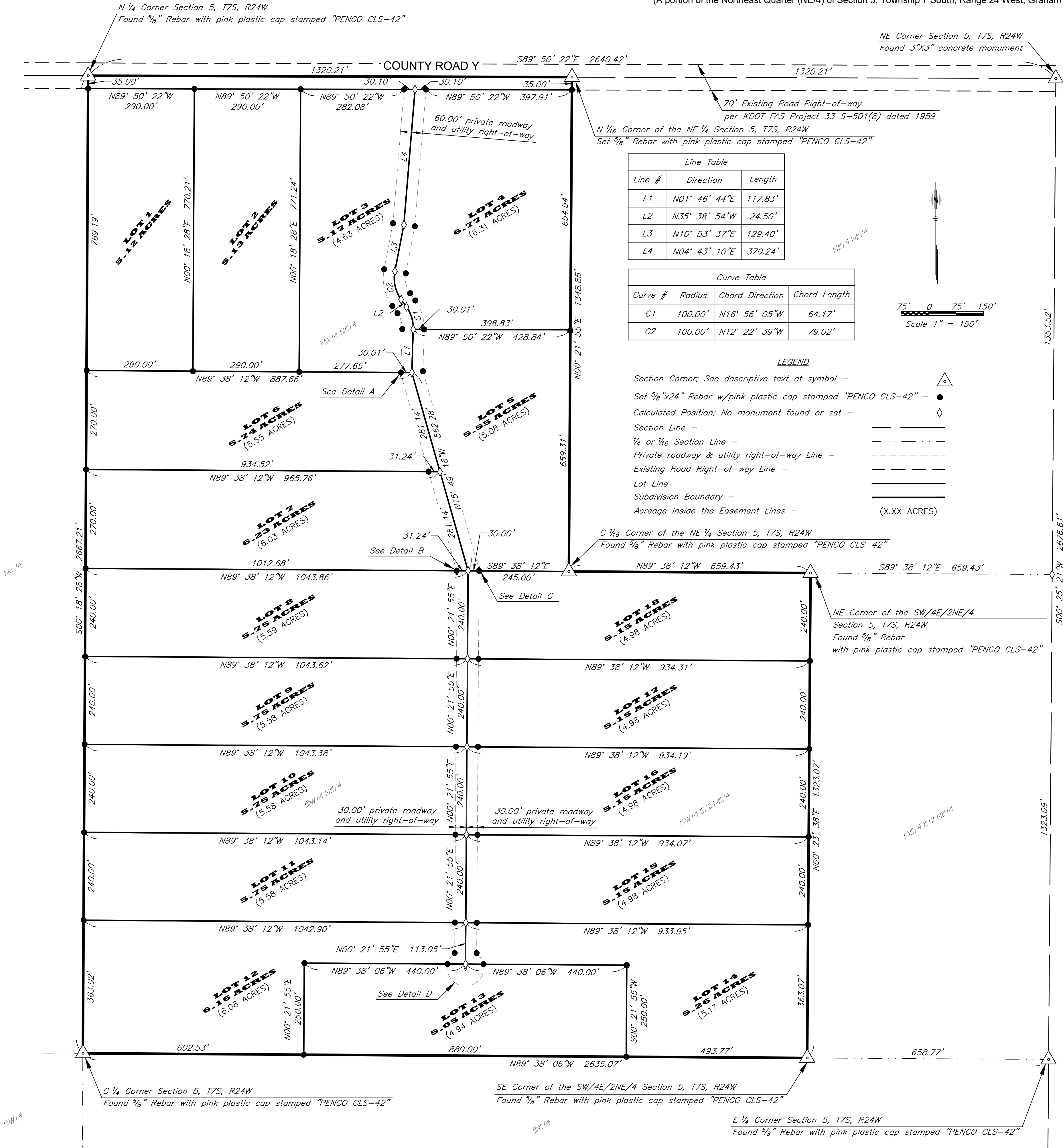


COUNTRY CLASSIC LAND ADDITION

FINAL PLAT OF
GRAHAM COUNTY, KANSAS
(A portion of the Northeast Quarter (NE/4) of Section 5, Township 7 South, Range 24 West, Graham County, Kansas)



GENERAL NOTES:

Bearings of this survey originate from GPS observations with an observed bearing of South 89 degrees 50 minutes 22 seconds East along the northerly line of the Northeast Quarter (NE/4) of Section 5, T7S, R24W of the 6th P.M. between 3/8" rebar with pink plastic cap stamped "PENCO CLS-42" found at the Northwest Corner and 3"x3" concrete monument found at the Northeast Corner as shown hereon. Datum: Kansas Regional Coordinate System, Zone 4 — Hays.

Corners set on the intersection of Lot lines and Private roadway & utility right-of-way Line.

Ownership: CCL Marketing Corporation
940 W Stacy Suite 140
Allen, TX 75013

Current Zoning: None

Area of Subdivision: 100.85 Gross Acres. The lot acreage shown includes land within the private roadway and utility right-of-way as delineated.

A title search was not requested nor conducted by Penco Engineering P.A. for this Certificate of Survey. Thus all recorded and unrecorded Easements and Right-of-ways may or may not be shown.

