

**SELLER'S DISCLOSURE AND  
CONDITION OF PROPERTY ADDENDUM  
(Residential)**

1 **SELLER:** Shirley Shupe

2 **PROPERTY:** 25161 J Road, Circleville, KS 66416

4 **1. SELLER'S INSTRUCTIONS**

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts KNOWN TO SELLER  
6 which may materially affect the value of the Property. This disclosure statement is designed to assist  
7 SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this  
8 information.

10 **2. NOTICE TO BUYER**

11 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not  
12 a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any  
13 kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

15 **3. OCCUPANCY**

16 Approximate age of Property? House 30 yrs How long have you owned? 56 years  
17 Does SELLER currently occupy the Property? Yes  No   
18 If not, how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months.

20 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH  
21 SELLER'S LAND DISCLOSURE ALSO.)**

- 22 (a) Fill or expansive soil on the Property? Yes  No
- 23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on  
24 the Property? Yes  No
- 25 (c) Is the Property or any portion thereof located in a flood zone, wetlands area  
26 or proposed to be located in such as designated by FEMA which requires  
27 flood insurance? Yes  No
- 28 (d) Drainage or flood problems on the Property or adjacent properties? Yes  No
- 29 (e) Do you pay flood insurance premiums? Yes  No
- 30 (f) If so, is it required? Yes  No
- 31 (g) Are the boundaries of the Property marked in any way? Yes  No
- 32 (h) Has Property had a stake survey? If yes, attach copy Yes  No
- 33 (i) Encroachments, boundary line disputes, or non-utility easements affecting  
34 the Property. Yes  No
- 35 (j) Any fencing on the Property? Yes  No
- 36 (k) If yes, does fencing belong to the Property? Yes  No
- 37 (l) Diseased, dead, or damaged trees or shrubs on the Property? Yes  No
- 38 (m) Gas/oil wells, lines or storage facilities on Property or adjacent property? Yes  No

39 **If any of the answers in this section are "Yes", explain in detail:** \_\_\_\_\_

40 There are dead trees on property

41 \_\_\_\_\_

42 \_\_\_\_\_

43 5. ROOF:

- 44 (a) Approximate Age: 7 years  Unknown Type: \_\_\_\_\_
- 45 (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No
- 46 If so, what was the date of the occurrence \_\_\_\_\_
- 47 (c) Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No
- 48 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- 49 (d) Has there been any roof replacement? ..... Yes  No
- 50 If yes, was it:  Complete or  Partial
- 51 (e) What is the number of layers currently in place: \_\_\_\_\_ layers, or  Unknown.

52 If any of the answers in this section are "Yes", explain in detail below: (All available warranties and  
 53 other documentation are attached) Replaced shingles 7 yrs ago  
 54 \_\_\_\_\_  
 55 \_\_\_\_\_  
 56 \_\_\_\_\_  
 57 \_\_\_\_\_

58 6. INFESTATION - ARE YOU AWARE OF:

- 59 (a) Any termites, wood destroying insects, or other pests on the Property? ..... Yes  No
- 60 (b) Any damage to the property by termites, wood destroying insects or other  
 61 pests? ..... Yes  No
- 62 (c) Any termite, wood destroying insects or other pest control treatments on the  
 63 Property in the last five years? ..... Yes  No
- 64 If yes, list company, when and where treated \_\_\_\_\_
- 65 (d) Any warranty, bail stations or other treatment coverage by a licensed pest  
 66 control company on the Property? ..... Yes  No
- 67 If yes, the annual cost of service renewal is \$ \_\_\_\_\_ and the time remaining on the  
 68 service contract is \_\_\_\_\_ (Check One)
- 69  The treatment system stays with the Property, or  the treatment system is subject to  
 70 removal by the treatment company if annual service fee is not paid.

