feet to the South Right-of-way line of East Radio Lane; thence N88°31'46"E, 43.03 feet to the West line of said Scenic Drive; thence S01°55'30"E, 641.75 feet to the Point of Beginning.



Permanent Easement Area 2 contains 26950.32 Sq. Ft./0.618± Acres.

It being the intent of this instrument to extend the easement to include that land now lying in road, alley or railroad right of way to which would revert in case of vacation or abandonment thereof said land being more particularly described as: commencing at the S.E. Corner of said Northeast Quarter; thence S89°16'26"W, along the South line of said Northeast Quarter, 30.01 feet to the West Right-of-way line of Scenic Drive as extended South; thence N01°55'30"W, along said West line, 1331.38 feet to the Point of Beginning; thence continuing N01°55'30"W, along said West line, 1296.73 feet to the South Right-of-way line of East Radio Lane; thence S88°31'46"W, along said South line, 43.03 feet; thence N02°06'32"W, 30.00 feet to the North line of said Northeast Quarter; thence N88°31'46"E, along said North line, 73.12 feet to the Northeast corner of said Northeast Quarter; thence S01°55'30"E, along the East line of said Northeast Quarter, 1327.10 feet; thence S89°13'45"W, 30.01 feet to the Point of Beginning.

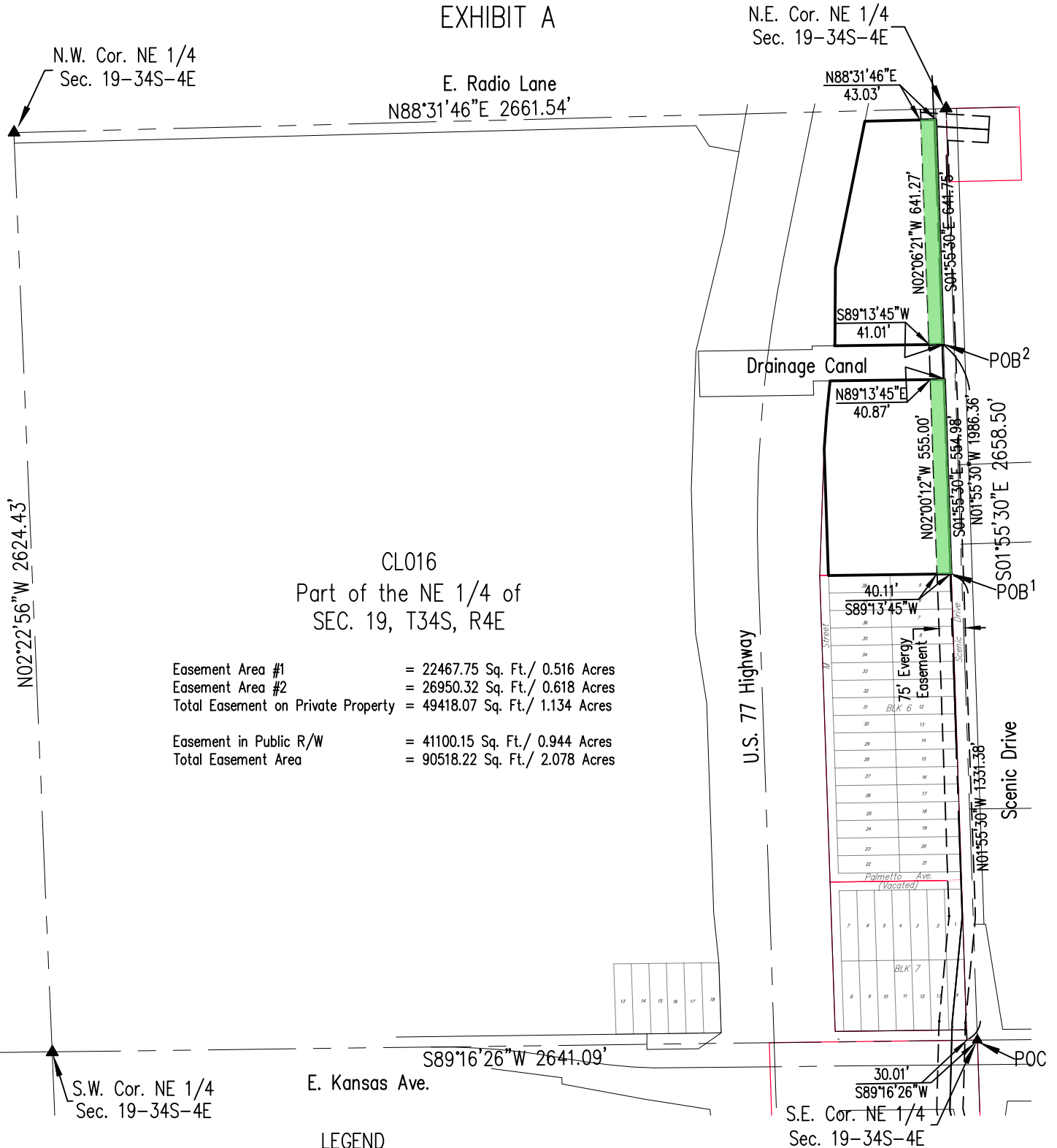
Said parcel contains 41100.05 Sq. Ft./0.944± Acres.