The West Half of the Northeast Quarter (W/2NE/4) of Section Five (5), Township Seven (7) South, Range Twenty-four (24) West is subject to an easement, blanket in nature to Rural Telephone Service Company, Inc. as described in Book 226 Page 159 of the Graham County Register of Deeds Office. The location of the rural telephone line was not located as part of this survey.

All dimensions shown are calculated from ground measurements unless otherwise noted.

See Land Reference Reports for more information regarding section corners, method of recovery or establishment and reference ties.

REVIEW SURVEYOR'S CERTIFICATE:

I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Byer, Registered Land Surveyor #1574 in the State of Kansas, do hereby certify that the heretofore described property was surveyed and subdivided by me, or under my supervision; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Christopher R. Byer, PS 1574
Fieldwork Completed in June 15, 2026.

BOUNDARY DESCRIPTION:

All of that tract of land described in Book 311 Page 617 of the Graham County Register of Deeds Office, more particularly described as:

The Northwest Quarter of the Northeast Quarter (NW/4NE/4), the Southwest Quarter of the Northeast Quarter (SW/4NE/4), and the Southwest Quarter of the East Half of the Northeast Quarter (SW/4E/2NE/4) all in Section Five (5), Township Seven (7) South, Range Twenty-four (24) West of the 6th P.M., Graham County, Kansas

OWNER'S CERTIFICATE:

I, Scott Wigginton, President, CCL Marketing Corporation, do hereby certify that I am the owner of legal title and the only person, firm or corporation having any right, title or interest in and to the land shown on this plat and do further certify that:

1. As owner of title to said land which is shown on the plat of County Classic Land Addition, being a subdivision in Section Five (5), Township Seven (7) South, Range Twenty-four (24) West of the 6th P.M. Graham County, Kansas, do hereby reserve the areas labeled as roads (60 foot private roadway and utility right-of-way) for the purpose of locating, constructing, erecting, maintaining, conduction and performing any public or quasi-public roadway and utility or roadway and utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public roadway or utility.

2. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the office of the Register of Deeds of Graham County, Kansas, subsequent to the filing of the plat.

Witness my hand on this _____ day of _____, 20__

By Scott Wigginton, CCL Marketing Corporation

Scott Wigginton, President

NOTARY CERTIFICATE:

State of _____, County of _____, ss:
Be it remembered that on this _____ day of _____, 20__, before me, a Notary Public in and for said County and State, came Scott Wigginton, President of CCL Marketing Corporations, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

