LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 01°47'07" EAST, 194.30 FEET ALONG THE EAST LINE, AND SOUTH 88°12'53" WEST, 40.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF US 24/40 AND THE WEST RIGHT-OF-WAY LINE OF 166TH STREET; THENCE SOUTH 01°47'07" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1126.48 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID QUARTER SECTION; THENCE SOUTH 87°36'24" WEST, ALONG SAID SOUTH LINE, 2597.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF; THENCE NORTH 01°35'47" WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1292.23 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°34'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 469.55 FEET; THENCE SOUTH 88°31'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 500.65 FEET; THENCE SOUTH 83°42'43" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 706.42 FEET; THENCE NORTH 88°33'34" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 924.47 FEET TO THE POINT OF BEGINNING. CONTAINS 71.847 ACRES, MORE OR LESS.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "HONEYCREEK FARMS".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER KIND OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC (WATER, SEWER, AND ALONG THE LINES DASHED "UTILITY EASEMENT", "W/E" OR "D/E" DRAINAGE EASEMENT)

STREETS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE ROAD RIGHT OF WAY.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE HEREUNTO SUBSCRIBED THEIR HANDS THIS 22 DAY OF _____, 2004.

TROY LETOURNEAU, Trustee — DAVE FREEMAN, Freeman Planet Development

CURTIS CROKE, President — ROGER MORNINGSTAR, President
Croke Group Construction, Inc. — Planet Development

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF LEAVENWORTH

BE IT REMEMBERED THAT ON THIS 22ND DAY OF JULY, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME TROY LETOURNEAU, DAVE FREEMAN, CURTIS CROKE, AND ROGER MORNINGSTAR, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED. IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC — A. LISA K. STONEKING, Notary Public, State of Kansas — MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL:

APPROVED THIS 2 DAY OF June, 2004 BY THE CITY OF BASEHOR PLANNING COMMISSION.

CHAIRMAN — SECRETARY

CITY COUNCIL APPROVAL:

APPROVED THIS 15 DAY OF June, 2004 BY THE CITY COUNCIL, CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

MAYOR — ATTEST

CITY ENGINEER APPROVAL:

THE CITY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY THE CITY OF BASEHOR. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY OR ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

