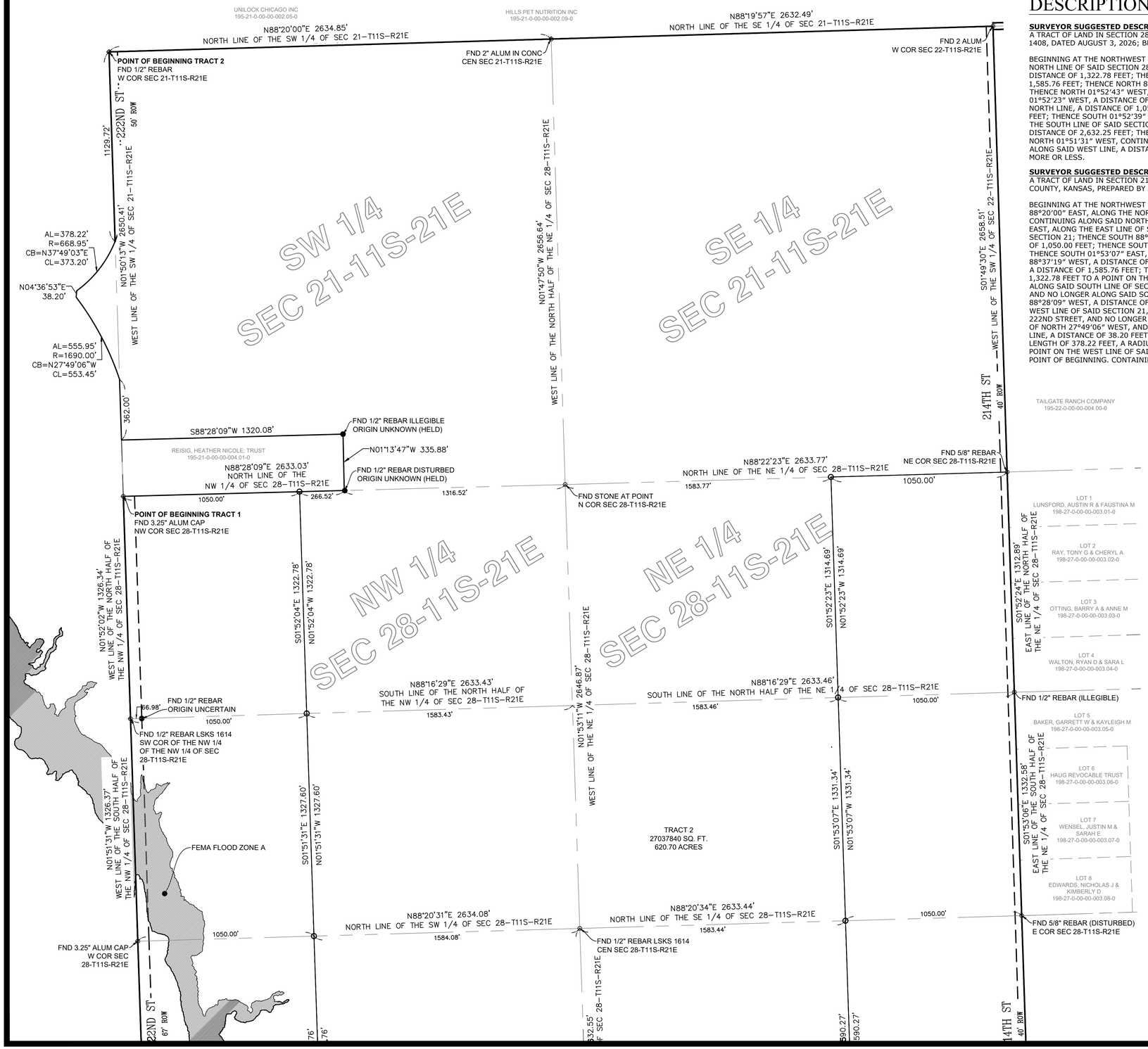
CERTIFICATE OF SURVEY

Exhibit A - Proposed Certified Survey Map

A TRACT OF LAND IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST AND SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST, LEAVENWORTH COUNTY, KANSAS