71 If any of the answers in this section are "Yes", explain in detail (attach any receipts): \_\_\_\_\_  
 72 \_\_\_\_\_  
 73 \_\_\_\_\_  
 74 \_\_\_\_\_  
 75 \_\_\_\_\_

76 7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS - ARE YOU AWARE OF:

- 77 (a) Movement, shifting, deterioration, or other problems with walls, foundations,  
 78 crawl space or slab? ..... Yes  No
- 79 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
 80 crawl space, basement floor or garage? ..... Yes  No
- 81 (c) Any corrective action taken including, but not limited to piling or bracing? ..... Yes  No
- 82 (d) Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No
- 83 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- 84 (f) Any problems with driveways, patios, decks, fences or retaining walls on  
 85 the Property? ..... Yes  No
- 86 (g) Any problems with fireplace and/or chimney? ..... Yes  No
- 87 Date of last cleaning? \_\_\_\_\_
- 88 (h) Does the Property have a sump pump? ..... Yes  No
- 89 (i) Any repairs or other attempts to control the cause or effect of any problem  
 90 described above? ..... Yes  No

91 If any of the answers in this section are "Yes", explain in detail. When describing repairs or control  
 92 efforts, describe the location, extent, date, and name of the person who did the repair or control effort  
 93 and attach, if available, any inspection reports, estimates or receipts: \_\_\_\_\_

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70 removal by the treatment company if annual service fee is not paid.

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75 \_\_\_\_\_

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80 crawl space, basement floor or garage? Yes  No
- 81 (c) Any corrective action taken including, but not limited to piecing or bracing? Yes  No
- 82 (d) Any water leakage or dampness in the house, crawl space or basement? Yes  No
- 83 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes  No
- 84 (f) Any problems with driveways, patios, decks, fences or retaining walls on  
85 the Property? Yes  No
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92 efforts, describe the location, extent, date, and name of the person who did the repair or control effort  
93 and attach, if available, any inspection reports, estimates or receipts: \_\_\_\_\_

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**8. ADDITIONS AND/OR REMODELING:**

(a) Are you aware of any additions, structural changes, or other material alterations to the Property? ..... Yes  No

If "Yes", explain: \_\_\_\_\_

(b) If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... N/A  Yes  No

If "No", explain: \_\_\_\_\_

**9. PLUMBING RELATED ITEMS:**

(a) What is the drinking water source?  Public  Private  Well  Cistern  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
diameter \_\_\_\_\_ age \_\_\_\_\_

(b) If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? \_\_\_\_\_

(c) Is there a water softener on the Property? ..... Yes  No   
(If so, is it  Leased  Owned?)

(d) Is there a water purifier system? ..... Yes  No   
(If so, is it  Leased  Owned?)

(e) What type of sewage system serves the Property?  Public Sewer, or  Private Sewer, or  Septic System, or  Cesspool, or  Lagoon, or  Other \_\_\_\_\_

(f) If there is a septic system, is there a sewage pump on the septic system? ..... Yes  No

(g) Is there a grinder pump system? ..... Yes  No

(h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? approx 7-8 yrs By whom? Honey Do

(i) Is there a sprinkler system? ..... Yes  No   
Does sprinkler system cover full yard? ..... N/A  Yes  No

If "No", explain: \_\_\_\_\_

(j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... Yes  No

(k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes  No

(l) Type of plumbing material currently used in the Property:  
 Copper  Galvanized  Other \_\_\_\_\_  
The location of the main water shut-off is meter

(m) The location of the sewer line clean out trap is: Back yard

If your answer to any of the questions in this section is "Yes", explain in detail and provide available documentation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. HEATING AND AIR CONDITIONING:

(a) Does the Property have air conditioning? Yes  No

Central Electric  Central Gas  Heat Pump  Window Unit(s)

Unit Age of Unit 10-12 Leased  Owned  Location Last Date Serviced/By Whom?

1. \_\_\_\_\_ Jeremy Edwards 6/04  
2. \_\_\_\_\_

(b) Does the Property have heating systems? Yes  No

Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  Fuel Tank  Other \_\_\_\_\_

Unit Age of Unit 4 or 5 Leased  Owned  Location Last Date Serviced/By Whom?

