

Kansas Sky Energy Center

Douglas County, Kansas

Project Number: 09100007

Conditional Use Permit Plans

PREPARED FOR:

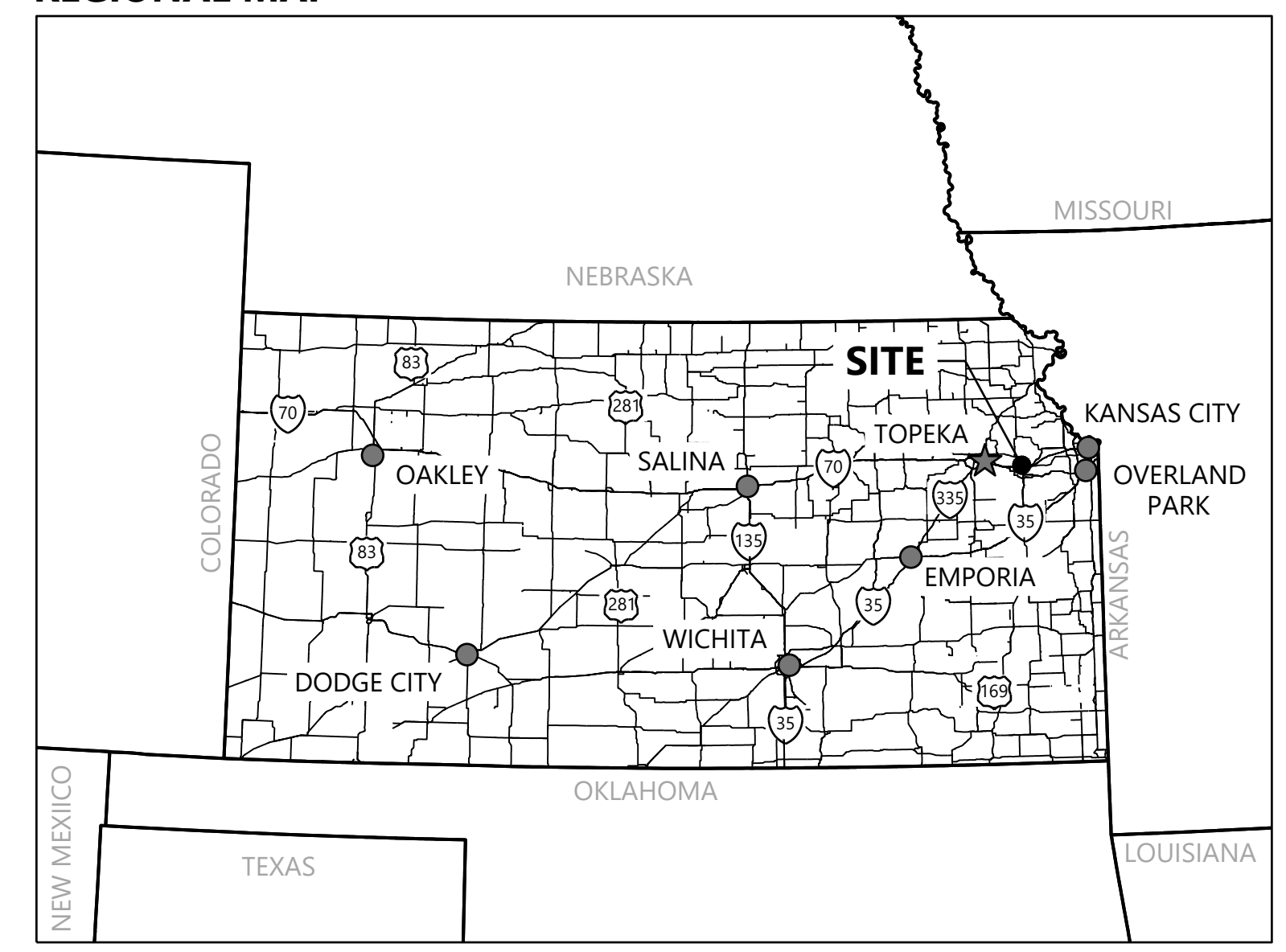
FREE STATE SOLAR PROJECT, LLC.

422 Admiral Blvd,
Kansas City, MO 64106

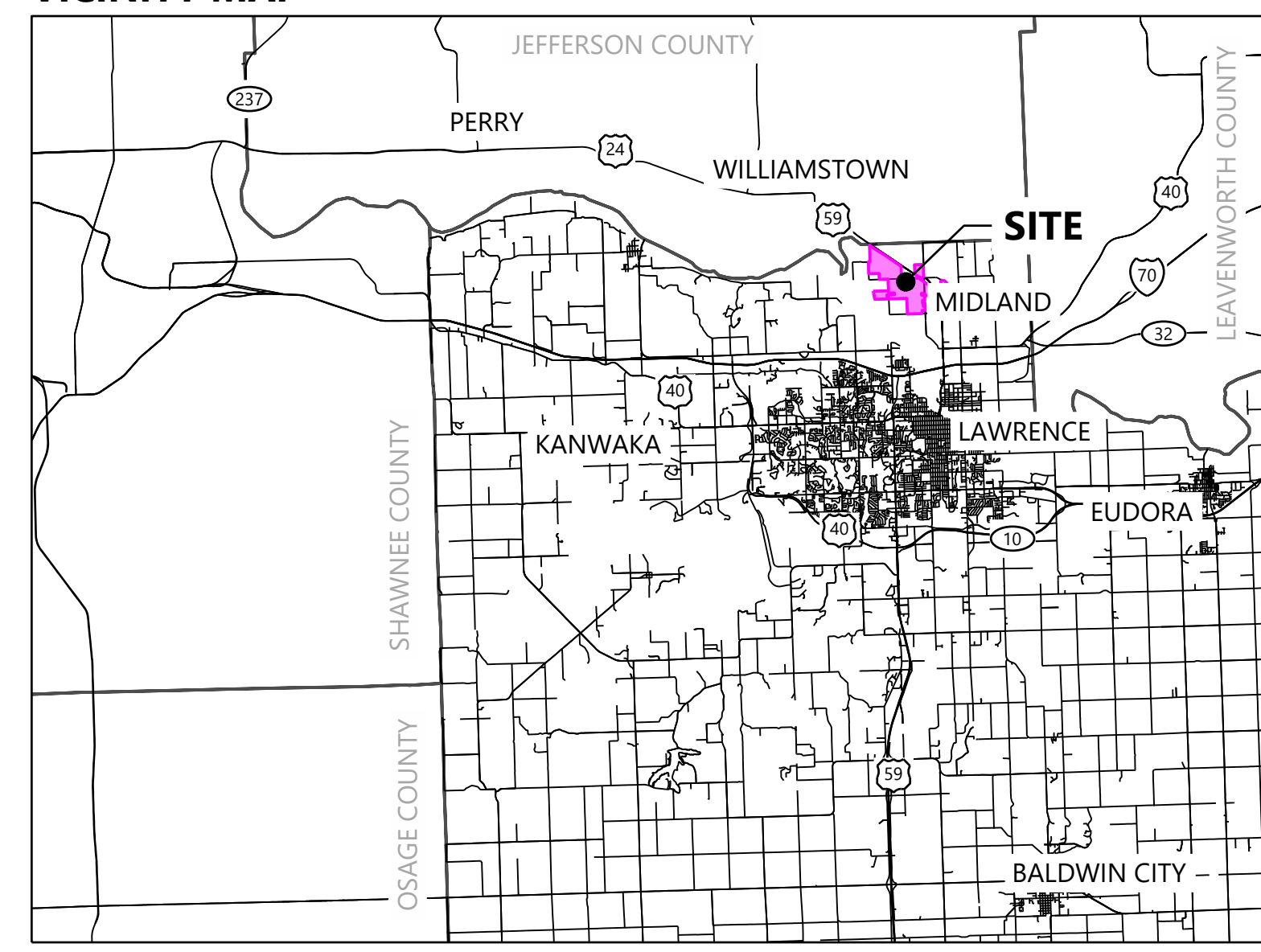
REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	08/14/23	Permitting Site Plans	SJM	EFE	RIG
B	11/02/23	Permitting Site Plans	SJM	EFE	RIG
C	11/10/23	Permitting Site Plans	CRS	EFE	RIG
D	11/13/23	Permitting Site Plans	CRS	EFE	RIG