CITY ENGINEER

COUNTY SURVEYOR CERTIFICATION

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

COUNTY SURVEYOR — DATE
L. CAMERON HOWELL, PLS

CERTIFICATION

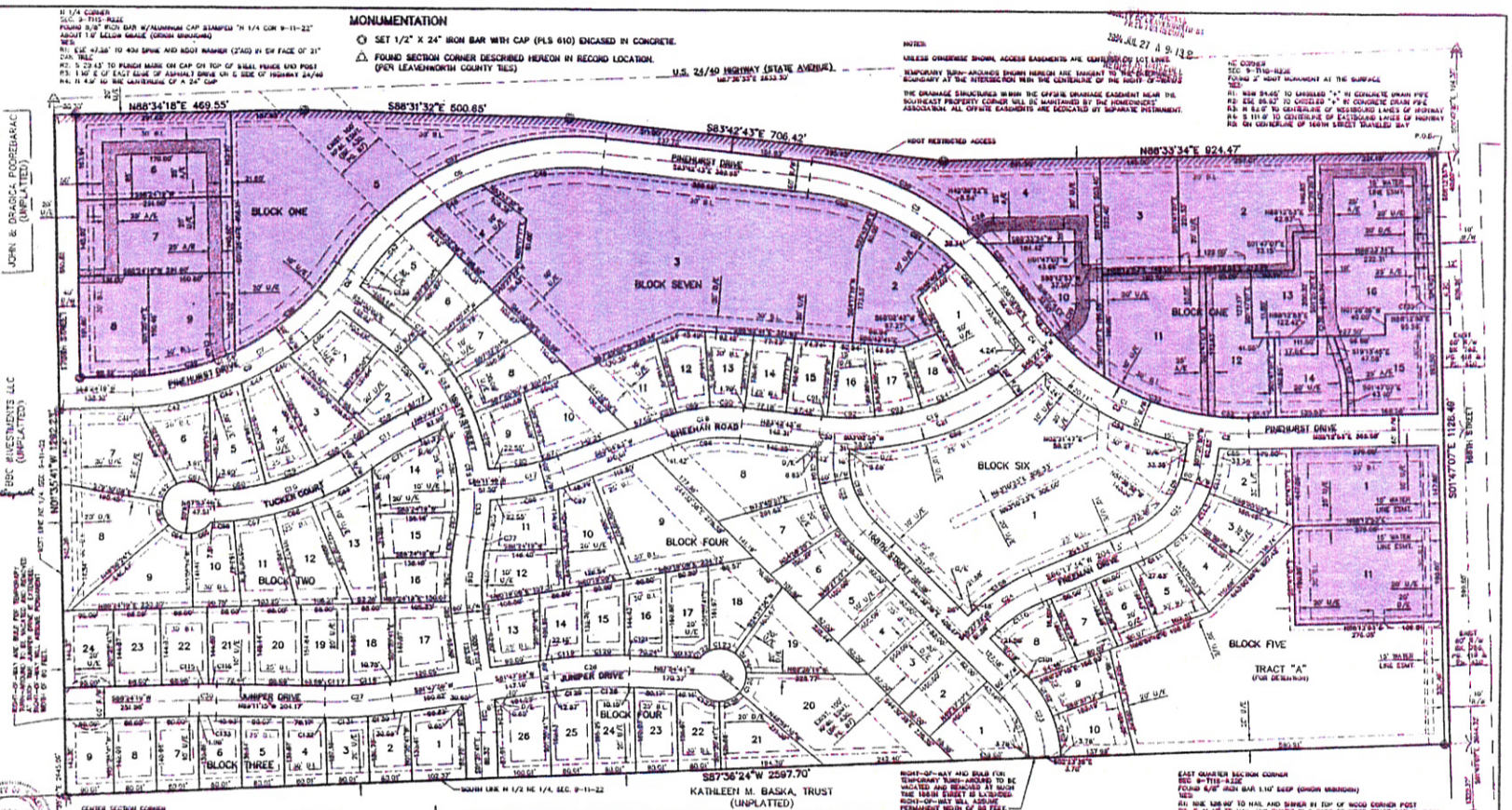
I HEREBY CERTIFY THAT DURING THE MONTH OF AUGUST, 2003, I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PLAT AND THAT THE RESULTS OF THAT SURVEY ARE HEREON ACCURATELY SHOWN AND THE SAID SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AS ESTABLISHED BY KANSAS STATUTE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN D. GEIST, PE/PLS #810
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

PLAT PREPARED OCTOBER, 2003

MONUMENTATION

- SET 1/2" X 24" IRON BAR WITH CAP (PLS 610) ENCASED IN CONCRETE.
- FOUND SECTION CORNER DESCRIBED HEREON IN RECORD LOCATION. (PER LEAVENWORTH COUNTY TIES)



LEGEND

- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- D/E DRAINAGE EASEMENT
- L/E LANDSCAPE EASEMENT
- B.L. BUILDING LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LOCATION MAP — NOT TO SCALE

BENCHMARK: LEAVENWORTH COUNTY CP#311
3" ALUMINUM CAP IN CONC. +/- 767' WEST OF CENTERLINE OF 166TH STREET IN NORTH RIGHT-OF-WAY OF U.S. 24/40 HIGHWAY ELEV. = 940.14

ERROR OF CLOSURE: 1:2,457,906

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES (KANSAS NORTH ZONE)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS ON THIS 22ND DAY OF JULY, 2004, AND IS DULY RECORDED AT 9:15 AM/PM, IN PLAT BOOK 13, PAGE 40.

REGISTER OF DEEDS — STACY R. DRISCOLL

OWNER/DEVELOPER:
TROY LETOURNEAU
DAVE FREEMAN
CURTIS CROKE
ROGER MORNINGSTAR
PO BOX 3452
LAWRENCE, KANSAS 66046

A FINAL PLAT OF HONEYCREEK FARMS

A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

NE 1/4, SEC. 9-T11S-R22E