1. \_\_\_\_\_ 11/03  
2. \_\_\_\_\_

(c) Are there rooms without heat or air conditioning? Yes  No

If yes, which room(s)? \_\_\_\_\_

(d) Does the Property have a water heater? Yes  No

Electric  Gas  Solar

Unit Age of Unit Leased  Owned  Location Last Date Serviced/By Whom?

1. \_\_\_\_\_ 10  
2. \_\_\_\_\_

(e) Are you aware of any problems regarding these items? Yes  No

If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: \_\_\_\_\_

11. ELECTRICAL SYSTEM:

(a) Type of material used:  Copper  Aluminum  Unknown

(b) Type of electrical panel(s):  Breaker  Fuse

Location of electrical panel(s): laundry room

Size of electrical panel (total amps), if known: \_\_\_\_\_

(c) Are you aware of any problem with the electrical system? Yes  No

If "Yes", explain in detail: \_\_\_\_\_

12. HAZARDOUS CONDITIONS:

(a) Underground tanks on the Property? Yes  No

(b) Landfill on the Property? Yes  No

(c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes  No

(d) Has the Property been tested for any of the above listed items? Yes  No

(e) Radon in the property? Yes  No

(f) Have you had the property tested for radon? Yes  No

(g) Have you had the property tested for mold? Yes  No

(h) Are you aware of any other environmental issues? Yes  No

(i) Are you aware of any methamphetamine or controlled substances ever being

used or manufactured on the Property? Yes  No

(In Missouri, a separate disclosure is required if methamphetamine or

other controlled substances have been present on or in the Property)

188 If your answer to any of the questions in this section is "Yes", explain in detail and attach test  
189 results: old ties and possible rottenness on property  
190  
191  
192

193 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 194 (a) Are you aware of any current/pending bonds, assessments, or special taxes  
195 that apply to Property? ..... Yes  No   
196 Amount: \$ \_\_\_\_\_
- 197 (b) Are you aware or have you received any notice of any condition or proposed  
198 change in your neighborhood or surrounding area? ..... Yes  No
- 199 (c) Is the Property subject to covenants, conditions, and restrictions of a  
200 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 201 (d) Are you aware of any violations of such covenants and restrictions? ..... Yes  No
- 202 (e) Does the Homeowner's Association impose its own transfer fee when this  
203 Property is sold? ..... Yes  No   
204 If "yes", what is the amount? \$ \_\_\_\_\_
- 205 (f) Are you aware of any defect, damage, proposed change or problem with any  
206 common elements or common areas? ..... Yes  No
- 207 (g) Are you aware of any condition or claim which may result in any change to  
208 assessments or fees? ..... Yes  No
- 209 (h) Are streets privately owned? ..... Yes  No
- 210 (i) Is Property in a historic, conservation or special review district that  
211 requires any alterations or improvements to Property be approved by a  
212 board or commission? ..... Yes  No
- 213 (j) Is Property subject to tax abatement? ..... Yes  No
- 214 (k) Is Property subject to a right of first refusal? ..... Yes  No

215 If the answer to any of the above questions is "Yes" except (c), explain in detail, including  
216 amounts, if applicable: \_\_\_\_\_  
217  
218  
219  
220

221 Homes Association dues which are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_  
222 payable  yearly  monthly  quarterly, sent to \_\_\_\_\_ and  
223 such includes: \_\_\_\_\_  
224 Homeowner's Association contact name, phone number, website, or email address: \_\_\_\_\_  
225  
226

227 **14. OTHER MATTERS:**

- 228 (a) Are you aware of any of the following?  
229  Party walls  Common areas  Easement Driveways ..... Yes  No
- 230 (b) Are you aware of any fire damage to the Property? ..... Yes  No
- 231 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the  
232 Property? ..... Yes  No
- 233 (d) Are there any violations of laws or regulations affecting the Property? ..... Yes  No
- 234 (e) Are you aware of any other conditions that may materially and adversely  
235 affect the value or desirability of the Property? ..... Yes  No
- 236 (f) Are you aware of any other condition that may prevent you from completing  
237 the sale of the Property? ..... Yes  No
- 238 (g) Are you aware of any general stains or pet stains to the carpet, the flooring  
..... Yes  No

