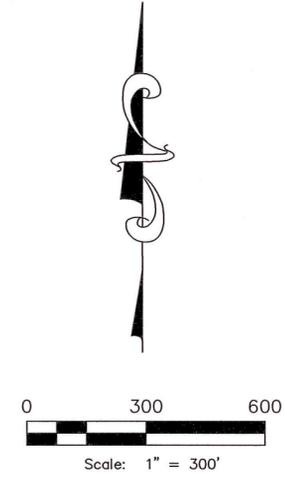


BOUNDARY SURVEY of portions of NW/4 of SECTION 29 & NE/4 of SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST of the 6th P.M. MONTGOMERY COUNTY, KANSAS

DRAWN BY: CRA	DATE: 1-13-2026	JOB NO.: 1-2512627K
CHECKED BY: WAB	REVISION DATE: N/A	REF. JOB NO.: N/A
PREPARED FOR: Sundgren Realty		



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.

Tim Sloan, PS No. 783 Date

SURVEYOR'S CERTIFICATION

I, William A. Booe, 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 December 24, 2025 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.

WILLIAM ALLEN BOOE
PS 1046
1-16-28
Professional Land Surveyor
KANSAS
William A. Booe, PS 1046
w.booe@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
- x-x- Fence line
- (GLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way

BOUNDARY DESCRIPTION

Tract 1
A portion of the Northwest Quarter (NW/4) of Section 29 and a portion of the Northeast Quarter (NE/4) of Section 30, both of Township 31 South Range 16 East of the 6th Principal Meridian, Montgomery County, Kansas, as described by William A. Booe, PS 1046, on January 13, 2026, as follows:
Beginning at the Northwest corner of said Northwest Quarter (NW/4) of Section 29; thence N 88°49'55" E, along the North line of said Section 29, a distance of 303.11 feet; thence S 05°32'20" E, a distance of 281.08 feet; thence S 08°40'31" W, a distance of 525.17 feet; thence S 44°51'41" W, a distance of 280.41 feet; thence S 88°54'32" W, a distance of 2658.51 feet to the West line of said Northeast Quarter (NE/4) of Section 30; thence N 01°47'27" W, along said West line, a distance of 992.41 feet to the Northwest corner of said Northeast Quarter (NE/4); thence N 88°54'32" E, along the North line thereof, a distance of 2636.36 feet to the Point of Beginning, including those portions used for public road right-of-way. Contains 65.875 acres, more or less.

Tract 2
A portion of the Northwest Quarter (NW/4) of Section 29 and a portion of the Northeast Quarter (NE/4) of Section 30, both of Township 31 South Range 16 East of the 6th Principal Meridian, Montgomery County, Kansas, as described by William A. Booe, PS 1046, on January 13, 2026, as follows:
Commencing at the Northwest corner of said Northwest Quarter (NW/4) of Section 29; thence N 88°49'55" E, along the North line of said Section 29, a distance of 303.11 feet to the Point of Beginning; thence continue N 88°49'55" E, along said North line, a distance of 2011.24 feet to the Centerline of the Verdigris River; thence Southwesterly along said Centerline, a distance of 3681 feet, more or less to intersection with a Creek; thence Northwesterly along the Centerline of said Creek, a distance of 3626 feet, more or less; thence N 01°47'27" W, a distance of 334.14 feet; thence N 88°54'32" E, a distance of 396.48 feet; thence N 44°51'41" E, a distance of 280.41 feet; thence N 08°40'31" E, a distance of 525.17 feet; thence N 05°32'20" W, a distance of 281.08 feet to the Point of Beginning, including those portions used for public road right-of-way. Contains 92.284 acres, more or less.

CORNERSTONE
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Corporate License # LS110, Expires 12-31-2026