

BOUNDARY SURVEY/SPLIT

NE ¼ of Section 32, Township 29 South, Range 2 West
of the 6th P.M., Sedgwick County, Kansas.

CERTIFICATE OF SURVEY

State of Kansas, County of Sedgwick) SS

PARENT TRACT TO SPLIT

The Northeast Quarter of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

TRACT 1

A tract of land situated in the Northeast Quarter (NE 1/4) of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, as prepared by Todd P. Hornbaker P.S. #1532 with Merestone Surveying LLC, (CLS-179), surveyors in the aforementioned county and state on April 18, 2025, more particularly described as follows: BEGINNING [P.O.B.(Tr-1)] at the Northeast corner of said NE 1/4; THENCE South 00°24'01" West, coincident with the East boundary of said NE 1/4, a distance of 1,247.93 feet; THENCE South 89°59'03" West, parallel with the North boundary of said NE 1/4, a distance of 1,787.55 feet; THENCE North 00°24'01" East, parallel with said East boundary, a distance of 1,247.93 feet to said North boundary; THENCE North 89°59'03" East, coincident with said North boundary, a distance of 1,787.55 feet to the POINT OF BEGINNING [P.O.B.(Tr-1)]. Subject Tract contains an area of 51.21 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.

TRACT 2

A tract of land situated in the Northeast Quarter (NE 1/4) of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, as prepared by Todd P. Hornbaker P.S. #1532 with Merestone Surveying LLC, (CLS-179), surveyors in the aforementioned county and state on April 18, 2025, more particularly described as follows: COMMENCING [P.O.C.(1)] at the Northeast corner of said NE 1/4; THENCE South 89°59'03" West, coincident with the North boundary of said NE 1/4, a distance of 1,787.55 feet to the POINT OF BEGINNING [P.O.B.(Tr-2)]; THENCE South 00°24'01" West, parallel with the East boundary of said NE 1/4, a distance of 1,247.93 feet; THENCE South 89°59'03" West, parallel with said North boundary, a distance of 870.26 feet to the West boundary of said NE 1/4; THENCE North 00°10'48" East, coincident with said West boundary, a distance of 1,247.91 feet to the Northwest corner of said NE 1/4; THENCE North 89°59'03" East, coincident with said North boundary, a distance of 875.07 feet to the POINT OF BEGINNING [P.O.B.(Tr-2)]. Subject Tract contains an area of 25.00 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.

TRACT 3

A tract of land situated in the Northeast Quarter (NE 1/4) of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, as prepared by Todd P. Hornbaker P.S. #1532 with Merestone Surveying LLC, (CLS-179), surveyors in the aforementioned county and state on April 18, 2025, more particularly described as follows: BEGINNING [P.O.B.(Tr-3)] at the Southeast corner of said NE 1/4; THENCE South 89°20'20" West, coincident with the South boundary of said NE 1/4, a distance of 669.31 feet; THENCE North 00°24'01" East, parallel with the East boundary of said NE 1/4, a distance of 1,370.72 feet; THENCE North 89°59'03" East, parallel with the North boundary of said NE 1/4, a distance of 669.22 feet to said East boundary, being 1247.93 feet south of the Northeast corner of said NE 1/4; THENCE South 00°24'01" West, coincident with said East boundary, a distance of 1,363.18 feet to the POINT OF BEGINNING [P.O.B.(Tr-3)]. Subject Tract contains an area of 21.00 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.

TRACT 4

A tract of land situated in the Northeast Quarter (NE 1/4) of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, as prepared by Todd P. Hornbaker P.S. #1532 with Merestone Surveying LLC, (CLS-179), surveyors in the aforementioned county and state on April 18, 2025, more particularly described as follows: COMMENCING [P.O.C.(2)] at the Southeast corner of said NE 1/4; THENCE South 89°20'20" West, coincident with the South boundary of said NE 1/4, a distance of 669.31 feet to the POINT OF BEGINNING [P.O.B.(Tr-4)]; THENCE continuing South 89°20'20" West, coincident with said South boundary, a distance of 665.65 feet; THENCE North 00°24'01" East, parallel with the East boundary of said NE 1/4, a distance of 1,378.22 feet; THENCE North 89°59'03" East, parallel with the North boundary of said NE 1/4, a distance of 665.56 feet; THENCE South 00°24'01" West, parallel with the East boundary of said NE 1/4, a distance of 1,370.72 feet to the POINT OF BEGINNING [P.O.B.(Tr-4)]. Subject Tract contains an area of 21.00 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.