- 239 or sub-flooring? Yes  No
- 240 (h) Do you have keys for all exterior doors, including garage doors in the
- 241 home? Yes  No
- 242 List locks without keys \_\_\_\_\_
- 243 (i) Are you aware of any violation of zoning, setbacks or restrictions, or
- 244 non-conforming uses? Yes  No
- 245 (j) Are you aware of any unrecorded interests affecting the Property? Yes  No
- 246 (k) Are you aware of anything that would interfere with giving clear title to
- 247 the BUYER? Yes  No
- 248 (l) Are you aware of any existing or threatened legal action pertaining to
- 249 the Property? Yes  No
- 250 (m) Are you aware of any litigation or settlement pertaining to this Property? Yes  No
- 251 (n) Have you added any insulation since you have owned the Property? Yes  No
- 252 (o) Have you replaced any appliances that remain with the Property in the
- 253 past five years? Yes  No
- 254 (p) Are there any transferable warranties on the Property or any of its
- 255 components? Yes  No
- 256 (q) Have you made any insurance or other claims pertaining to this Property
- 257 in the past 5 years? Yes  No
- 258 If yes, were repairs from claim(s) completed? Yes  No
- 259 (r) Are you aware of any use of synthetic stucco in the property? Yes  No

260 If any of the answers in this section are "Yes", (except g), explain in detail: \_\_\_\_\_

261 \_\_\_\_\_

262 \_\_\_\_\_

263 \_\_\_\_\_

264 \_\_\_\_\_

265 **15. UTILITIES:** Identify the name and phone number for utilities listed below.

266 Electric Company Name - Evergy Phone 800-838-1923

267 Gas Company Name - B&P Petroleum and Knotty Pine Oil Phone 785-364-3711

268 Water Company Name - Rural Water District 3 Phone 785-364-3056

269

270 **16. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)**

271 The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other

272 promotional material, provides for what is included in the sale of the property. All existing

273 improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried,

274 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain

275 with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

276 **OS = Operating and Staying with the Property (Means the Item is performing its intended**

277 **function)**

278 **EX = Staying with the Property but Excluded from Mechanical Repairs and cannot be an**

279 **Unacceptable Condition**

280 **NA = Not applicable**

281 **NS = Not staying with the Property**

282	<u>NA</u> Air Conditioning Window Units, # _____	<u>NA</u> Garage door opener(s)	<u>NA</u> Sprinkler System _____
283	<u>OS</u> Air Conditioning Central System	<u>NA</u> Garage Door Transmitter(s), # _____	<u>NA</u> Sprinkler System Back Flow Valve
284	<u>NA</u> Attic Fan	<u>NA</u> Gas Grill	<u>NA</u> Sprinkler System Auto Timer
285	<u>OS</u> Ceiling Fans, # <u>2</u>	<u>NA</u> Gas Yard Light	<u>NA</u> Statuary/Yard Art
286	<u>NA</u> Central vac & attachments	<u>NA</u> Humidifier	<u>OS</u> Stove, ___ Elec. <u>✓</u> Gas
287	<u>EX</u> Dishwasher	<u>NA</u> Intercom	<u>NA</u> Stove Downdraft Cooktop
288	<u>NA</u> Disposal	<u>OS</u> Laundry - Washer	<u>OS</u> Stove Oven ___ Elec. <u>✓</u> Gas
289	<u>OS</u> Doorbell	<u>OS</u> Laundry - Dryer	<u>NA</u> Stove Oven - Convection
290	<u>NA</u> Electric air cleaner or purifier	<u>NA</u> Microwave Oven	<u>NA</u> Stove/Oven Clock Timer
291	<u>NA</u> Electric Garage Door Opener(s)	<u>OS</u> Propane Tank	<u>EX</u> Stove Vent Hood
292	<u>EX</u> Exhaust fan(s) - baths	<u>OS</u> Refrigerator	<u>NA</u> Sump Pump
293	<u>NA</u> Fireplace heat re-circulator	Location of Refrigerator <u>Kitchen</u>	<u>NA</u> Swimming Pool
294	<u>NA</u> Fireplace insert	<u>NA</u> Security System	<u>NA</u> Swimming Pool Heater
295	<u>NA</u> Fireplace Gas Logs	___ Owned ___ Leased	<u>NA</u> Swimming Pool Equipment
296	<u>NA</u> Fireplace Gas Starter	<u>OS</u> Smoke Detector(s), # <u>2</u>	<u>NA</u> Trash Compactor
297	<u>NA</u> Fireplace - wood burning stove	<u>NA</u> Spa/Hot Tub	<u>OS</u> TV Antenna/Receiver/Satellite Dish
298	<u>NA</u> Fountain(s)	<u>NA</u> Spa/Sauna	___ Own <u>X</u> Lease
299	<u>OS</u> Furnace/heat pump/other htg system	<u>NA</u> Spa Equipment	<u>NA</u> Water Softener and/or purifier
300	___ Other _____	___ Other _____	___ Own ___ Lease
301	___ Other _____	___ Other _____	___ Other _____