Total Easement area contains 90518.22 Sq. Ft./ 2.078± Acres.

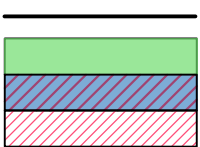


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	COUNTY	TRACT NO.	PROJ. NO. 20-107
	Cowley	CL016	DATE: September 28, 2021

# EXHIBIT A

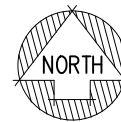


## LEGEND



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- = Easement on Private Property
- = Easement in Public R/W
- = Existing Easement

- = Section Line
- ▲ = Section Corner
- POC = Point of Commencement
- POB = Point of Beginning



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COUNTY

TRACT NO.

PROJ. NO.

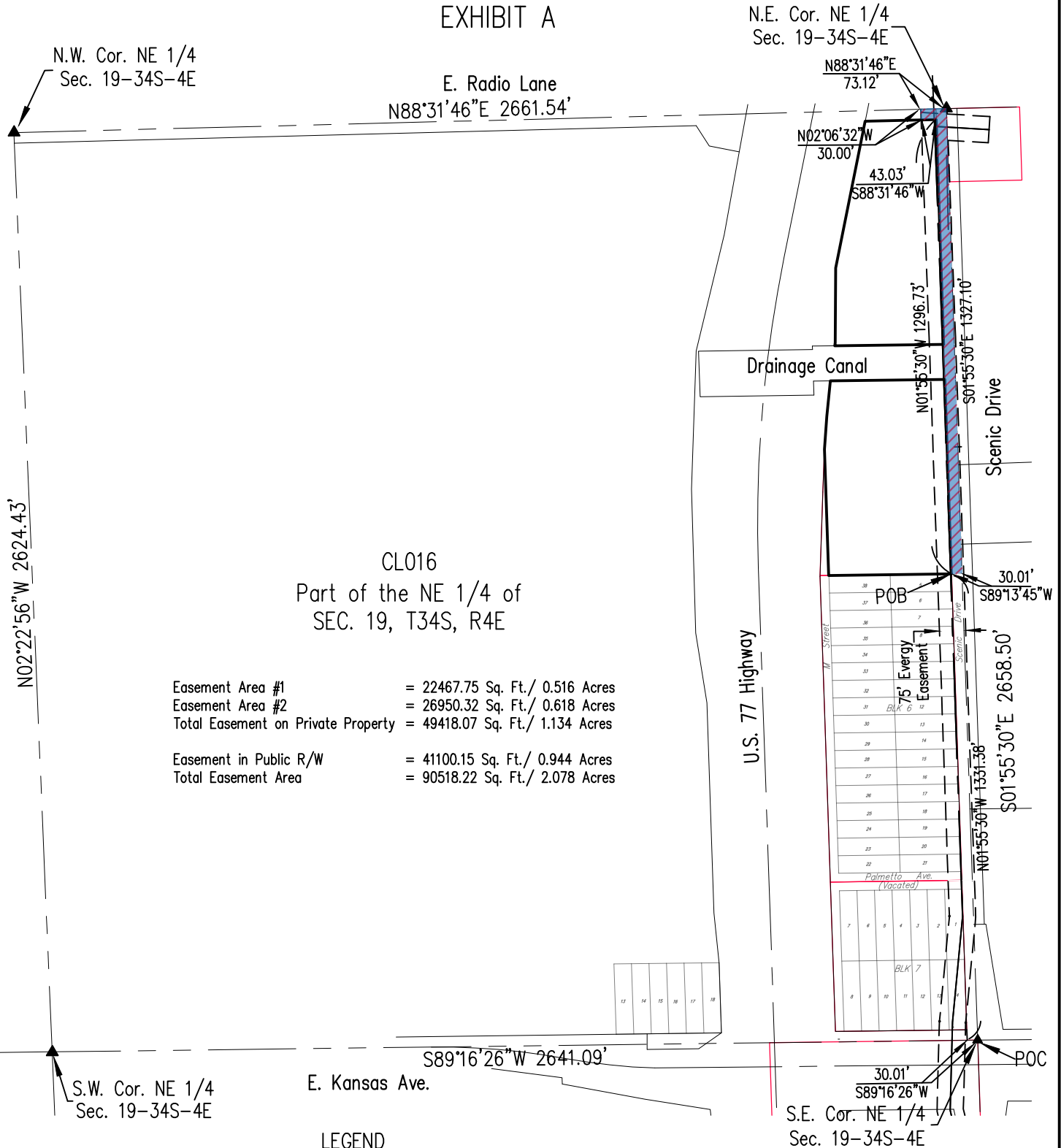
20-107

Cowley

CL016

DATE: September 28, 2021

# EXHIBIT A



## LEGEND

- |  |                                |                             |                  |
|--|--------------------------------|-----------------------------|------------------|
|  | = Property Line                |                             | = Section Line   |
|  | = Easement on Private Property |                             | = Section Corner |
|  | = Easement in Public R/W       | POC = Point of Commencement |                  |