DESCRIPTION

SURVEYOR SUGGESTED DESCRIPTION TRACT 1:
A TRACT OF LAND IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST, LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL, PLS NO. 1408, DATED AUGUST 3, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST; THENCE NORTH 88°28'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,050.00 FEET; THENCE SOUTH 01°52'04" EAST, AND NO LONGER ALONG SAID NORTH LINE, A DISTANCE OF 1,322.78 FEET; THENCE SOUTH 01°51'31" EAST, A DISTANCE OF 1,327.60 FEET; THENCE SOUTH 01°55'24" EAST, A DISTANCE OF 1,585.76 FEET; THENCE NORTH 88°13'33" EAST, A DISTANCE OF 1,582.96 FEET; THENCE NORTH 88°37'19" EAST, A DISTANCE OF 1,583.37 FEET; THENCE NORTH 01°52'43" WEST, A DISTANCE OF 1,590.27 FEET; THENCE NORTH 01°53'07" WEST, A DISTANCE OF 1,331.34 FEET; THENCE NORTH 01°52'23" WEST, A DISTANCE OF 1,314.69 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 88°22'23" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1,050.00 FEET; THENCE SOUTH 01°53'06" EAST, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1,195.47 FEET; THENCE SOUTH 01°52'39" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2,645.38 FEET; THENCE SOUTH 88°37'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2,633.24 FEET; THENCE SOUTH 88°11'33" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 2,632.25 FEET; THENCE NORTH 01°55'23" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2,637.88 FEET; THENCE NORTH 01°51'31" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,326.37 FEET; THENCE NORTH 01°52'02" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,326.34 FEET TO THE POINT OF BEGINNING. CONTAINING 14,429,970 SQUARE FEET, OR 331.27 ACRES, MORE OR LESS.

SURVEYOR SUGGESTED DESCRIPTION TRACT 2:
A TRACT OF LAND IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST AND SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST, LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL, PLS NO. 1408, DATED AUGUST 3, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST; THENCE NORTH 88°20'00" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,634.85 FEET; THENCE NORTH 88°19'57" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 2,632.49 FEET TO A POINT ON THE EAST LINE OF SECTION 21; THENCE SOUTH 01°49'30" EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,658.51 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE SOUTH 88°22'23" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21 AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,050.00 FEET; THENCE SOUTH 01°52'23" EAST, AND NO LONGER ALONG SAID SOUTH LINE AND NORTH LINE, A DISTANCE OF 1,314.69 FEET; THENCE SOUTH 01°53'07" EAST, A DISTANCE OF 1,331.34 FEET; THENCE SOUTH 01°52'43" EAST, A DISTANCE OF 1,590.27 FEET; THENCE SOUTH 88°37'19" WEST, A DISTANCE OF 1,583.37 FEET; THENCE NORTH 88°13'33" WEST, A DISTANCE OF 1,582.96 FEET; THENCE NORTH 01°55'24" WEST, A DISTANCE OF 1,585.76 FEET; THENCE NORTH 01°51'31" WEST, A DISTANCE OF 1,327.60 FEET; THENCE NORTH 01°52'04" WEST, A DISTANCE OF 1,322.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21 AND THE NORTH LINE OF SAID SECTION 28; THENCE NORTH 88°28'09" EAST, ALONG SAID SOUTH LINE OF SECTION 21 AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 266.52 FEET; THENCE NORTH 01°13'47" WEST, AND NO LONGER ALONG SAID SOUTH LINE OF SECTION 21 AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 335.88 FEET; THENCE SOUTH 88°28'09" WEST, A DISTANCE OF 1,320.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01°50'13" WEST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 362.00 FEET; THENCE ALONG A CURVE TO THE LEFT ALONG THE EAST RIGHT-OF-WAY LINE OF 222ND STREET, AND NO LONGER ALONG SAID WEST LINE, HAVING AN ARC LENGTH OF 555.95 FEET, A RADIUS OF 1,690.00 FEET, A CHORD BEARING OF NORTH 27°49'06" WEST, AND A CHORD LENGTH OF 553.45 FEET; THENCE NORTH 04°36'53" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 38.20 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, HAVING AN ARC LENGTH OF 378.22 FEET, A RADIUS OF 668.95 FEET, A CHORD BEARING OF NORTH 37°49'03" EAST, AND A CHORD LENGTH OF 373.20 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01°50'13" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,129.72 FEET TO THE POINT OF BEGINNING. CONTAINING 27,037,840 SQUARE FEET, OR 620.70 ACRES, MORE OR LESS.