REGIONAL MAP



VICINITY MAP



SHEET LIST TABLE	
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C409	Erosion and Sediment Control Plans
C410	Erosion and Sediment Control Plans
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C500	Typical Details
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CONTACT INFORMATION				
	COMPANY	CONTACT	PHONE	ADDRESS
PROJECT OWNER	FREE STATE SOLAR PROJECT, LLC	BRIANNA BACA	(531) 203-0181	422 ADMIRAL BLVD., KANSAS CITY, MO 64106
PROJECT DEVELOPER	FREE STATE SOLAR PROJECT, LLC	BRIANNA BACA	(531) 203-0181	422 ADMIRAL BLVD., KANSAS CITY, MO 64106
PROJECT OPERATOR	FREE STATE SOLAR PROJECT, LLC	BRIANNA BACA	(531) 203-0181	422 ADMIRAL BLVD., KANSAS CITY, MO 64106
PROJECT MANAGER	WESTWOOD PROFESSIONAL SERVICES	LEVI MITCHELL	(608) 621-6602	8401 GREENWAY BLVD., SUITE 400 MIDDLETON, WI 53562
PROJECT CIVIL ENGINEER	WESTWOOD PROFESSIONAL SERVICES	ERIK ELLIOTT	(984) 202-7498	8401 GREENWAY BLVD., SUITE 400 MIDDLETON, WI 53562

DATA SET INFORMATION			
COORDINATE SYSTEM: KANSAS STATE PLANES NORTH ZONE, NAD83, US FOOT			
DATA TYPE	FILE NAME	PROVIDER	DATE
AERIAL IMAGE	1.5.1 2022-08-24-FREESTATE_DOUGLAS_CO-SAM-ALTA-SURVEY(AERIAL)(PRELIM)	SAM LLC	08/24/2022
LAND CONTROL	2022_10_17_FreeState_Boundary.shp	SAVION	10/17/2022
ALTA SURVEY	1.5.1 2022-08-24-FREESTATE_DOUGLAS_CO-SAM-ALTA-SURVEY(AERIAL)(PRELIM)	SAM LLC	08/24/2022
TOPOGRAPHY	1.5.1 2022-08-24-FREESTATE_DOUGLAS_CO-SAM-ALTA-SURVEY(AERIAL)(PRELIM)	SAM LLC	08/24/2022
WETLAND	1.8.4 2022-09-01_FreeState_BMcD_RevISED_WDR	BURNS & MCDONNELL	09/01/2022
CULTURAL	1.8.5 2022-09-06_FreeState_BMcD_Cultural Report	BURNS & MCDONNELL	09/06/2022
BIOLOGICAL	1.8.3 2022-09-01_FreeState_BMcD_RevISED_HA	BURNS & MCDONNELL	09/01/2022
GEOTECHNICAL	1.6.2 DEN22R141162_Free State Solar Gootechnical Engineering Study_FINAL	KLEINFELDER	09/01/2022

Kansas Sky Energy Center
Douglas County, Kansas

Cover

FOR CONDITIONAL USE PERMIT

DATE: 11/13/2023
SHEET: C001
REV: D

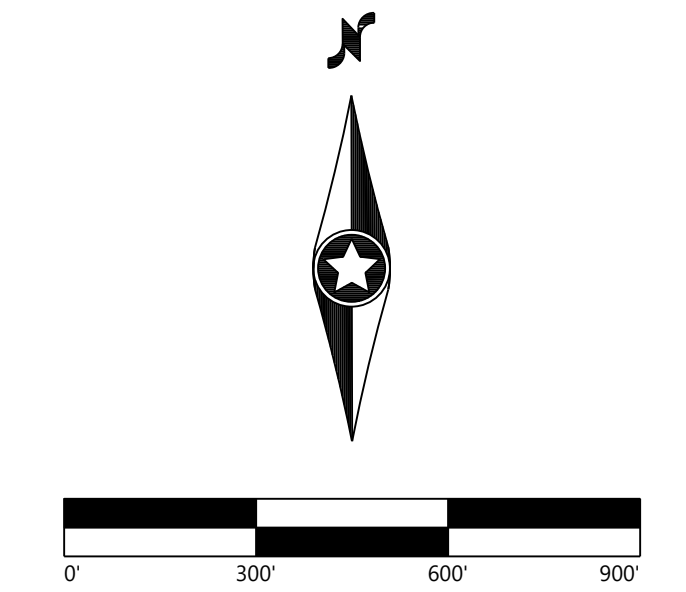
PREPARED FOR:

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PROJECT, LLC.**

422 Admiral Blvd,
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LEGEND:

- PROJECT AREA BOUNDARY
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
- EX. TREELINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. RAIL LINE
- EX. BUILDING
- EX. FENCE
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. FIBER OPTIC LINE
- EX. GAS PIPELINE
- EX. TELEPHONE LINE
- EX. WATER LINE
- EX. FIELD DELINEATED WETLAND
- FEMA FLOOD ZONE A
- EX. WATER WELL
- EX. STORMWATER FEATURE

NOTE:

1. ENTIRETY OF SITE IS LOCATED WITHIN FEMA ZONE X PROTECTED BY LEVEE
2. ALL GROUND COVER WITHIN THE SITE AREA NOT DELINEATED AS WETLANDS OR TREELINES ARE DISTURBED AGRICULTURAL FIELDS.
3. JURISDICTIONAL STATUS OF FIELD DELINEATED WETLANDS PENDING U.S. ARMY CORP OF ENGINEERS (USACE) APPROVED JURISDICTIONAL DETERMINATION (AJD).
4. WATER WELL DATA PER PUBLIC KANSAS GEOSPATIAL DATA

