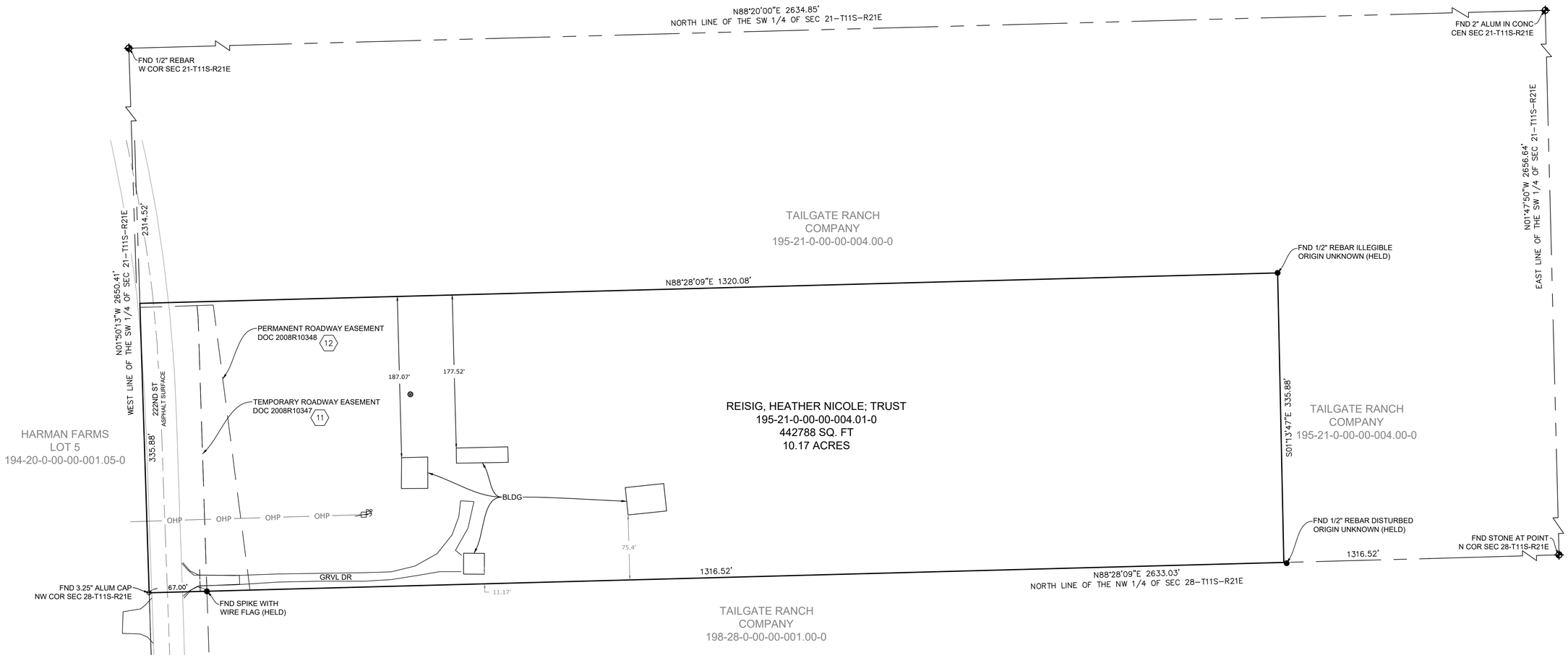
ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

Exhibit D - ALTA - Heather Nicole Reisig Trust



DESCRIPTION

RECORDED DESCRIPTION PER TITLE COMMITMENT:
A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWENTY-ONE (21)1 TOWNSHIP ELEVEN (11) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION 21, WHICH IS ALSO THE POINT OF BEGINNING OF THE TRACT; THENCE NORTH 00° EAST 331.15 FEET; THENCE NORTH 90° EAST 1,320.00 FEET; THENCE SOUTH 00° WEST 335.53 FEET; THENCE NORTH 89°48'35" WEST 1,320.01 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES (16408 222ND STREET, TONGANOXIE, KANSAS 66086);

