

BOUNDARY DESCRIPTION

TRACT A

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 24 EAST LYING EAST OF THE CENTERLINE OF THE MARMATON RIVER AND THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2 SE/4) OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 24 EAST LYING SOUTHERLY OF THE MARMATON RIVER AND THAT PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN, BOURBON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED BY RODNEY R. ZINN, PS 1559 THIS 24TH DAY OF JULY, 2026 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4) OF SECTION 35; THENCE 306.47 FEET WEST TO THE CENTERLINE OF THE MARMATON RIVER; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID RIVER, 4061 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4) OF SECTION 35 AND THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 24 EAST; THENCE CONTINUING SOUTHWESTERLY ALONG THE CENTERLINE OF SAID RIVER, 2839 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 2; THENCE N 02°51'13" W, 2451.46 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2, ALSO BEING A POINT ON THE SOUTH LINE OF SOUTHWEST QUARTER (SW/4) OF SAID SECTION 35, TOWNSHIP 25 SOUTH, RANGE 24 EAST; THENCE N 87°51'03" E, 69.41 FEET TO THE POINT OF BEGINNING. CONTAINS 79.964 ACRES, MORE OR LESS.

TRACT B

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN, BOURBON COUNTY, KANSAS AS DESCRIBED BY RODNEY R. ZINN, PS 1559, THIS 24TH DAY OF JULY, 2026. CONTAINS 80.543 ACRES, MORE OR LESS.

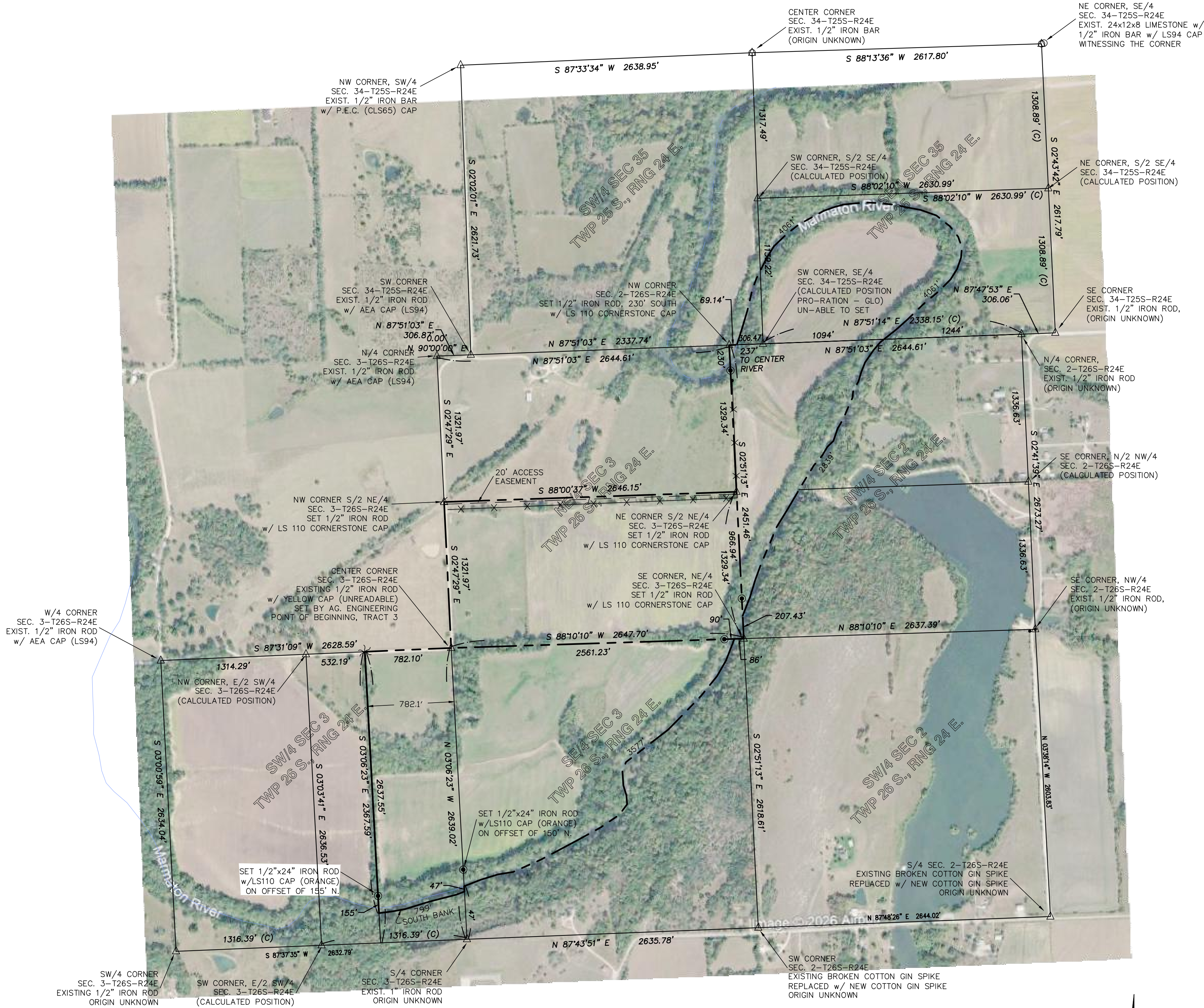
TOGETHER WITH A TWENTY (20) FOOT ACCESS EASEMENT DESCRIBED AS FOLLOWS:

THE NORTH TWENTY FEET (20') OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN, BOURBON COUNTY, KANSAS AS DESCRIBED THIS 24TH DAY OF JULY, 2026 BY RODNEY R. ZINN, PS 1559. CONTAINS 1.215 ACRES, MORE OR LESS.

TRACT C

THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN LYING NORTHERLY AND WESTERLY OF THE CENTERLINE OF THE MARMATON RIVER, LYING IN BOURBON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED BY RODNEY R. ZINN, PS 1559 THIS 24TH DAY OF JULY, 2026 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 3; THENCE N 88°10'10" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4), 2561.23 FEET TO THE CENTERLINE OF THE MARMATON RIVER; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, 3577 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE S 03°06'23" E, ALONG SAID WEST LINE, 47' FEET TO A POINT ON THE SOUTH BANK OF SAID MARMATON RIVER; THENCE WESTERLY, ALONG SAID SOUTH BANK, 799 FEET TO A POINT LYING 782.10 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N 03°06'23" W, ALONG SAID LINE BEING PARALLEL TO AND 782.10 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), 2637.55 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), THENCE N 87°51'09" E, ALONG SAID NORTH LINE, 782.10 FEET TO THE POINT OF BEGINNING. CONTAINS 122.341 ACRES, MORE OR LESS.



SURVEY REVIEW

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

William A. Cook, PLS No. 1020 Date

SURVEYOR'S CERTIFICATION

I, Rodney R. Zinn, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on July 9, 2026 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.

Rodney R. Zinn, PS 1559
r.zinn@cornerstone-rs.com

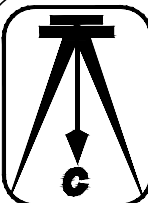
SURVEYOR'S NOTES

- The bearings shown hereon are based upon the Kansas State Plane Coordinate System, South Zone.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground, above ground utilities, nor improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.

LEGEND

- Existing 1/2" Iron Rod
- Origin Uncertain (unless noted)
- Set 1/2"x24" Iron Rod with 1.5" Plastic Orange Cornerstone Cap
- Stamped LS110 (unless noted)
- Section Corner
- Origin Uncertain (unless noted)
- Boundary Line
- Fence line
- General Land Office
- Measured Dimension
- Deed Dimension
- Plat Dimension
- Right of Way

0 600 1200 1800
SCALE: 1"=600'



CORNERSTONE
Regional Surveying, LLC
Serving Kansas, Missouri & Oklahoma
677 S Hwy 69, Pittsburg, KS 66762
Ph: 620-235-1166 Fax: 620-331-6776
Corporate License # LS110, Expires 12-31-2026

DRAWN BY:
RRZ

CHECKED BY:
RRZ

PREPARED FOR:

DATE:
7-15-2026

REVISION DATE:
N/A

RICHARD PERRY

JOB NO.
4-2606266K

REF. JOB NO.
4-2501027K

BOUNDARY SURVEY of a portion of the
SE/4 of SEC. 34, TWP 25 S. , RNG 24 E. &
PT. of NW/4 SEC. 2 & a Pt. of SEC. 3, TWP 26 S.,
RNG 24 E. of the 6th PRINCIPAL MERIDIAN
BOURBON COUNTY, KANSAS