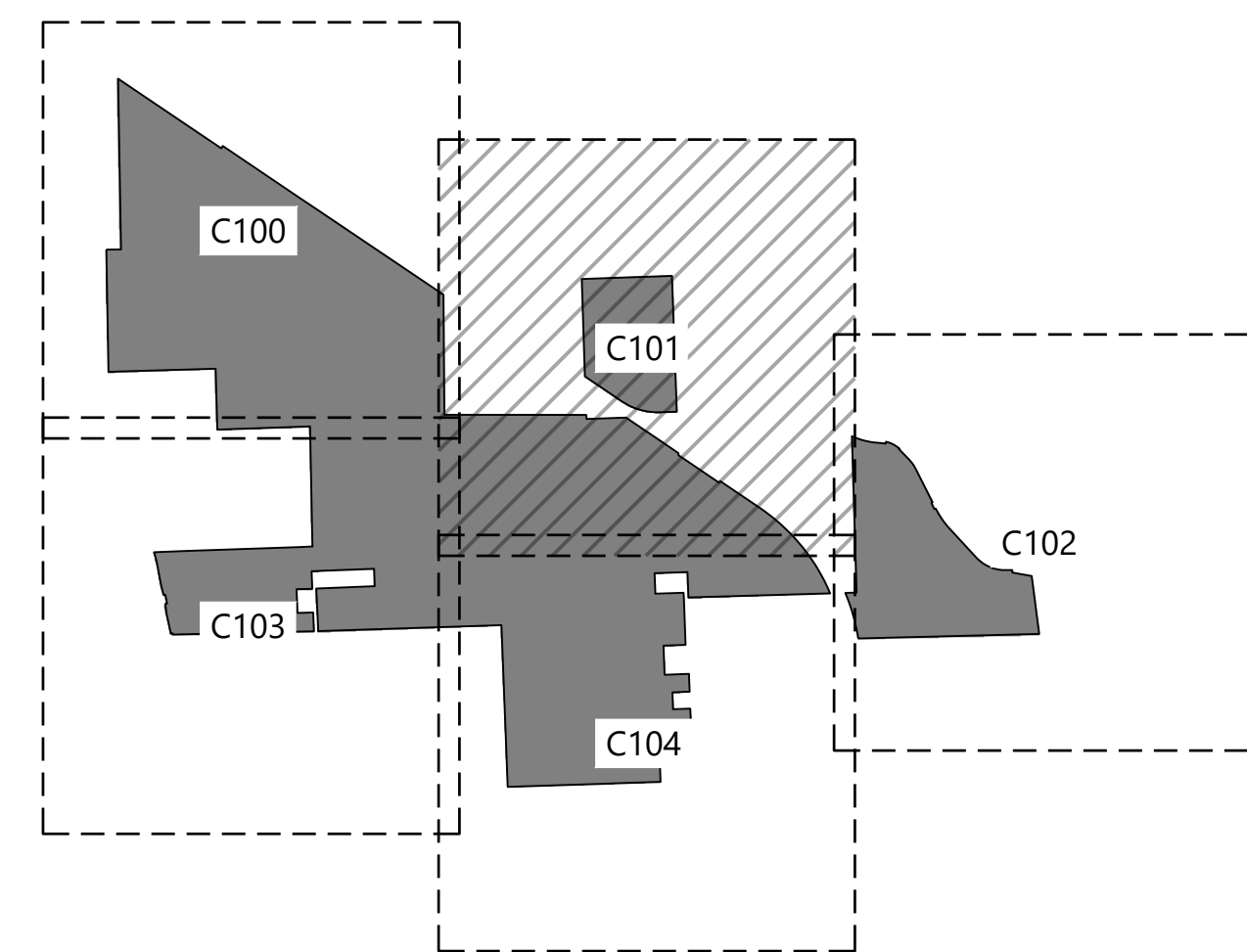


SEE SHEET C100

SEE SHEET C102

SEE SHEET C104

KEYMAP:



**Kansas Sky
Energy Center**
Douglas County, Kansas

Existing Conditions

FOR CONDITIONAL USE PERMIT

DATE: 11/13/2023 REV:
SHEET: C101 D

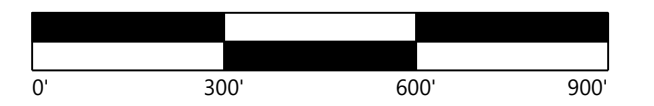
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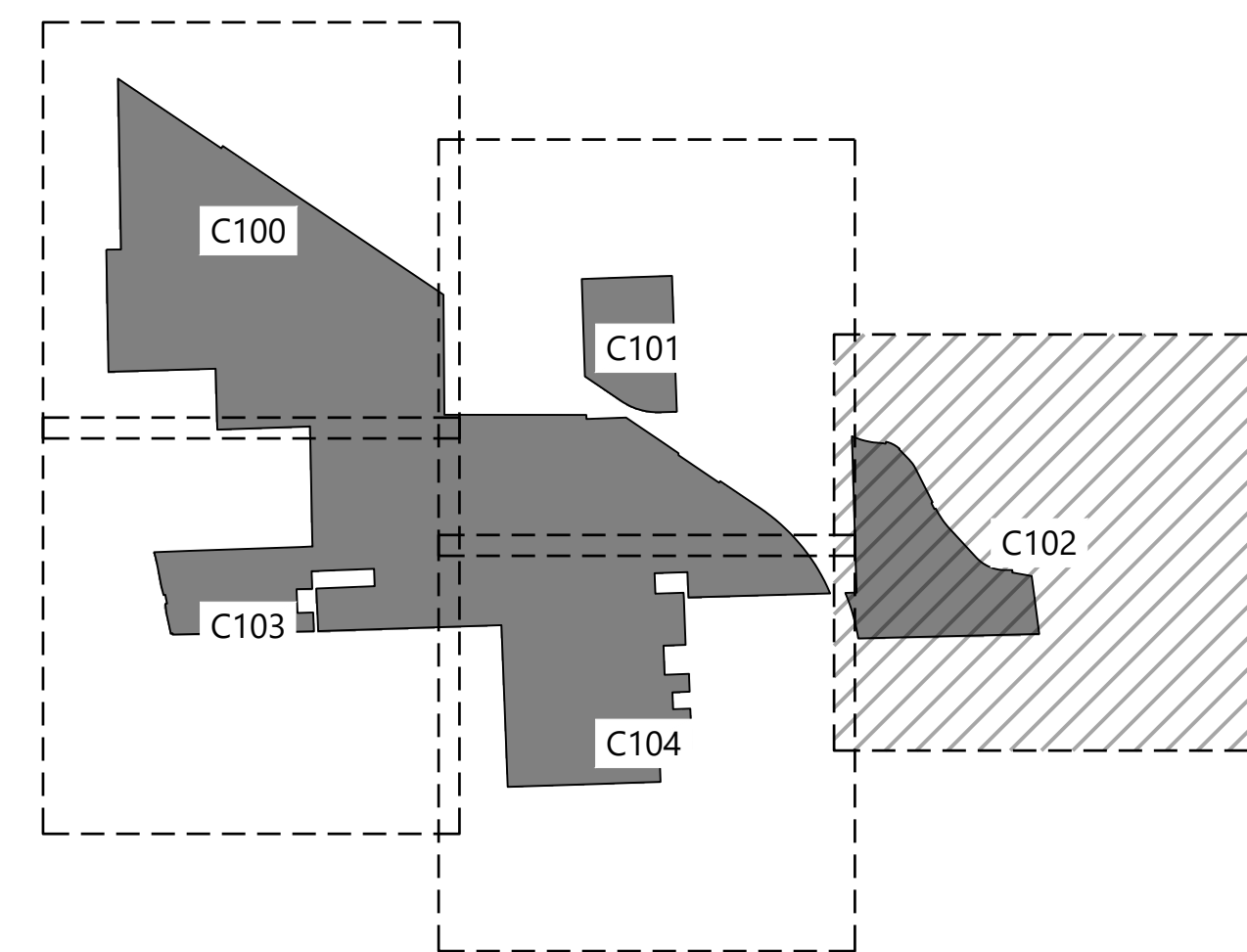
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KEYMAP:



**Kansas Sky
Energy Center**

Douglas County, Kansas

Existing Conditions

FOR CONDITIONAL USE PERMIT

DATE: 11/13/2023

SHEET: C102 REV: D

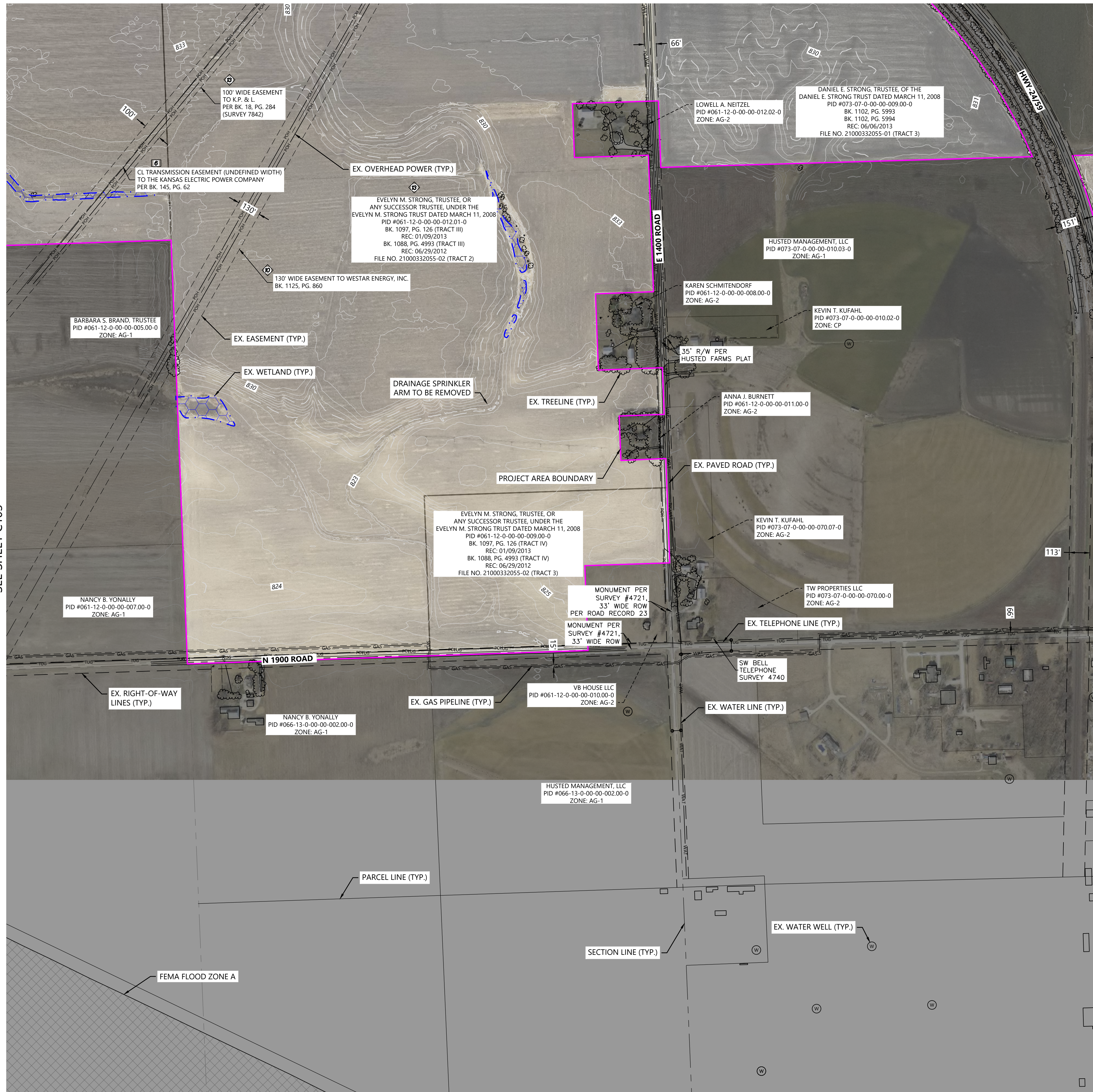


SEE SHEET C101

SEE SHEET C104

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SEE SHEET C101



SEE SHEET C103

SEE SHEET C102

LEGEND:

- PROJECT AREA BOUNDARY
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- RIGHT-OF-WAY LINES
- EASEMENT LINES
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- EX. 1' INTERVAL CONTOUR
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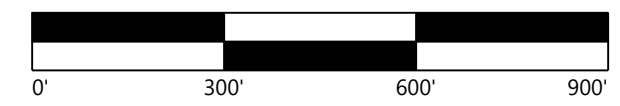
PREPARED FOR:

FREE STATE SOLAR PROJECT, LLC.

