

**A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36,
TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF MCPHERSON, STATE OF KANSAS**

(MP000679)

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE 6TH P.M., MCPHERSON COUNTY, KANSAS, SAID PORTION BEING WITHIN LAND CONVEYED TO WAYNE DICK AND DORIS J. DICK BY JOINT TENANCY AND GENERAL WARRANTY DEED DATED JULY 31, 2013, DESCRIBED IN BOOK 688, PAGES 226, FILED FOR RECORD AUGUST 2, 2013, AT THE MCPHERSON COUNTY REGISTER OF DEEDS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF AFORESAID LAND CONVEYED TO WAYNE AND DORIS DICK (DICK TRACT); THENCE SOUTH 89°56'57" WEST ALONG THE COMMON LINE BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE SOUTH LINE OF SAID DICK TRACT, A DISTANCE OF 1,286.80 FEET TO A POINT MEASURED 10 FEET PERPENDICULAR EASTERLY FROM THE EASTERLY UNIFORM PACIFIC RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON LINE SOUTH 89°58'57" WEST A DISTANCE OF 12.20 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE;

THENCE DEPARTING FROM SAID COMMON LINE ALONG THE SAID EASTERLY RIGHT OF WAY LINE NORTH 34°57'58" EAST A DISTANCE OF 122.08 FEET TO A POINT OF TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,508.20 FEET, A DELTA ANGLE OF 0°32'01", AN ARC LENGTH OF 107.19 FEET (CHORD BEARING NORTH 34°47'36" EAST, CHORD DISTANCE OF 107.19 FEET);

THENCE DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE ALONG A RADIAL LINE EXTENDED FROM PREVIOUS DESCRIBED CURVE, SOUTH 55°28'24" EAST A DISTANCE OF 10.00 FEET TO A POINT MEASURED 10 FEET PERPENDICULAR EASTERLY FROM THE SAID EASTERLY RIGHT OF WAY LINE;

THENCE DEPARTING FROM SAID RADIAL LINE EXTENDED ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING 10 FEET MEASURED PERPENDICULAR EASTERLY FROM AND CONCENTRIC WITH THE SAID EASTERLY RIGHT OF WAY LINE, AND HAVING A HAVING A RADIUS OF 11,519.20 FEET, A DELTA ANGLE OF 0°32'01", AN ARC LENGTH OF 107.27 FEET (CHORD BEARING SOUTH 34°47'38" WEST, CHORD DISTANCE OF 107.27 FEET) TO A POINT OF TANGENCY FOR SAID CURVE;

THENCE CONTINUING ALONG A LINE MEASURED 10 FEET PERPENDICULAR EASTERLY FROM SAID RIGHT OF WAY LINE, SAID LINE BEING TANGENT TO PREVIOUSLY DESCRIBED CURVE SOUTH 34°57'58" WEST, A DISTANCE OF 115.08 FEET TO THE POINT OF BEGINNING.

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYMET, LLC. TO DETERMINE OWNERSHIP, RIGHT OF WAY OR EASEMENTS OF RECORD, SURVEYMET, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT OF TITLE INSURANCE ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT ORDER NUMBER: MP0009670
EFFECTIVE DATE: FEBRUARY 6, 2023, 8:00 AM

2. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°24'22"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST, BETWEEN A FOUND 5/8" REBAR (PER COUNTY COURTYARD RECORDS) AT THE NORTHEAST CORNER OF SAID SECTION 36 AND A FOUND 5/8" REBAR (PER COUNTY COURTYARD RECORDS) AT THE EAST QUARTER CORNER OF SAID SECTION 36, AS SHOWN HEREON. KANSAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, KANSAS SOUTH ZONE 1983). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

3. ALL DISTANCES SHOWN ARE MEASURED ON THE GROUND IN U.S. SURVEY FEET AND CAN BE CONVERTED TO GRID DISTANCE BY MULTIPLYING THE DISTANCE BY A COMBINED SCALE FACTOR OF 0.99987815.

4. REGARDING ITEM NO. 1 OF THE ALTA / NISPS CHECKLIST: SUBJECT PROPERTY SHALL HAVE MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SUBJECT PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
SET 5/8" X 1/8" IRON BARS AT ALL CORNERS OF SUBJECT PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

5. REGARDING ITEM NO. 3 OF THE ALTA / NISPS CHECKLIST: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 201135060E, DATED JANUARY 16, 2009. FLOOD INFORMATION IS SUBJECT TO CHANGE.