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 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 NUMBER 20103C0325G ON JULY 16TH, 2015, AREA ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
6. CLOSURE PRECISION: 1 PART IN 16541800.000
7. CURRENT ZONING- PC (PLANNED COMMERCIAL)
8. TITLE WORK WAS PROVIDED FOR THIS SURVEY BY STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER: 25000372140-02
9. COMBINED ADJUSTED FACTOR: 1.00007857
10. 0 PARKING STALLS OBSERVED, 0 ADA PARKING STALLS OBSERVED
11. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL
12. THE PROPERTY HAS DIRECT ACCESS TO AND FROM 222ND ST, 214TH ST, HEMPHILL RD, AND HONEY CREEK ROAD, WHICH ARE DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS
13. NO CONSTRUCTION/EXPANSION ACTIVITIES FOR RIGHTS OF WAY HAVE BEEN OBSERVED.
14. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES

SCHEDULE B – II

1. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT, ACCURATE AND COMPLETE LAND TITLE SURVEY OR INSPECTION OF THE LAND. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
3. RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER LEASES NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
5. TAXES OR ASSESSMENTS WHICH ARE NOT RECORDED AS EXISTING LIENS IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
8. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
9. TAXES FOR 2025 IN THE AMOUNT OF $5,311.98 ARE PAID IN FULL. (PARCEL ID NO. 052-195-21-0-00-00-004.01-0) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
10. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF SAID LAND LYING WITHIN ANY PUBLIC ROAD AND/OR HIGHWAY. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
11. (11) PERMANENT ROADWAY EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY DATED OCTOBER 29, 2008, AND RECORDED OCTOBER 31, 2008, IN DOCUMENT NO. 2008R10347, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
12. (12) TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY DATED OCTOBER 29, 2008, AND RECORDED OCTOBER 31, 2008, IN DOCUMENT NO. 2008R10348, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

TO: HEATHER REISIG, AS TRUSTEE OF THE HEATHER NICOLE REISIG TRUST; STEWART TITLE GUARANTY COMPANY

IN ADDITION TO THE 2026 ALTA/NSPS MINIMUM SURVEY STANDARDS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 and 19 TABLE "A" . THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF KANSAS. THE FIELD WORK WAS COMPLETED ON MAY 17, 2026.

08/04/2026
LS-1408
KANSAS

ROGER B BILLINGS PLS 1408

VICINITY MAP



LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- OHP — OVERHEAD POWER LINE
- GAS — UNDERGROUND GAS LINE
- BARBED WIRE FENCE
- POWER POLE
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- CLEAN OUT
- YARD HYDRANT
- SIGN
- MAIL BOX
- WATER VALUE
- GUY ANCHOR
- TREE
- GATE POST
- BOLLARD