302  
303 Disclose any material information and describe any significant repairs, improvements or alterations to  
304 the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any  
305 repair estimates, reports, invoices, notices or other documents describing or referring to the matters  
306 revealed herein: \_\_\_\_\_  
307 \_\_\_\_\_  
308 \_\_\_\_\_  
309 \_\_\_\_\_

310 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement  
311 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
312 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective  
313 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**  
314 **Licenses assisting the SELLER, in writing, if any information in this disclosure changes prior to**  
315 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**  
316 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**  
317 **changes. If attached, # \_\_\_\_\_ of pages).**

318  
319 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**  
320 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
321 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
322

323  
324 Shirley Skupe  
325 SELLER

11-26-24  
DATE SELLER

DATE



DESCRIPTION:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 6 South, Range 14 East of the 6th P.M., Jackson County, Kansas, described by Andrew P. Tanking, PS 1314, on March 26, 2024, as follows: Commencing at the Southeast corner of said Northeast Quarter; Thence North  $0^{\circ}08'56''$  West along the East line of said Northeast Quarter 977.65 feet to the True POINT OF BEGINNING; Thence North  $89^{\circ}57'20''$  West 618.01 feet; Thence North  $1^{\circ}10'52''$  East 345.07 feet to the North line of the Southeast Quarter of said Northeast Quarter; Thence South  $89^{\circ}57'20''$  East along said North line 610.00 feet to the Northeast corner of the Southeast Quarter of said Northeast Quarter; Thence South  $0^{\circ}08'56''$  East along the East line of said Northeast Quarter 345.00 feet to the POINT OF BEGINNING; containing 4.86 acres, and subject to any easements of record.

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# TANKING SURVEY

25850 L Road  
Circleville, Ks 66416  
(785) 924-3367

**Plat of Survey**  
**Andrew P. Tanking**  
Licensed Land Surveyor

Page 1/1

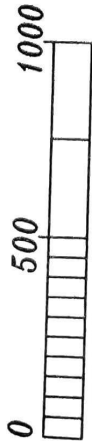
Ordered by:  
SHIRLEY SHUPE

Date of Field Work:  
October 23-26, 2020

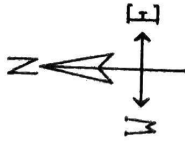
NOTES:  
R/W, Setbacks, and Easements are NOT certified on this Plat of Survey by agreement with client.

The East line of SE 1/4 Sec. 29-6-14 has assumed bearing of S 0°08'49" E. The origin of all Found Monuments is Unknown unless otherwise Noted.

- Nothing Set at the Request of the Client
  - 1/2" X 24" Bar Set w/Plastic Cap Stamped A.P.T. LS 1314
  - △ Section Corner Found
- (m) = Measured Dist.  
(p) = Platted GLO Dist.