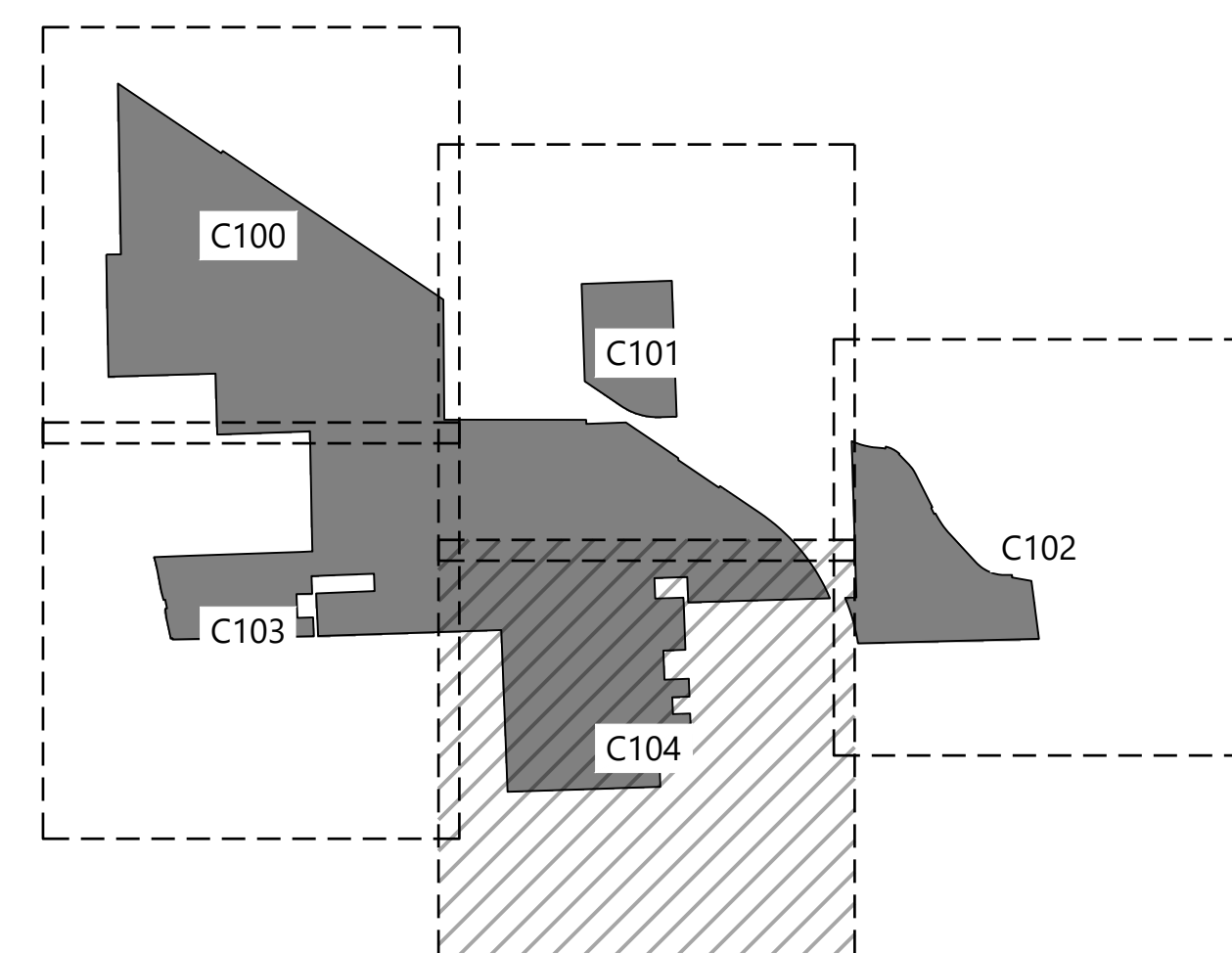
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KEYMAP:



Kansas Sky Energy Center

Douglas County, Kansas

Existing Conditions

FOR CONDITIONAL USE PERMIT

DATE: 11/13/2023

SHEET: C104 D

**RECORD PROPERTY DESCRIPTION OF SUBJECT PARCELS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-01
DANIEL E. STRONG TRUST DATED MARCH 11, 2008, AS AMENDED**

TRACT 1

ALL OF THE SOUTH HALF (S/2) OF SECTION NINETEEN (19) AND ALL OF THE SOUTH HALF (S/2) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 LYING SOUTH OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, ALSO ALL OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 LYING SOUTH OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, ALL IN TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., EXCEPT THAT PORTION THEREOF CONVEYED BY THE DEED RECORDED IN DEED BOOK 109, PAGE 379, IN DOUGLAS COUNTY, KANSAS.

TAX ID: 061-01-00-00-008.00-0

TRACT 2

THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER AND THE NORTH 18.64 ACRES OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS; EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN THE DOUGLAS COUNTY, KANSAS REGISTER OF DEEDS IN DEED BOOK 705, PAGE 54.

TAX ID: 061-12-00-00-004.00-0

TRACT 3

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS; THENCE NORTH 2'08'48" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 2028.97 FEET, TO THE SOUTH RIGHT OF WAY OF THE UNION PACIFIC RAILROAD CO.; THENCE SOUTH 55'48'46" EAST, ALONG SAID RIGHT OF WAY, 673.52 FEET; THENCE NORTH 34'11'14" EAST ALONG SAID RIGHT OF WAY 25.0 FEET; THENCE SOUTH 55'48'46" EAST, ALONG SAID RIGHT OF WAY, 710.52 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 2815.26 FEET, A DISTANCE OF 1591.83 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88'20'11" WEST, ALONG SAID SOUTH LINE 2085.32 FEET TO THE POINT OF BEGINNING.

TAX ID: 073-07-00-00-009.00-0

TRACTS 5

THE MIDDLE OR CENTER ONE-THIRD, BEING THE NORTH HALF OF THE SOUTH TWO-THIRDS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS; AND

TAX ID: TRACT 5: 061-02-00-00-009.00-0

((SURVEYOR NOTE: TRACT 4 NOT INCLUDED IN SURVEY))

**RECORD PROPERTY DESCRIPTION OF SUBJECT PARCELS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-02
EVELYN M. STRONG, TRUSTEE, UNDER THE
EVELYN M. STRONG TRUST, DATED MARCH 11, 2008**

TRACT 1

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, EXCEPT 3-2/3 ACRES IN THE NORTHEAST CORNER DEEDED TO SCHOOL DISTRICT 62;

AND THE NORTH 96 ACRES OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS.