PROJECT #: 26-420
ISSUE DATE: 7/31/2026

60 30 0 60
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY

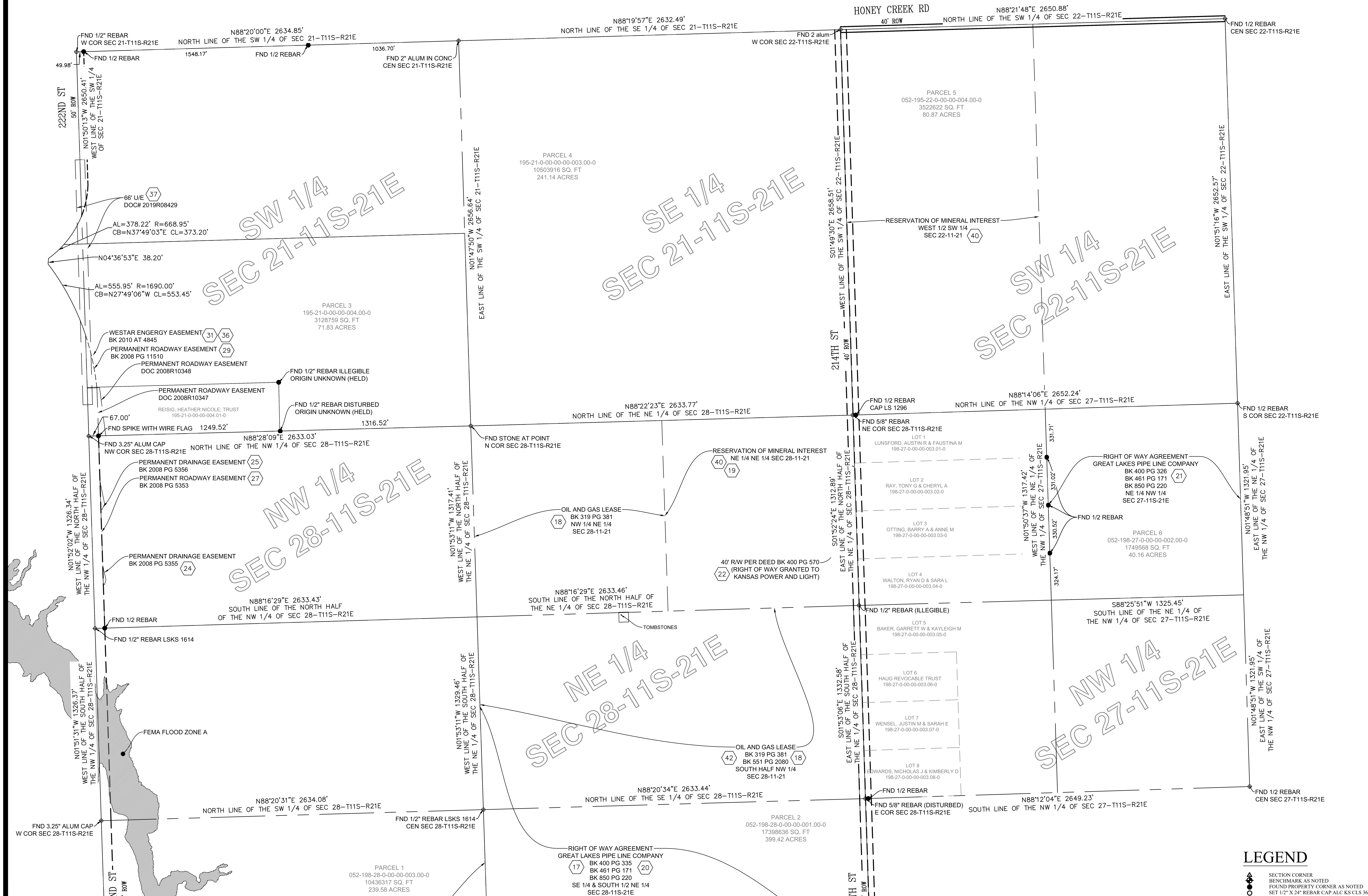
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | GIS
atlaslandconsulting.com | 913-682-5050
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA: #2315
KS SURV COA: #313
MO ENG COA: #2022014084
MO SURV COA: #2022014231

PREPARED FOR:
KIMLEY-HORN
TONGANOXIE
KANSAS, 66086

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, SOUTHWEST QUARTER OF SECTION 22, NORTHWEST QUARTER OF SECTION 27 & SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