TRACT 5

A tract of land situated in the Northeast Quarter (NE 1/4) of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, as prepared by Todd P. Hornbaker P.S. #1532 with Merestone Surveying LLC, (CLS-179), surveyors in the aforementioned county and state on April 18, 2025, more particularly described as follows: COMMENCING [P.O.C.(2)] at the Southeast corner of said NE 1/4; THENCE South 89°20'20" West, coincident with the South boundary of said NE 1/4, a distance of 1,334.96 feet to the POINT OF BEGINNING [P.O.B.(Tr-5)]; THENCE continuing South 89°20'20" West, coincident with said South boundary, a distance of 662.05 feet; THENCE North 00°24'01" East, parallel with the East boundary of said NE 1/4, a distance of 1,385.67 feet; THENCE North 89°59'03" East, parallel with the North boundary of said NE 1/4, a distance of 661.95 feet; THENCE South 00°24'01" West, parallel with the East boundary of said NE 1/4, a distance of 1,378.22 feet to the POINT OF BEGINNING [P.O.B.(Tr-5)]. Subject Tract contains an area of 21.00 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.

TRACT 6

A tract of land situated in the Northeast Quarter (NE 1/4) of Section 32, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, as prepared by Todd P. Hornbaker P.S. #1532 with Merestone Surveying LLC, (CLS-179), surveyors in the aforementioned county and state on April 18, 2025, more particularly described as follows: COMMENCING [P.O.C.(2)] at the Southeast corner of said NE 1/4; THENCE South 89°20'20" West, coincident with the South boundary of said NE 1/4, a distance of 1,997.01 feet to the POINT OF BEGINNING [P.O.B.(Tr-6)]; THENCE continuing South 89°20'20" West, coincident with said South boundary, a distance of 655.83 feet to the Southwest corner of said NE 1/4; THENCE North 00°10'48" East, coincident with the West boundary of said NE 1/4 a distance of 1,393.03 feet; THENCE North 89°59'03" East, parallel with the North boundary of said NE 1/4, a distance of 661.09 feet; THENCE South 00°24'01" West, parallel with the East boundary of said NE 1/4, a distance of 1,385.67 feet to the POINT OF BEGINNING [P.O.B.(Tr-6)]. Subject Tract contains an area of 21.00 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.



Todd P. Hornbaker, P.S. #1532
Merestone Surveying LLC, CLS-179

COUNTY SURVEYOR'S CERTIFICATE
Reviewed in accordance with K.S.A. 58-2005.



Tricia L. Robello, P.S. 1246
Deputy County Surveyor, Sedgwick County, KS

MERESTONE SURVEYING LLC



216 W. Rosewood St.
Rose Hill, KS 67133
PH.(316) 425-7770
FAX(316) 425-7773

Carol Rogers Gionti Trust
c/o L2 Realty (Tyler Gentry)
1237 N Topeka St.
Wichita, KS 67214