6. REGARDING ITEM NO. 4 OF THE ALTA / NISPS CHECKLIST: SUBJECT PROPERTY CONTAINS 0.05 ACRES, OR 2,258 SQUARE FEET, MORE OR LESS.

7. REGARDING ITEM NO. 11(A) OF THE ALTA / NISPS CHECKLIST: NO UTILITY MARKINGS OBSERVED DURING FIELD SURVEY. UTILITY LOCATES WERE PERFORMED DURING PRIOR REQUESTS. IT IS SUGGESTED BY SURVEYMET LLC, THAT THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR UTILITY LOCATES AND POT-HOLING BE DONE FOR VERIFICATIONS BEFORE DIGGING OR ANY TYPE OF CONSTRUCTION.

FROM TITLE COMMITMENT NUMBER MP000879 WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2023, PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS, SURVEYOR HAS NO COMMENT ON STANDARD EXCEPTIONS

8. INTENTIONALLY DELETED.
9. INTENTIONALLY DELETED.
10. INTENTIONALLY DELETED.

TERMS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JANUARY 16, 1973, IN BOOK MISC. 200, PAGE 128, FOR THE PURPOSES OF MINING AND OPERATING FOR OIL AND GAS FOR A TERM OF 5 YEAR(S) FROM DATE AND AS LONG THEREAFTER AS OIL AND GAS OR EITHER OF THEM IS PRODUCED FROM SAID LAND.

WE FOLLOW THE MINERAL TITLE NO FURTHER.

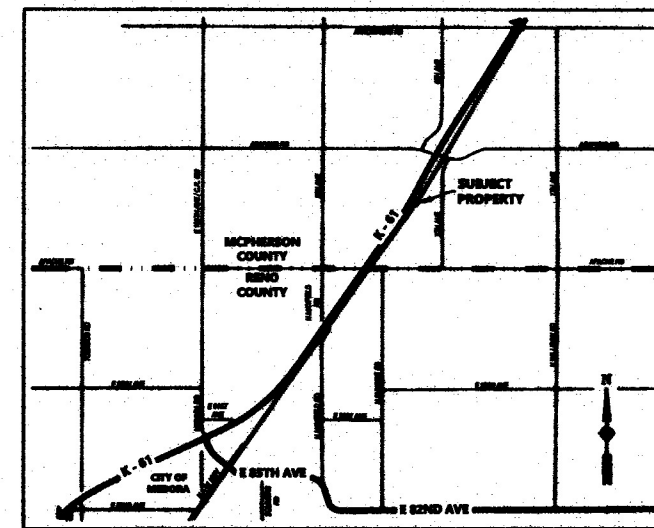
NO FURTHER COMMENT

12. TERMS AND PROVISIONS OF OIL AND GAS LEASE, RECORDED NOVEMBER 29, 1979, IN BOOK MISC. 228, PAGE 114, FOR THE PURPOSES OF MINING AND OPERATING FOR OIL AND GAS FOR A TERM OF 3 YEAR(S) FROM DATE AND AS LONG THEREAFTER AS OIL AND GAS OR EITHER OF THEM IS PRODUCED FROM SAID LAND. EXTENSION OF OIL AND GAS LEASE, RECORDED SEPTEMBER 30, 1982, IN BOOK MISC. 247, PAGE 88.

NO SURVEYOR COMMENT

13. GRANT OF RIGHT OF WAY TO WESTAR ENERGY, INC., A KANSAS CORPORATION, RECORDED JULY 24, 2018, IN BOOK 667, PAGE 13341.

PLOTTED AND SHOWN HEREON - 20' EASEMENT ADJACENT TO THE SOUTHEAST OF THE SOUTHEAST UPRR RIGHT OF WAY LINE

**VICINITY MAP**
REPRESENTS

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
UNION PACIFIC RAILROAD COMPANY
WAYNE DICK AND DORIS J. DICK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/AMPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, AND 11(A) OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED IN: JANUARY 2023
DATE OF PLAT OR MAP: 3/7/2023



PAUL W. SMITH, LS 1416
FOR AND ON BEHALF OF SURVWEST, LLC

PROPERTY PROJECT NO.		PAGE NO.	
NO. OF SHEETS		DATE	
<p>A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF MICHIGAN, STATE OF KANSAS (SUNNY FOR UNION PACIFIC RAILROAD)</p>			
TITLE			
ALTA/NSP LAND TITLE SURVEY			
DATE	OWN	DATE	SCALE
NO.	POS.	AS SHOWN	BY DATE
			1 in

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