TAX ID: 061-12-00-00-003.00-0

TRACT 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER, THE WEST HALF OF THE SOUTHEAST QUARTER AND THE NORTH TWO-THIRDS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4); THENCE NORTH 00'04'13" WEST A DISTANCE OF 2,644.51 FEET, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4); THENCE NORTH 00'02'19" WEST A DISTANCE OF 1,324.06 FEET, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4); THENCE SOUTH 89'46'40" EAST A DISTANCE OF 2,676.07 FEET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4); THENCE SOUTH 00'00'24" WEST A DISTANCE OF 959.90 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4); THENCE NORTH 89'44'18" WEST A DISTANCE OF 440.00 FEET; THENCE SOUTH 00'00'24" WEST A DISTANCE OF 297.00 FEET; THENCE SOUTH 89'44'18" EAST A DISTANCE OF 440.00 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4); THENCE SOUTH 00'00'24" WEST A DISTANCE OF 69.00 FEET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4); THENCE SOUTH 00'00'00" EAST A DISTANCE OF 682.00 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4); THENCE SOUTH 90'00'00" WEST A DISTANCE OF 352.63 FEET; THENCE SOUTH 00'00'00" EAST A DISTANCE OF 420.00 FEET; THENCE NORTH 90'00'00" EAST A DISTANCE OF 352.63 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4); THENCE SOUTH 00'00'00" EAST A DISTANCE OF 256.75 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4); THENCE SOUTH 90'00'00" WEST A DISTANCE OF 247.50 FEET; THENCE SOUTH 00'00'00" EAST A DISTANCE OF 243.08 FEET; THENCE NORTH 90'00'00" EAST A DISTANCE OF 247.50 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4); THENCE SOUTH 00'00'00" EAST A DISTANCE OF 160.41 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4); THENCE NORTH 89'44'40" WEST A DISTANCE OF 1,336.25 FEET; THENCE SOUTH 00'02'10" EAST A DISTANCE OF 881.35 FEET, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 89'46'15" WEST A DISTANCE OF 1,336.09 FEET TO THE POINT OF BEGINNING.

TAX ID: 061-12-00-00-00-012.01-0

TRACT 3

THE SOUTH ONE-THIRD OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS; EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12; THENCE NORTH 90'00'00" WEST A DISTANCE OF 467.00 FEET, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 01'3'27" WEST A DISTANCE OF 467.00 FEET; THENCE SOUTH 90'00'00" EAST A DISTANCE OF 467.00 FEET, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 01'3'27" EAST A DISTANCE OF 467.00 FEET TO THE POINT OF BEGINNING.

TAX ID: 061-12-00-00-00-009.00-0

TRACT 4

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, IN DOUGLAS COUNTY, KANSAS, EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89'49'24" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1331.55 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00'01'57" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 654.15 FEET; THENCE SOUTH 90'00'00" EAST 1333.37 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 00'07'44" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING.

TAX ID: 061-01-00-00-00-012.00-0

**RECORD PROPERTY DESCRIPTION OF SUBJECT PARCELS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-04
WEBB FAMILY LIMITED PARTNERSHIP,
A KANSAS LIMITED PARTNERSHIP**

TRACT 1

THE NORTHEAST QUARTER OF SECTION 2, EXCEPT THAT PART OF SAID NORTHEAST QUARTER LYING NORTH OF U.S. HIGHWAY 24; THE NORTH ONE-THIRD OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2; AND THE NORTH ONE-THIRD OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, EXCEPT THAT PART THEREOF LYING WEST OF THE COUNTY ROAD; ALL IN TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS.

EXCEPT RAILROAD RIGHT OF WAY DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 01'37'38" WEST 109.76 FEET ALONG THE WEST LINE OF SAID QUARTER TO THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE SOUTH 53'18'40" EAST 2834.33 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 36'41'20" WEST 20.00 FEET; THENCE NORTH 53'18'40" WEST 1003.84 FEET; THENCE SOUTH 36'42'20" WEST 40.00 FEET; THENCE NORTH 53'18'40" WEST 1751.73 FEET; THENCE NORTH 01'37'38" EAST 48.87 FEET; THENCE NORTH 53'18'40" WEST 36.65 FEET TO THE WEST LINE OF SAID QUARTER; THENCE NORTH 01'37'38" EAST 24.43 FEET ALONG THE WEST LINE TO THE POINT OF BEGINNING.

PARCEL NO.: 061-02-00-00-002.00-0

((SURVEYOR NOTE: TRACT 2 THRU 6 NOT INCLUDED IN SURVEY))

**RECORD PROPERTY DESCRIPTION OF SUBJECT PARCELS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-05
DOROTHY L CONGROVE, TRUSTEE OF THE
DOROTHY L CONGROVE TRUST AGREEMENT DATED MAY 17, 1996**

TRACT 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWELVE (12) SOUTH, RANGE NINETEEN (19) EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4); THENCE SOUTH 00'13'54" EAST A DISTANCE OF 1586.11 FEET (MEASURED), 24.02 CHAINS (DEED); THENCE SOUTH 00'16'07" EAST A DISTANCE OF 146.75 FEET, SAID POINT BEING ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4); THENCE NORTH 89'58'35" WEST A DISTANCE OF 1763.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00'12'49" EAST A DISTANCE OF 812.71 FEET; THENCE NORTH 90'00'00" WEST A DISTANCE OF 269.99 FEET; THENCE NORTH 10'36'06" WEST A DISTANCE OF 186.00 FEET; THENCE SOUTH 79'23'54" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 16'07'26" WEST A DISTANCE OF 156.22 FEET; THENCE NORTH 10'36'06" WEST A DISTANCE OF 252.24 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 05'57'43" A RADIUS OF 2331.83 FEET A CHORD LENGTH OF 242.53 FEET WITH A BEARING OF NORTH 13'34'57" WEST AND AN ARC LENGTH OF 242.64 FEET; THENCE SOUTH 89'58'35" EAST A DISTANCE OF 467.59 FEET TO THE POINT OF BEGINNING;

AND

BEGINNING AT A POINT 24.02 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS; THENCE SOUTH ON THE EAST LINE OF SAID SECTION, 20.65 CHAINS, MORE OR LESS, TO A POINT 4.67 CHAINS SOUTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE DUE WEST 40 CHAINS, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 6.08 CHAINS; THENCE EAST 13.30 CHAINS; THENCE NORTH 14.57 CHAINS, MORE OR LESS, TO A POINT 24.02 CHAINS SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST 26.67 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, 4.67 CHAINS SOUTH AND 40 CHAINS, MORE OR LESS, WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 6.08 CHAINS; THENCE EAST 510 FEET; THENCE SOUTHEASTERLY TO A POINT 590 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; AND

EXCEPT THE PROPERTY SHOWN IN DEED RECORDED IN BOOK 448, PAGE 1661, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ON THE CENTERLINE OF AN EXISTING PUBLIC ROAD; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND ALONG THE CENTER OF SAID PUBLIC ROAD NORTH (BEING AN ASSUMED BEARING) 296.40 FEET; THENCE WEST 254.44 FEET; THENCE SOUTH 342.40 FEET; THENCE EAST 254.48 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND TO THE CENTER OF THE SAID PUBLIC ROAD; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND ALONG THE CENTER OF SAID PUBLIC ROAD NORTH 0'03'15" WEST, 46.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTH 00'13'54" EAST 1586.11 FEET (MEASURED), 24.02 CHAINS (DEED) TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF THE NORTHEAST QUARTER; THENCE CONTINUING ALONG SAID LINE SOUTH 00'16'07" EAST 146.75 FEET; THENCE NORTH 89'58'35" WEST 1763.16 FEET; THENCE NORTH 00'12'49" WEST 146.75 FEET; THENCE SOUTH 89'58'35" EAST 1763.02 FEET (MEASURED), 26.65 CHAINS (DEED) TO THE POINT OF BEGINNING; AS CONVEYED IN BOOK 706, PAGE 32, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS.