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET
3. KS ONE-CALL WAS CALLED ON THESE SURVEY TICKETS #26193683, #26193687, #26193681, #26193730
4. REFERENCED SURVEY
   - -HI-POINT ESTATES DOC# 2020P00037
   - -HARMAN FARMS REPLAT DOC# 2021P00045
   - -TONGANOXIE BUSINESS PARK SECOND PLAT DOC# 2023P00028
   - -TONGANOXIE BUSINESS PARK DOC# 2018P00002
   - -ELSTON ESTATES DOC#2013P00005
   - -ELSTON ESTATES NO.2 DOC# 2025P00015
   - -LEAVENWORTH COUNTY ROAD ROUTE NO.1
   - -SURVEY BK 2013 PG 36
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0325G ON JULY 16TH, 2015, AREA ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AREA "ZONE A" THE 1% ANNUAL CHANCE FLOOD PLANE WITH NO BASE FLOOD ELEVATIONS DETERMINED.
6. CLOSURE PRECISION: TRACT 1 PART IN 16436502.222; TRACT 2 PART IN 20828041.667
7. CURRENT ZONING- PC (PLANNED COMMERCIAL)
8. TITLE WORK WAS PROVIDED FOR THIS SURVEY COMMITMENT NUMBER 25000372140-02 (DATED MARCH 16, 2026 AT 8:00AM), NUMBER 25000372140-03 (DATED MARCH 16, 2026 AT 8:00AM)
9. COMBINED ADJUSTED FACTOR: 1.00007857
10. UTILITIES | WATER DISTRICT SUBURBAN WATER | ELECTRIC EVERGY | TELEPHONE TONGANOXIE | GAS PROPANE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE_____DAY OF_____, 2026, IN BOOK____, PAGE____.