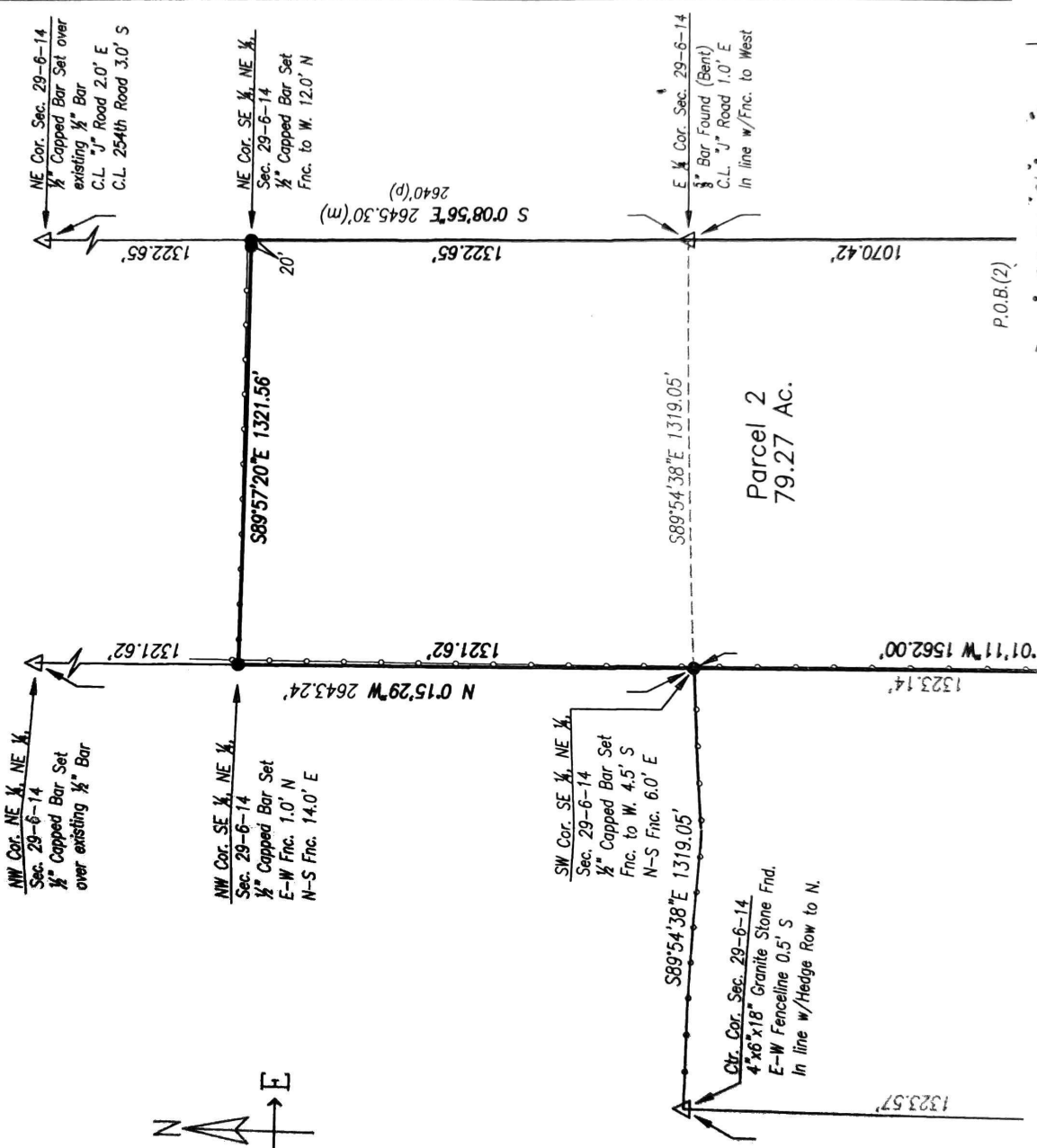
SCALE: 1" = 500'



Line Table

Line	Bearing	Distance
L1	N70°26'02"E	151.57'
L2	N66°00'48"E	461.00'
L3	N67°12'12"E	259.18'
L4	N68°47'43"E	149.18'
L5	N71°38'45"E	126.26'
L6	N75°48'03"E	152.76'
L7	N79°56'25"E	113.04'

I hereby certify that a survey of the above described property was made by me or under my direct supervision on October 23-26, 2020, and is correct to my belief and knowledge.