Exhibit D - ALTA - Tailgate Ranch



LEGEND

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

PROJECT #: 26-420
ISSUE DATE: 8/17/2026

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SCALE IN FEET

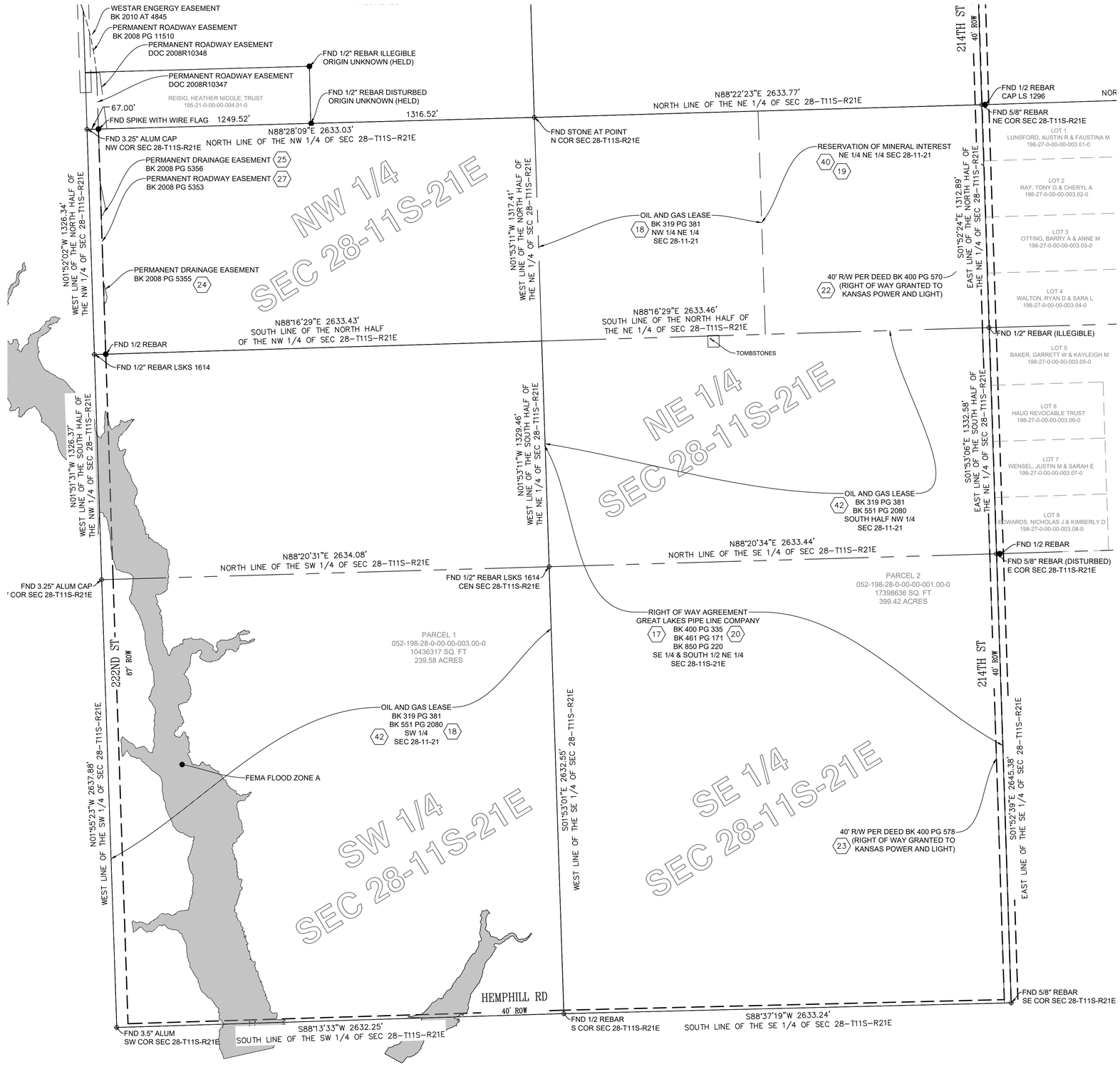
ALTA/NSPS LAND TITLE SURVEY

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com | 913-662-5050
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

PREPARED FOR:
KIMLEY-HORN
TONGANOXIE
KANSAS, 66086

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, SOUTHWEST QUARTER OF SECTION 22, NORTHWEST QUARTER OF SECTION 27 & SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



LEGEND

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

PROJECT #: 26-420
ISSUE DATE: 8/17/2026

300 150 0 300
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY

ALC
ATLAS LAND CONSULTING
5240 Lakeview Drive, Kansas City, KS 66106 | C.O.D.
(913)602-5050
atlaslandconsulting.com | 913-602-5050
KS ENG COA: # 2315
KS LS COA: # 363
MO ENG COA: # 2022014884
MO SURV COA: # 2022014221
14500 Parallel Road, Unit R, Basehor KS 66007

PREPARED FOR:
KIMLEY-HORN
TONGANOXIE
KANSAS, 66086

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, SOUTHWEST QUARTER OF SECTION 22, NORTHWEST QUARTER OF SECTION 27 & SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

DESCRIPTION

COMMITMENT NUMBER: 25000372140-01

RECORDED DESCRIPTION PARCEL 1:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., LEAVENWORTH COUNTY, KANSAS, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES;

AND ALSO

THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., LEAVENWORTH COUNTY, KANSAS, LESS ANY PART THERE OF TAKEN OR USED FOR ROAD PURPOSES.