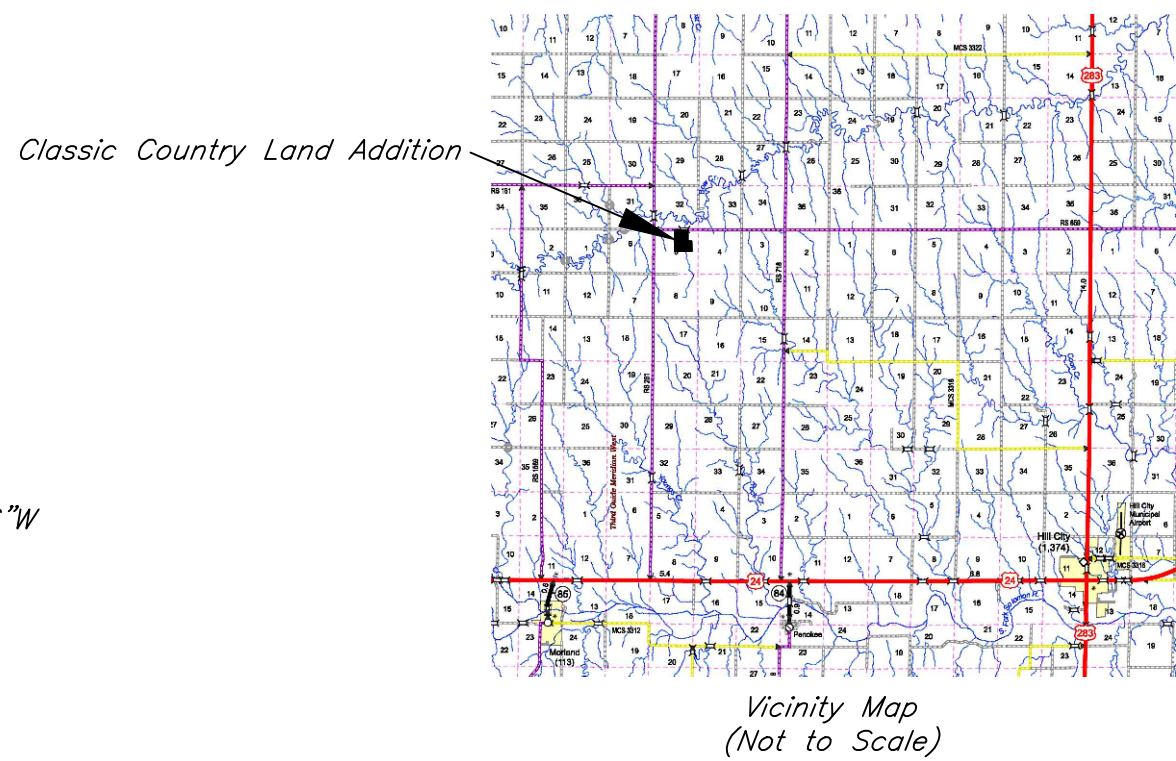
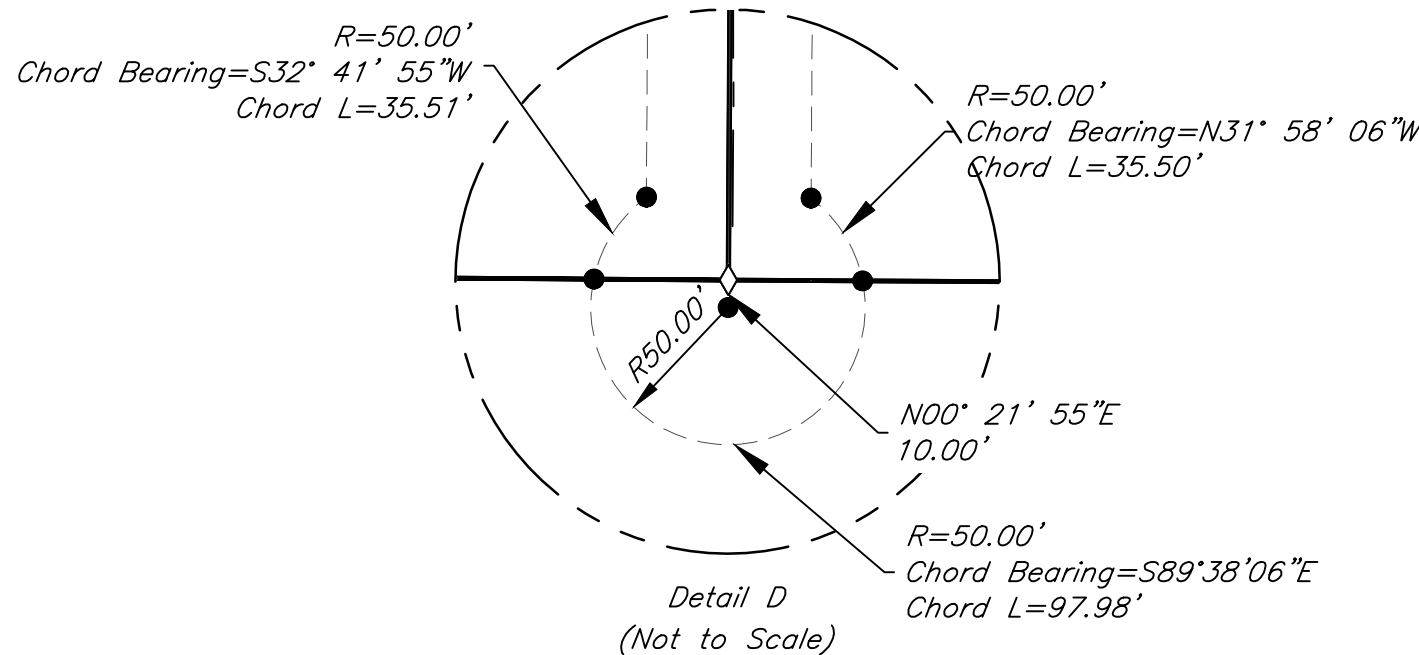
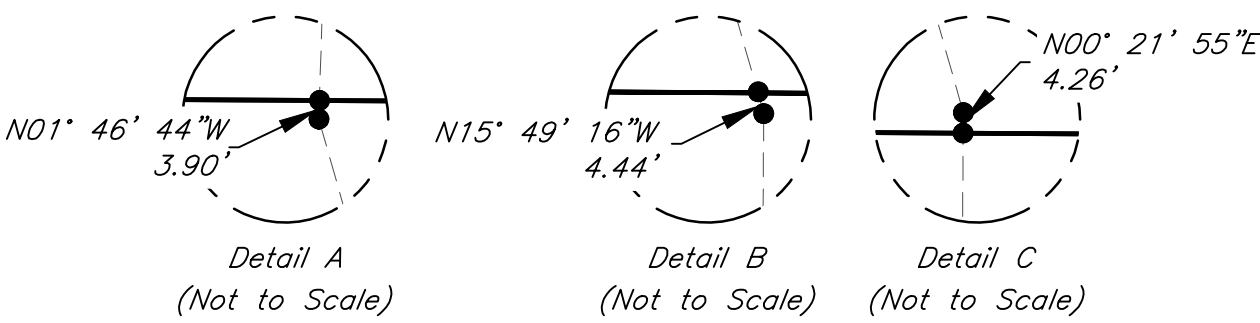
My Commission Expires: _____

RECORDED:

State of Kansas, County of Thomas, ss:

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 20__ at _____ in Slide ____.

REGISTER OF DEEDS



PENCO
PENCO ENGINEERING, P.A.
P.O. BOX 392
PLAINVILLE, KS 67663
(785) 434-4611