|  | = Existing Every Easement      | POB = Point of Beginning    |                  |



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Page 3 of 3



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Cowley

TRACT NO.

CL016

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PROJ. NO. 20-107

DATE: September 28, 2021



# AERIAL EXHIBIT

N.E. Cor. NE 1/4  
Sec. 19-34S-4E

N.W. Cor. NE 1/4  
Sec. 19-34S-4E

E. Radio Lane  
N88°31'46"E 2661.54'

N02°22'56"W 2624.43'

CL016  
Part of the NE 1/4 of  
SEC. 19, T34S, R4E

Easement Area #1 = 22467.75 Sq. Ft./ 0.516 Acres  
Easement Area #2 = 26950.32 Sq. Ft./ 0.618 Acres  
Total Easement on Private Property = 49418.07 Sq. Ft./ 1.134 Acres  
  
Easement in Public R/W = 41100.15 Sq. Ft./ 0.944 Acres  
Total Easement Area = 90518.22 Sq. Ft./ 2.078 Acres

Drainage Canal

U.S. 77 Highway

S01°55'30"E 2658.50'

Scenic Drive





S89°16'26"W 2641.09'



S.W. Cor. NE 1/4  
Sec. 19-34S-4E

E. Kansas Ave.

S.E. Cor. NE 1/4  
Sec. 19-34S-4E

## LEGEND

-  = Property Line
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0 400

Aerial



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