Andrew P. Tanking, RLS 1314

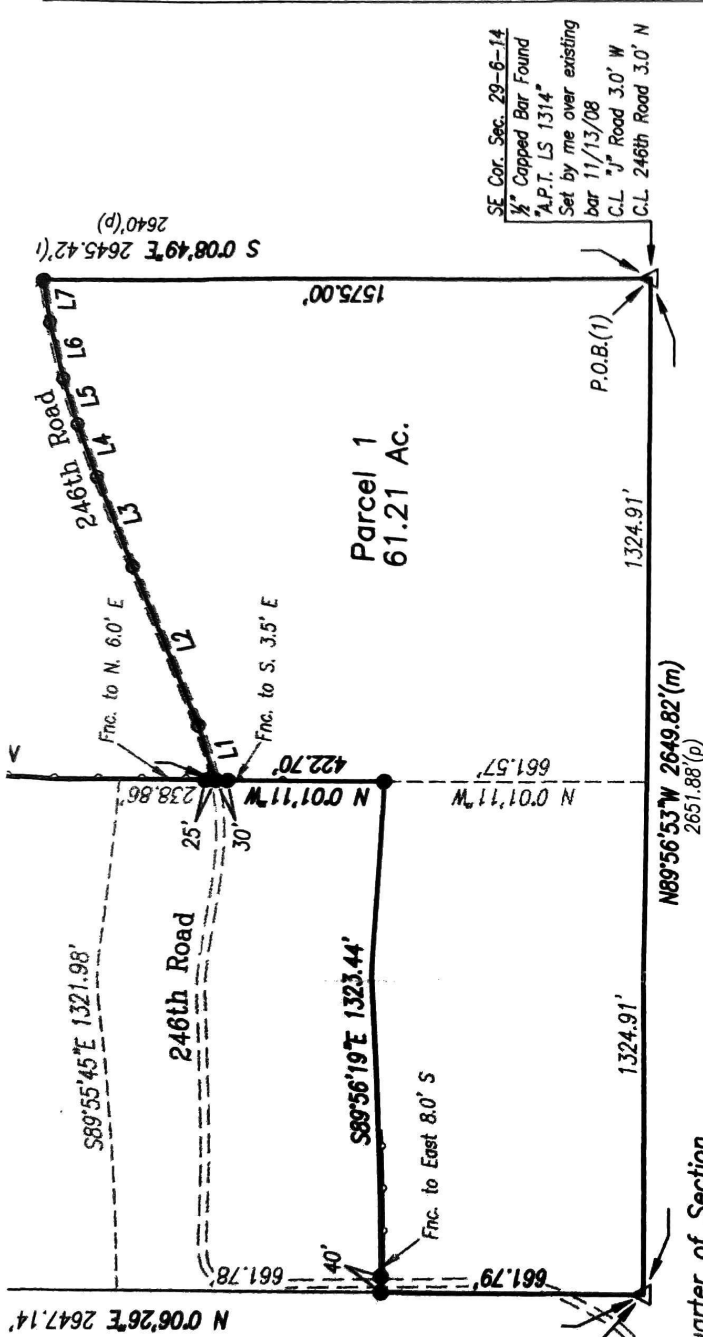
**REVIEW CERTIFICATE**

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.  
 Date: \_\_\_\_\_ Approved By: \_\_\_\_\_

James D. Schmitz  
 Ks. LS-727

S. & Cor. Sec. 29-6-14  
 1/2" Capped Bar Found  
 "A.P.T. LS 1314"  
 Set by me 11/27/06

S.E. Cor. Sec. 29-6-14  
 1/2" Capped Bar Found  
 "A.P.T. LS 1314"  
 Set by me over existing  
 bar 11/13/08  
 C.L. "J" Road 3.0' W  
 C.L. 246th Road 3.0' N



**DESCRIPTION (Parcel 1):**

A parcel of land located in the Southeast Quarter of Section 29, Township 6 South, Range 14 East of the 6th P.M., Jackson County, Kansas, described by Andrew P. Tanking, PS 1314, on October 26, 2020, as follows: BEGINNING at the Southeast corner of said Section 29, Thence North  $89^{\circ}56'53''$  West along the South line of said Southeast Quarter 2649.82 feet to the Southwest corner of said Southeast Quarter, Thence North  $0^{\circ}06'26''$  East along the West line of said Southeast Quarter 661.79 feet to the Northwest corner of the South Half of the Southwest Quarter of said Southeast Quarter, Thence South  $89^{\circ}56'19''$  East 1323.44 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter, Thence North  $0^{\circ}01'11''$  West along the West line of the East Half of said Southeast Quarter 422.70 feet to the approximate center of said County Road 246, Thence Northeasterly along the approximate center of said County Road 246 the following courses: North  $70^{\circ}26'02''$  East 151.57 feet, Thence North  $66^{\circ}00'48''$  East 461.00 feet, Thence North  $68^{\circ}47'43''$  East 149.18 feet, Thence North  $71^{\circ}38'45''$  East 259.18 feet, Thence North  $126.26$  feet, Thence North  $67^{\circ}12'12''$  East 259.18 feet, Thence North  $68^{\circ}47'43''$  East 149.18 feet, Thence North  $71^{\circ}38'45''$  East 126.26 feet, Thence North  $75^{\circ}48'03''$  East 152.76 feet, Thence North  $79^{\circ}56'25''$  East 113.04 feet to the East line of said Southeast Quarter; Thence South  $0^{\circ}08'49''$  East along said East line 1575.00 feet to the POINT OF BEGINNING, containing 61.21 acres, and subject to any easements of record.

**DESCRIPTION (Parcel 2):**

A parcel of land located in the Northeast and Southeast Quarters of Section 29, Township 6 South, Range 14 East of the 6th P.M., Jackson County, Kansas, described by Andrew P. Tanking, PS 1314, on October 26, 2020, as follows: Commencing at the Southeast corner of said Section 29, Thence North  $0^{\circ}08'49''$  West along the East line of said Southeast Quarter 1575.00 feet to the True POINT OF BEGINNING, said point being the approximate center of County Road 246, Thence Southwesterly along the approximate center of County Road 246 the following courses: South  $79^{\circ}56'25''$  West 113.04 feet, Thence South  $75^{\circ}48'03''$  East 152.76 feet, Thence South  $71^{\circ}38'45''$  West 126.26 feet, Thence South  $68^{\circ}47'43''$  West 149.18 feet, Thence South  $67^{\circ}12'12''$  West 259.18 feet, Thence South  $66^{\circ}00'48''$  West 461.00 feet, Thence South  $70^{\circ}26'02''$  West 151.57 feet to the West line of the East Half of said Southeast Quarter; Thence leaving said County Road, North  $0^{\circ}01'11''$  West along said West line 1562.00 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 29, Thence North  $0^{\circ}15'29''$  West 1321.62 feet to the Northwest corner of the Southeast Quarter of said Northeast Quarter, Thence South  $89^{\circ}57'20''$  East 1321.56 feet to the Northeast corner of the Southeast Quarter of said Northeast Quarter, Thence South  $0^{\circ}08'56''$  East along the East line of said Northeast Quarter, Thence South  $1322.65$  feet to the Southeast corner of said Northeast Quarter, Thence South  $0^{\circ}08'49''$  East along the East line of the Southeast Quarter of said Section 29, a distance of 1070.42 feet to the POINT OF BEGINNING, containing 79.27 acres, and subject to any easements of record.