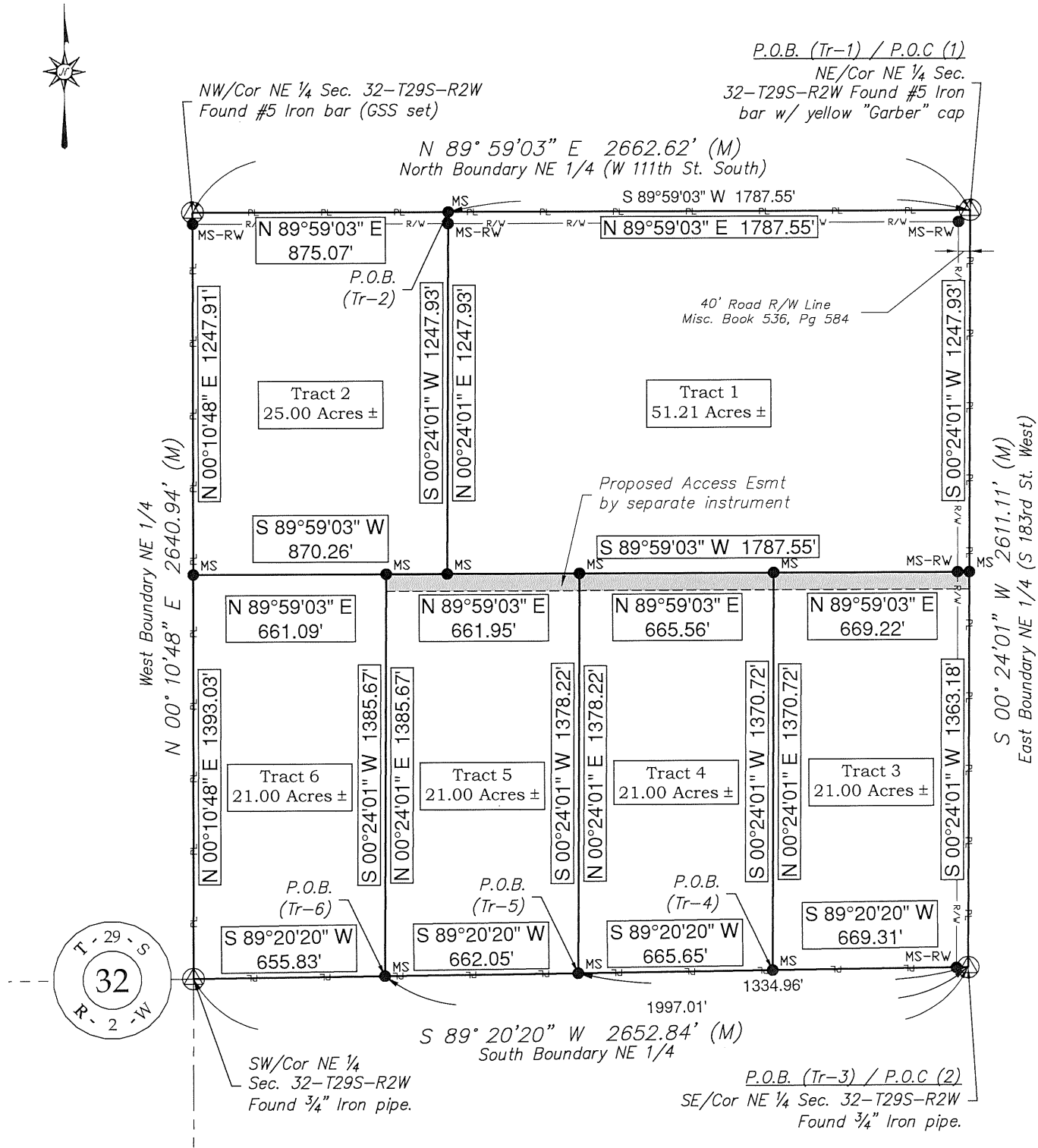
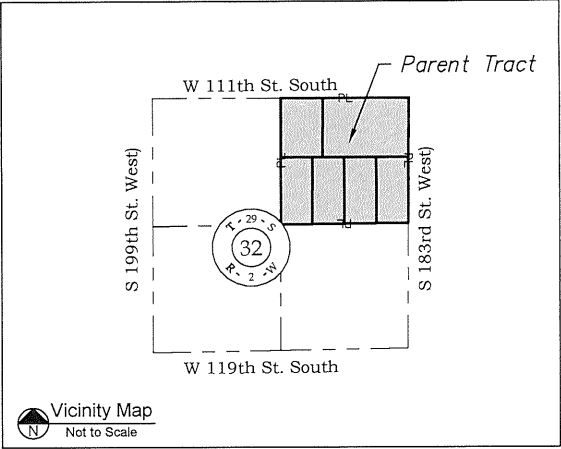
BOUNDARY SURVEY/SPLIT

The NE 1/4 of
Section 32, T29S, R2W 6th P.M.,
Sedgwick County, Kansas

Job #:	25-03-025		
Date:	April 18, 2025		
Dwn by:	TH	App'd by:	BP
Sheet:	1	of	2
Scale:	As Noted		

BOUNDARY SURVEY/SPLIT

NE ¼ of Section 32, Township 29 South, Range 2 West
of the 6th P.M., Sedgwick County, Kansas.



Survey Notes:

- Bearings are based on the East boundary of the NE ¼ being South 00°24'01" West (USA COUNTY KS/KRCS 17 Wichita NAD83 (2011) LCC US Ft)
- Error of Closure is better than 1:20,000
- Field Work was completed April 21, 2025.
- See Page 1 of 2 for tract description.

LEGEND

- MS = Set 1/2" Iron Bar w/Cap
"Merestone CLS 179"
- MW-RW = Set "Merestone" bar &
cap @ R/W line
- ⊙ = Section Corner Found as noted
- (M) = Measured Bearing/Distance
- = Section Line
- = Proposed Tracts
- = Parent Tract Line
- = Easement Line as noted
- = Right-of-Way Line

Scale: 1" = 500'



MERESTONE SURVEYING LLC



216 W. Rosewood St.
Rose Hill, KS 67133
PH.(316) 425-7770
FAX(316) 425-7773

Carol Rogers Gionti Trust
c/o L2 Realty (Tyler Gentry)
1237 N Topeka St.
Wichita, KS 67214

BOUNDARY SURVEY/SPLIT
The NE ¼ of
Section 32, T29S, R2W 6th P.M.,
Sedgwick County, Kansas

Job #: 25-03-025
Date: April 18, 2025
Dwn by: TH App'd by: BP
Sheet: 2 of 2
Scale: As Noted