RECORDED DESCRIPTION PARCEL 2:
THE SOUTHEAST QUARTER AND SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11, RANGE 21, AND,

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION TWENTY 28, TOWNSHIP 11, RANGE 21, EXCEPT THAT PORTION GRANTED TO KANSAS POWER AND LIGHT AS A RIGHT OF WAY ON AUGUST 12, 1959 AND RECORDED ON SEPTEMBER 15, 1959 IN BOOK 400 AT PAGE 570, AND,

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11, RANGE 21, AND,

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 11, RANGE 21 LESS THAT PART USED FOR A PUBLIC ROAD, ALL SITUATED IN LEAVENWORTH COUNTY, STATE OF KANSAS.

RECORDED DESCRIPTION PARCEL 3:
THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11), RANGE TWENTY ONE (21), LESS THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND IN THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-ONE, TOWNSHIP ELEVEN (11) SOUTH, RANGE TWENTY ONE EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY ONE (21), WHICH IS ALSO THE POINT OF BEGINNING OF THIS TRACT; THENCE N 00 DEGREES W 335.53 FEET; THENCE N 89 DEGREES 48' 35" W 1320.01 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, LESS THAT PART USED FOR PUBLIC ROAD.
AND,

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER ON A BEARING OF S 0150'18" E A DISTANCE OF 1129.72 FEET TO THE POINT OF BEGINNING;

THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 53 MINUTES 11 SECONDS, (WHOSE CHORD BEARS S 3541'34" W, 319.26 FEET) AN ARC LENGTH OF 322.66 FEET; THENCE ON A BEARING OF S 50°08'09" W, A DISTANCE OF 55.44 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE; THENCE ON A BEARING OF S 04°36'48" W, A DISTANCE OF 38.20 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE; THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 50 MINUTES 54 SECONDS, (WHOSE CHORD BEARS S 27°49'11" E, 553.45 FEET) AN ARC LENGTH OF 555.96 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ON A BEARING OF N 01°50'18" W, A DISTANCE OF 822.81 FEET ALONG SAID EAST LINE: TO THE POINT OF BEGINNING.

RECORDED DESCRIPTION PARCEL 4:
THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY ONE (21), TOWNSHIP ELEVEN RANGE TWENTY-ONE (21), SITUATED IN LEAVENWORTH COUNTY, STATE OF KANSAS.
AND,

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) SOUTH, RANGE TWENTY ONE (21) EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER ON A BEARING OF S 0150'18" E A DISTANCE OF 1129.72 FEET TO THE POINT OF BEGINNING;

THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 53 MINUTES 11 SECONDS, (WHOSE CHORD BEARS S 3541'34" W, 319.26 FEET) AN ARC LENGTH OF 322.66 FEET; THENCE ON A BEARING OF S 50°08'09" W, A DISTANCE OF 55.44 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE; THENCE ON A BEARING OF S 04°36'48" W, A DISTANCE OF 38.20 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE; THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 50 MINUTES 54 SECONDS, (WHOSE CHORD BEARS S 27°49'11" E, 553.45 FEET) AN ARC LENGTH OF 555.96 FEET ALONG SAID PROPOSED RIGHT OF WAY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ON A BEARING OF N 01°50'18" W, A DISTANCE OF 822.81 FEET ALONG SAID EAST LINE: TO THE POINT OF BEGINNING.

RECORDED DESCRIPTION PARCEL 5:
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, LESS THAT PART USED FOR PUBLIC ROADS.

RECORDED DESCRIPTION PARCEL 6:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 11, RANGE 21 EAST OF THE SIXTH P.M., ALL IN LEAVENWORTH COUNTY, KANSAS.

SURVEYOR SUGGESTED DESCRIPTION PARCEL 5:
THE WEST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., ALL IN LEAVENWORTH COUNTY, KANSAS.