PARCEL NO.: 061-11-00-00-009.002-0

TRACT 2

THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS, EXCEPT THAT PART THEREOF LYING NORTH AND EAST OF TRACTS TAKEN FOR PUBLIC USE BY THE CITY OF LAWRENCE, KANSAS, BY CONDEMNATION IN DOUGLAS COUNTY DISTRICT COURT CASES NO. 26026 AND NO. 26543;

AND

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS.

PARCEL NO.: 073-07-00-00-003.00.0

**RECORD PROPERTY DESCRIPTION OF SUBJECT PARCELS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-06
DANIEL E. STRONG TRUST DATED MARCH 11, 2008**

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS.

PARCEL NO.: 061-02-00-00-00-011.00-0

**RECORD PROPERTY DESCRIPTION OF SUBJECT PARCELS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-06
DOROTHY L CONGROVE, TRUSTEE OF THE
DOROTHY L CONGROVE TRUST, UNDER TRUST DATED MAY 17, 1996**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS, LYING EAST OF THE COUNTY ROAD.

PARCEL NO.: 073-07-00-00-00-011.00-0

Westwood

Phone (608) 821-6600 8401 Greenway Blvd., Suite 400
Middleton, WI 53562
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

**FREE STATE SOLAR
PROJECT, LLC.**

422 Admiral Blvd,
Kansas City, MO 64106

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	08/14/23	Permitting Site Plans	SJM	EFE	RIG
B	11/02/23	Permitting Site Plans	SJM	EFE	RIG
C	11/10/23	Permitting Site Plans	CRS	EFE	RIG
D	11/13/23	Permitting Site Plans	CRS	EFE	RIG

NOTES:

1. PARCEL DESCRIPTIONS PER "2022-08-24-FREESTATE_DOUGLAS_CO-SAM-ALTA-SURVEY (CLEAN)(PRELIM).pdf" PROVIDED BY SAVION.

**Kansas Sky
Energy Center**
Douglas County, Kansas

Parcel Descriptions

FOR CONDITIONAL USE PERMIT

DATE: 11/13/2023

SHEET: C105

REV:

D

**NOTES FOR SCHEDULE B-II SPECIAL EXCEPTIONS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-01
DANIEL E. STRONG TRUST DATED MARCH 11, 2008, AS AMENDED**

- 4 CONVEYANCE FOR RAILWAY PURPOSES IN FAVOR OF UNION PACIFIC RAILROAD COMPANY, A CORPORATION OF THE STATE OF UTAH, RECORDED AUGUST 9, 1921 IN BOOK 108, PAGE 207, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 3) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 5 CONVEYANCE FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE COUNTY OF DOUGLAS, STATE OF KANSAS, RECORDED MAY 26, 1921 IN BOOK 108, PAGE 379, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 6 EASEMENT IN FAVOR OF THE KANSAS ELECTRIC POWER COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF KANSAS, RECORDED SEPTEMBER 26, 1941 IN BOOK 145, PAGE 62, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 5)*
- 7 EASEMENT IN FAVOR OF CITIES SERVICE GAS COMPANY, RECORDED DECEMBER 14, 1966 IN BOOK 248, PAGE 81, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 3) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 8 SUBJECT TO ORDER APPROVING REPORT OF APPRAISERS AND ALLOWING FEES IN THE CONDEMNATION OF LAND, DATED MAY 10, 1967, CASE NO. 24333, RECORDED MAY 10, 1961, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 4-5) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 9 MEMORANDUM OF SOLAR LEASE OPTION AGREEMENT BY AND BETWEEN THE DANIEL E. STRONG TRUST, DATED MARCH 11, 2008, AS AMENDED, AND FREE STATE SOLAR PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 26, 2021 AND RECORDED APRIL 9, 2021 IN BOOK 1195, PAGE 2063, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 1-5) *(DOES AFFECT SUBJECT PARCELS - BLANKET)*

**NOTES FOR SCHEDULE B-II SPECIAL EXCEPTIONS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-02
EVELYN M. STRONG, TRUSTEE, UNDER THE
EVELYN M. STRONG TRUST, DATED MARCH 11, 2008**

- 4 RAILROAD RIGHT OF WAY, ALONG THE NORTHEASTERN BOUNDARY, AND DITCH RIGHT OF WAY, ACROSS THE NORTHWEST QUARTER, AS EVIDENCED BY THE ASSESSOR'S MAP. (TRACT 1)
NOTE: THERE IS NO DOCUMENTATION OF RECORD FOR THESE RIGHTS OF WAY EXCEPT THE ASSESSOR'S MAP.
- 5 EASEMENT IN FAVOR OF THE KANSAS ELECTRIC POWER COMPANY, A CORPORATION, RECORDED AUGUST 5, 1941 IN BOOK 145, PAGE 12, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 4) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 8)*
- 6 EASEMENT IN FAVOR OF THE KANSAS ELECTRIC POWER COMPANY, A CORPORATION, RECORDED AUGUST 5, 1941 IN BOOK 145, PAGE 13, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 9)*
- 7 EASEMENT IN FAVOR OF THE KANSAS ELECTRIC POWER COMPANY, A CORPORATION, RECORDED AUGUST 5, 1941 IN BOOK 145, PAGE 14, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEETS 8 & 9)*
- 8 GRANT OF RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY, RECORDED AUGUST 17, 1962 IN BOOK 223, PAGE 278, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 4) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 8)*
- 9 GRANT OF RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY, RECORDED MAY 17, 1971 IN BOOK 274, PAGE 553, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 4) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 8)*
- 10 RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY AS AWARDED IN ORDER OF CONDEMNATION IN CASE NO. 26550, FILED MAY 19, 1971, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 1-2) *(NOT PLOTTABLE - EXHIBITS A-E WERE NOT ATTACHED TO PROVIDED DOCUMENT AS STATED)*
EASEMENT MODIFICATION AGREEMENT, RECORDED JUNE 15, 2015 IN BOOK 1125, PAGE 860, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 1-2) *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEETS 8 & 9)*
- 11 REMOTE TERMINAL/INTERFACE EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, A CORPORATION, RECORDED AUGUST 30, 2000 IN BOOK 684, PAGE 1432, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 9)*
- 12 SUBJECT TO BOUNDARY SURVEY BY FRED G. ROGERS, SURVEYOR, LS-64, DATED AUGUST 22, 2008, JOB NO. 34-08, RECORDED AUGUST 28, 2008 IN BOOK 1040, PAGE 2978, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES NOT ENCUMBER SUBJECT PARCELS - AS SHOWN ON SHEET 9)*
- 13 SUBJECT TO BOUNDARY SURVEY BY FRED G. ROGERS, SURVEYOR, LS-64, DATED NOVEMBER 17, 2008, JOB NO. 34A-08, RECORDED NOVEMBER 24, 2008 IN BOOK 18, PAGE 284, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEETS 8, 9 & 10)*
- 14 MEMORANDUM OF SOLAR LEASE OPTION AGREEMENT BY AND BETWEEN EVELYN M. STRONG, TRUSTEE, OR ANY SUCCESSOR TRUSTEE, UNDER THE EVELYN M. STRONG TRUST DATED MARCH 11, 2008, AND FREE STATE SOLAR PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 26, 2021, AND RECORDED APRIL 8, 2021 IN BOOK 1195, PAGE 1702, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 1-3) *(DOES AFFECT SUBJECT PARCELS - BLANKET)*