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

VICINITY MAP



PROJECT #: 26-420
ISSUE DATE: 08/07/2026

300 150 0 300
SCALE IN FEET

CERTIFICATE OF SURVEY

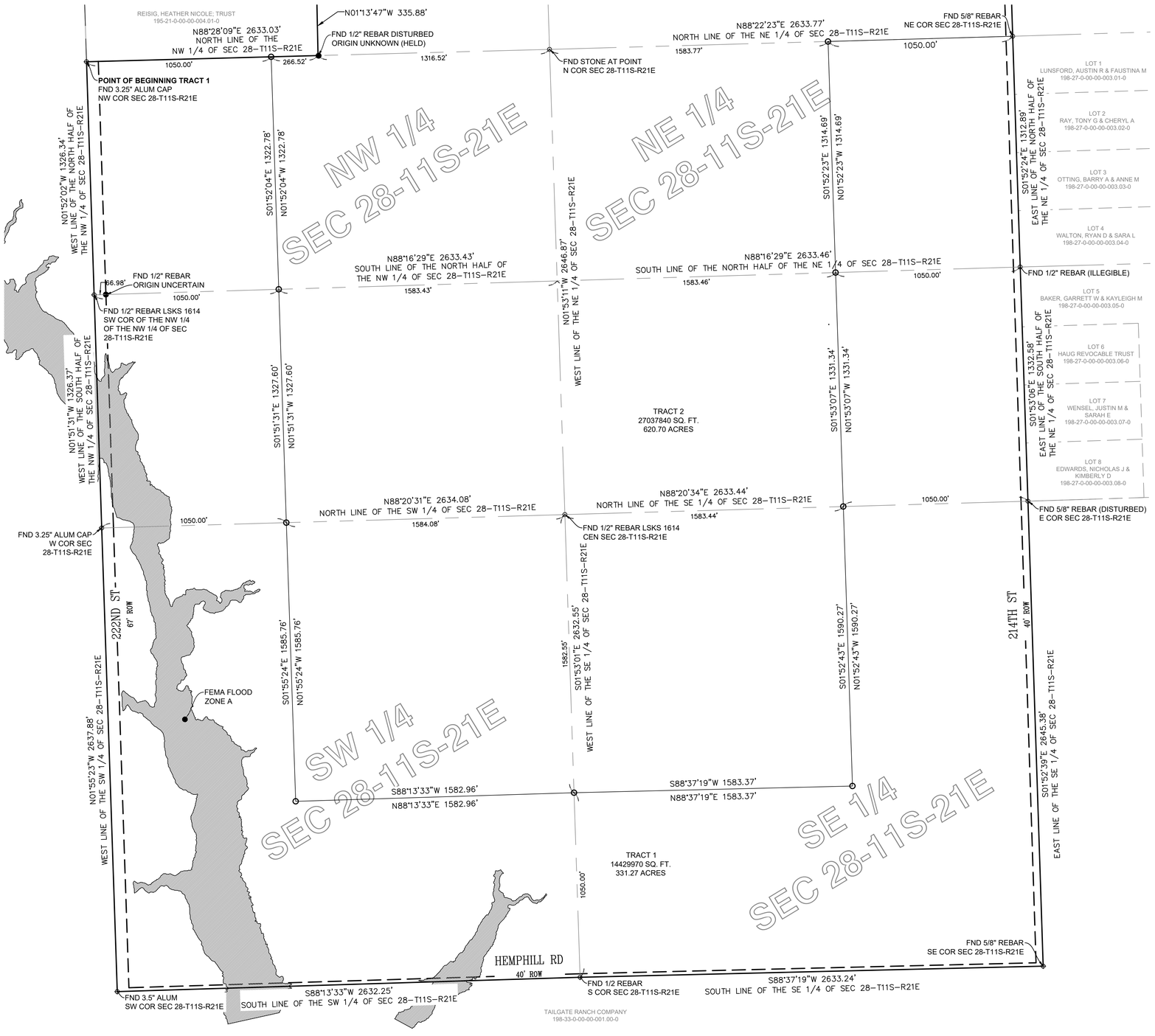
ATLAS LAND CONSULTING
LAND DEVELOPMENT CONSULTANTS
5281 E 125th Street, Olathe, KS 66061 | C/O
atlaslandconsulting.com | 913-602-5050
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA # 2315
KS SURVEY COA # 1363
MO ENG COA # 2022014884
MO SURV COA # 2022014231

PREPARED FOR:
KIMLEY-HORN
TONGANOXIE
KANSAS, 66086

THIS IS TO CERTIFY ON THIS 7TH DAY OF AUGUST, 2026 THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.

ROGER B. DILL
1408
08/12/2026
LS-1408
KANSAS

ROGER B DILL PLS 1408



PROJECT #: 26-420
ISSUE DATE: 08/07/2026

N

300 150 0 300
SCALE IN FEET

CERTIFICATE OF SURVEY

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | GIS | LID
atlaslandconsulting.com | 913-662-5050
14300 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA: #3315
KS SURV COA: #313
MO ENG COA: #2022014884
MO SURV COA: #2022014231

PREPARED FOR:
KIMLEY-HORN
TONGANOXIE
KANSAS, 66086

THIS IS TO CERTIFY ON THIS 7TH DAY OF AUGUST, 2026 THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.

08/12/2026

ROGER B DILL PLS 1408