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 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: PARCEL 1 - 32979880.000, PARCEL 2 - 30160974.286, PARCEL 3 - 6277250.000, PARCEL 4 - 22877971.429, PARCEL 5 - 13267760.000, PARCEL 6 - 26454390.000
7. CURRENT ZONING- PC (PLANNED COMMERCIAL), PR-2 (PLANNED RESIDENTIAL 2), RR-5 (RURAL RESIDENTIAL 5)
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. 0 PARKING STALLS OBSERVED, 0 ADA PARKING STALLS OBSERVED
11. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
12. THE PROPERTY HAS DIRECT ACCESS TO AND FROM 222ND ST, 214TH ST, HEMPHILL RD, AND HONEY CREEK ROAD, WHICH ARE DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS
13. NO CONSTRUCTION/EXPANSION ACTIVITIES FOR RIGHTS OF WAY HAVE BEEN OBSERVED.
14. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES

SCHEDULE B – II

1. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT, ACCURATE AND COMPLETE LAND TITLE SURVEY OR INSPECTION OF THE LAND. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
3. RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER LEASES NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
5. TAXES OR ASSESSMENTS WHICH ARE NOT RECORDED AS EXISTING LIENS IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
8. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
9. TAXES FOR THE YEAR 2025 IN THE AMOUNT OF $963.22 ARE SHOWN AS PAID. PARCEL ID NO. 198-28-0-00-00-003.00-0 (PARCEL 1) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
10. TAXES FOR THE YEAR 2025 IN THE AMOUNT OF $6,952.84 ARE SHOWN AS PAID. PARCEL ID NO. 198-28-0-00-00-001.00-0 (PARCEL 2) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
11. TAXES FOR THE YEAR 2025 IN THE AMOUNT OF $411.88 ARE SHOWN AS PAID. PARCEL NO.: 195-21-0-00-00-004.00-0 (PARCEL 3) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
12. TAXES FOR THE YEAR 2025 IN THE AMOUNT OF $3,114.65 ARE SHOWN AS PAID. PARCEL NO.: 195-21-0-00-00-003.00-0 (PARCEL 4) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
13. TAXES FOR THE YEAR 2025 IN THE AMOUNT OF $1,680.40 ARE SHOWN AS PAID. PARCEL ID NO. 195-22-0-00-00-004.00-0 (PARCEL 5) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
14. TAXES FOR THE YEAR 2025 IN THE AMOUNT OF $221.80 ARE SHOWN AS PAID. PARCEL ID NO. 198-27-0-00-00-002.00-0 (PARCEL 6) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
15. THE NATURE, EXTEND OR LACK OF RIPARIAN RIGHTS OR THE RIPARIAN RIGHTS OF RIPARIAN OWNERS AND THE PUBLIC IN AND TO THE USE OF WATERS OF PONDS. **THIS EXCEPTION IS NOT A SURVEY MATTER.**
16. RIGHT OF WAY IN FAVOR OF THE KANSAS NATURAL GAS OIL PIPELINE AND IMPROVEMENT COMPANY DATED JULY 28, 1905 AND RECORDED NOVEMBER 2, 1905 IN BOOK 189 AT PAGE 504; AS AFFECTED BY ASSIGNMENT OF RIGHT OF WAY DATED JULY 7, 1927 AND RECORDED IN BOOK 281 AT PAGE 103, ALL IN PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**
17. LEASE IN FAVOR OF THE KANSAS ELECTRIC POWER COMPANY DATED OCTOBER 3, 1929, AND RECORDED ON JULY 27, 1932, IN BOOK 304 AT PAGE 16, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 4 AND 6) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
18. OIL AND GAS LEASE BY AND BETWEEN ROSS A. PHENICIE; RUTH E. PHENECIE; MARY K. PHENECIE; JENNIE E. BRIDGES; AND ROSS A. PHENICIE, AKA ROSCOE A. PHENICIE; AS LESSOR AND J. A. SELBY AS LESSEE DATED DECEMBER 12, 1938, AND RECORDED APRIL 20, 1939, IN BOOK 319 AT PAGE 381, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
19. RESERVATION OF MINERAL INTEREST IN FAVOR OF IRA J. LAYTON AS CONTAINED IN WARRANTY DEED DATED JANUARY 10, 1942, AND RECORDED JANUARY 13, 1942 IN BOOK 329 AT PAGE 258, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 2) NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, ASSIGNMENTS, AMENDMENTS, EXCEPTIONS OR GRANTS OF INTERESTS THAT ARE NOT LISTED. **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
20. RIGHT OF WAY AGREEMENT IN FAVOR OF GREAT LAKES PIPE LINE COMPANY DATED JANUARY 6, 1955 AND RECORDED JANUARY 26, 1955 IN BOOK 400 AT PAGE 335; AS AFFECTED BY CONVEYANCE AND ASSIGNMENT DATED MARCH 15, 1966 AND RECORDED MARCH 15, 1966 IN BOOK 461 AT PAGE 171; AND ASSIGNMENT AND CONVEYANCE DATED SEPTEMBER 23, 2002 AND RECORDED SEPTEMBER 26, 2002 IN BOOK 850 AT PAGE 220, ALL IN PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
21. EASEMENT IN FAVOR OF GREAT LAKES PIPE LINE COMPANY DATED JANUARY 12, 1955, AND RECORDED JANUARY 26, 1955, IN BOOK 400 AT PAGE 326, AS AFFECTED BY THE CONVEYANCE AND ASSIGNMENT RECORDED MARCH 15, 1966, IN BOOK 461 AT PAGE 171, AS FURTHER AFFECTED BY THE ASSIGNMENT AND CONVEYANCE RECORDED SEPTEMBER 26, 2002, IN BOOK 850 AT PAGE 220, ALL OF THE PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 6) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
22. EASEMENT IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY DATED AUGUST 12, 1959, AND RECORDED SEPTEMBER 15, 1959, IN BOOK 400 AT PAGE 570, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
23. GRANT OF RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY DATED AUGUST 14, 1959 AND RECORDED SEPTEMBER 22, 1959 IN BOOK 400 AT PAGE 578, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
24. PERMANENT DRAINAGE EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED APRIL 12, 2008 AND RECORDED MAY 27, 2008 IN BOOK 2008 AT PAGE 5355, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
25. PERMANENT DRAINAGE EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED APRIL 18, 2008 AND RECORDED MAY 27, 2008 IN BOOK 2008 AT PAGE 5356, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
26. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED APRIL 18, 2008 AND RECORDED MAY 27, 2008 IN BOOK 2008 AT PAGE 5354, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION HAS EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY.**
27. EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED MAY 12, 2008 AND RECORDED MAY 27, 2008 IN BOOK 2008 AT PAGE 5353, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 2) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
28. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED JUNE 16, 2008 AND RECORDED DECEMBER 16, 2008 IN BOOK 2008 AT PAGE 11504, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3) **THIS EXCEPTION HAS EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY.**
29. PERMANENT ROADWAY EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED JUNE 16, 2008 AND RECORDED DECEMBER 16, 2008 IN BOOK 2008 AT PAGE 11510, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
30. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED JUNE 20, 2008, AND RECORDED DECEMBER 16, 2008, IN BOOK 2008 AT PAGE 11507, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 4) **THIS EXCEPTION HAS EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY.**
31. GRANT OF RIGHT OF WAY IN FAVOR OF WESTAR ENERGY INC., DATED JUNE 16, 2008, AND RECORDED JUNE 21, 2010, IN BOOK 2010 AT PAGE 4845, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 4) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
32. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED DECEMBER 15, 2008, AND RECORDED DECEMBER 30, 2008 IN BOOK 2008 AT PAGE 11811, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION HAS EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY.**
33. PERMANENT DRAINAGE EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED DECEMBER 15, 2008, AND RECORDED DECEMBER 30, 2008 IN BOOK 2008 AT PAGE 11812, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**
34. PERMANENT DRAINAGE EASEMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, DATED DECEMBER 15, 2008, AND RECORDED DECEMBER 30, 2008 IN BOOK 2008 AT PAGE 11813, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**
35. EASEMENT IN FAVOR OF THE SECRETARY OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF KANSAS DATED NOVEMBER 12, 2009, AND RECORDED NOVEMBER 12, 2009, IN BOOK 2009 AT PAGE 11207, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**
36. GRANT OF RIGHT OF WAY IN FAVOR OF WESTAR ENERGY, INC. DATED JUNE 16, 2008 AND RECORDED JUNE 21, 2010 IN BOOK 2010 AT PAGE 4845, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 6) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
37. SURVEY DATED SEPTEMBER 27, 2013, AND RECORDED ON SEPTEMBER 27, 2013, IN BOOK 2013 AT PAGE 36, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
38. EASEMENT IN FAVOR OF WESTAR ENERGY, INC., A KANSAS CORPORATION, DATED JUNE 24, 2019, AND RECORDED JULY 5, 2019, IN DOCUMENT NO. 2019R05007, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 5) **THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**
39. BOARD ORDER DATED JANUARY 28, 2013 AND RECORDED OCTOBER 16, 2019 AND RECORDED IN BOOK 2019 AT PAGE 8429, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 3 AND 4) **THIS EXCEPTION IS NOT A SURVEY MATTER.**
40. A GRANT OF MINERAL INTEREST IN FAVOR OF TAILGATE RANCH COMPANY AS CONTAINED IN MINERAL DEED, DATED DECEMBER 29, 2014, AND RECORDED ON DECEMBER 30, 2014 IN BOOK 2014 AT PAGE 9478, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL NO. 2) NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, ASSIGNMENTS, AMENDMENTS, EXCEPTIONS OR GRANTS OF INTERESTS THAT ARE NOT LISTED. **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
41. A GRANT OF MINERAL INTEREST IN FAVOR OF TAILGATE RANCH CO. AS CONTAINED IN THE SHERIFF'S DEED, DATED DECEMBER 29, 2014, AND RECORDED DECEMBER 30, 2014, IN DOCUMENT NO. 2014R09479, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 5) NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, ASSIGNMENTS, AMENDMENTS, EXCEPTIONS OR GRANTS OF INTERESTS THAT ARE NOT LISTED. **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
42. OIL AND GAS LEASE BY AND BETWEEN DANA SANDERS; AND MARGARET LEIGHTY AND JULIUS I, LEIGHTY AS LESSOR AND PIONEER PETROLEUM, INC., AS LESSEE DATED APRIL 2, 1981, AND RECORDED APRIL 7, 1981, IN BOOK 551 AT PAGE 2080, PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 1) NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, ASSIGNMENTS, AMENDMENTS, EXCEPTIONS, OR GRANTS OF INTERESTS THAT ARE NOT LISTED. **THIS EXCEPTION AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
43. MEMORANDUM OF OPTION AGREEMENT BY AND BETWEEN TAILGATE RANCH COMPANY, A KANSAS CORPORATION, AS OWNER AND WESTERN MEADOWLARK DEVCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS PURCHASER, DATED FEBRUARY 21, 2025, AND RECORDED MARCH 4, 2025, IN DOCUMENT NO. 2025R01350, AS AFFECTED BY THE AMENDED AND RESTATED MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT RECORDED FEBRUARY 26, 2026, IN DOCUMENT NO. 2026R01642, AS FURTHER AFFECTED BY THE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED MARCH 6, 2026, IN DOCUMENT NO. 2026R01877, ALL OF THE PUBLIC RECORDS OF LEAVENWORTH COUNTY, STATE OF KANSAS. (PARCEL 1, 2, 3, 4, 5 AND 6) **THIS EXCEPTION IS NOT A SURVEY MATTER.**

TO: TAILGATE RANCH COMPANY; HEATHER REISIG, AS TRUSTEE OF THE HEATHER NICOLE REISIG TRUST; STEWART TITLE GUARANTY COMPANY

IN ADDITION TO THE 2026 ALTA/NSPS MINIMUM SURVEY STANDARDS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 9, 11, 13, 14, 16, 17, 18 and 19 TABLE "A" . THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF KANSAS. THE FIELD WORK WAS COMPLETED ON MAY 17, 2026.

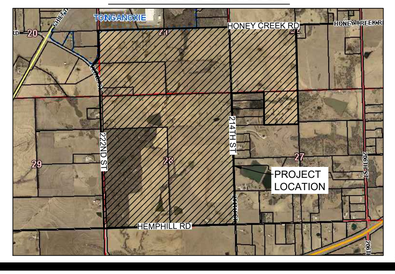
08/17/2026

ROGER B BILL, KS PLS 1408

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: 8/17/2026

100 50 0 100
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY

ALC
ATLAS LAND CONSULTING
SURVEYING | PLANNING | DESIGN | GIS | CAD
atlaslandconsulting.com | 913-602-5050
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA: # 2315
KS SURV COA: # 363
MO ENG COA: # 2022014084
MO SURV COA: # 2022014231

PREPARED FOR:
KIMLEY-HORN
TONGANOXIE
KANSAS, 66086