**NOTES FOR SCHEDULE B-II SPECIAL EXCEPTIONS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-04
WEBB FAMILY LIMITED PARTNERSHIP,
A KANSAS LIMITED PARTNERSHIP**

- 4 (A) ALL RIGHT, TITLE OR CLAIM OR ANY CHARACTER BY THE UNITED STATES, STATE, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF KANSAS RIVER NAVIGABLE IN FACT OR IN LAW.
(B) RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO THE USE AND FLOW OF THE WATER.
(C) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
- 5 GRANT OF RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY, A KANSAS CORPORATION, RECORDED FEBRUARY 17, 1960 IN BOOK 210, PAGE 123, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 4-5) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 6 GRANT OF RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY, A KANSAS CORPORATION, RECORDED FEBRUARY 17, 1960 IN BOOK 210, PAGE 124, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 5)*
- 7 RIGHTS OF WAY IN FAVOR OF THE CITY OF LAWRENCE, KANSAS, AS AWARDED IN CONDEMNATION OF LAND, FILED MAY 10, 1967 IN CASE NO. 24333, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 1, 4-6) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 8 APPURTENANT EASEMENT 20 FEET IN WIDTH AS CONTAINED IN DEED RECORDED JANUARY 24, 1978 IN BOOK 323, PAGE 1779, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 4-5) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 9 EASEMENT IN FAVOR OF DAN BARROW TRADING COMPANY, INC., A KANSAS CORPORATION, RECORDED AUGUST 12, 1999 IN BOOK 654, PAGE 1724, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACTS 4-5) *(DOES NOT AFFECT SUBJECT PARCEL)*
- 10 CONVEYANCE FOR RAILWAY PURPOSES IN FAVOR OF UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED JUNE 15, 2000 IN BOOK 677, PAGE 1649, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES AFFECT SUBJECT PARCEL - AS SHOWN ON SHEET 5)*

**NOTES FOR SCHEDULE B-II SPECIAL EXCEPTIONS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-05
DOROTHY L. CONGROVE, TRUSTEE OF THE
DOROTHY L. CONGROVE TRUST AGREEMENT DATED MAY 17, 1996**

- 4 GRANT OF RIGHT OF WAY IN FAVOR OF THE KANSAS POWER AND LIGHT COMPANY, A KANSAS CORPORATION, RECORDED FEBRUARY 17, 1960 IN BOOK 210, PAGE 128, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEET 7)*
- 5 RIGHT OF WAY FOR MUD CREEK IN FAVOR OF THE CITY OF LAWRENCE, KANSAS, AS AWARDED IN CONDEMNATION OF LAND, FILED MAY 10, 1967, IN CASE NO. 24333, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 1) *(DOES NOT AFFECT SUBJECT PARCELS)*
- 6 RIGHT OF WAY FOR MUD CREEK IN FAVOR OF THE CITY OF LAWRENCE, KANSAS, AS AWARDED IN CONDEMNATION OF LAND, FILED AUGUST 31, 1970, IN CASE NO. 26026, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEET 11)*
- 7 RIGHT OF WAY FOR MUD CREEK IN FAVOR OF THE CITY OF LAWRENCE, KANSAS, AS AWARDED IN CONDEMNATION OF LAND, FILED JUNE 2, 1971, IN CASE NO. 26543, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEET 11)*
- 8 EASEMENT FOR RIGHT OF WAY FOR HIGHWAY PURPOSES IN FAVOR OF DOUGLAS COUNTY, KANSAS, RECORDED NOVEMBER 24, 1981 IN BOOK 352, PAGE 1678, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES NOT AFFECT SUBJECT PARCELS)*
- 9 EASEMENT AGREEMENT IN FAVOR OF RENEWABLE POWER PRODUCERS, LLC, A LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 1, 2016 IN BOOK 1139, PAGE 3495, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. (TRACT 2) *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEET 11)*

NOTES:

- 1. SPECIAL EXCEPTIONS PER "2022-08-24-FREESTATE_DOUGLAS_CO-SAM-ALTA-SURVEY (CLEAN)(PRELIM).pdf" PROVIDED BY SAVION.

**NOTES FOR SCHEDULE B-II SPECIAL EXCEPTIONS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-06
DANIEL E. STRONG TRUST DATED MARCH 11, 2008**

NO SCHEDULE B-II SPECIAL EXCEPTIONS

**NOTES FOR SCHEDULE B-II SPECIAL EXCEPTIONS
AS PROVIDED IN COMMITMENT FILE NO.: 21000332055-08
DOROTHY L. CONGROVE, TRUSTEE OF THE
DOROTHY L. CONGROVE TRUST, UNDER TRUST DATED MAY 17, 1996**

- 4 RIGHT OF WAY FOR MUD CREEK IN FAVOR OF THE CITY OF LAWRENCE, KANSAS, AS AWARDED IN CONDEMNATION OF LAND, FILED AUGUST 31, 1970, IN CASE NO. 26026, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. *(DOES NOT AFFECT SUBJECT PARCEL)*
- 5 RIGHT OF WAY FOR MUD CREEK IN FAVOR OF THE CITY OF LAWRENCE, KANSAS, AS AWARDED IN CONDEMNATION OF LAND, FILED JUNE 2, 1971, IN CASE NO. 26543, DISTRICT COURT RECORDS, DOUGLAS COUNTY, KANSAS. *(DOES NOT AFFECT SUBJECT PARCEL)*
- 6 EASEMENT AGREEMENT IN FAVOR OF RENEWABLE POWER PRODUCERS, LLC, A LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 1, 2016 IN BOOK 1139, PAGE 3495, OFFICIAL RECORDS, DOUGLAS COUNTY, KANSAS. *(DOES AFFECT SUBJECT PARCELS - AS SHOWN ON SHEET 11)*

Westwood

Phone (608) 821-6600 8401 Greenway Blvd., Suite 400
Middleton, WI 53562
westwoodps.com

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PREPARED FOR:

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REVISIONS:

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**Kansas Sky
Energy Center**

Douglas County, Kansas

Special Exceptions

FOR CONDITIONAL USE PERMIT

DATE: 11/13/2023

SHEET: C106 D

REV:

