

**PLAT OF SURVEY**  
ORDERED BY  
JANET MAINS

SURVEY ONE CO.

FRED D. WALROD

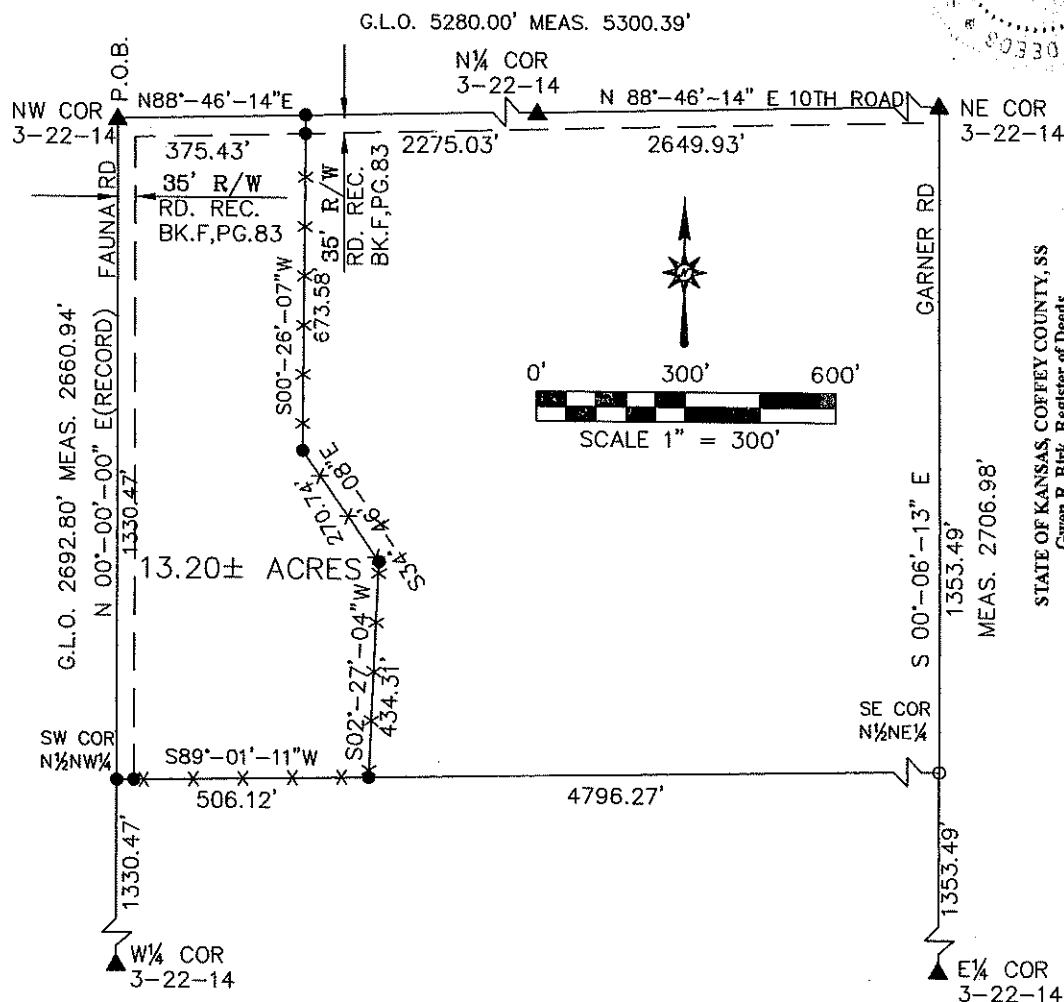
L.S. #1233

618 SHUEY ST.  
OSAGE CITY, KS 66523

785-528-2796

FAX: 785-528-8141

- ▲ EXISTING ½" BAR BY COFFEY COUNTY.
- ½" X 2' REBAR WITH L.S.#1233 CAP SET THIS SURVEY.
- CORNER CALCULATED FROM MEASUREMENTS, NOT SET.



**NOTES:**

NO GAPS OR OVERLAPS EXIST UNLESS SHOWN ON PLAT  
NO EASEMENTS OR ENCUMBRANCES SHOWN AS PER SPECIFIC CLIENT AGREEMENT.  
ALL DIMENSIONS MEASURED UNLESS NOTED OTHERWISE  
BEARINGS ARE RECORD BEARINGS.  
PARENT TRACT IS RECORDED IN DEED BOOK D173, PAGE 315, REGISTER OF DEEDS OFFICE.  
TIES TO THE SECTION CORNERS USED ARE ON FILE IN THE COUNTY ENGINEER'S OFFICE.

**REFERENCE SURVEYS**

G.L.O. NOTES ON FILE IN THE COUNTY ENGINEER'S OFFICE.

SURVEY BY ME RECORDED IN BOOK 3M, PAGE 107, REGISTER OF DEEDS OFFICE.

**LEGAL DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 14 EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW¼) ON A RECORD BEARING OF NORTH 88°-46'-14" EAST A DISTANCE OF 375.43 FEET; THENCE SOUTH 00°-26'-07" WEST ALONG AN EXISTING FENCE A DISTANCE OF 673.58 FEET; THENCE SOUTH 34°-46'-08" EAST ALONG SAID FENCE A DISTANCE OF 270.74 FEET; THENCE SOUTH 02°-27'-04" WEST ALONG SAID FENCE A DISTANCE OF 434.31 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER (NW¼); THENCE SOUTH 89°-01'-11" WEST A DISTANCE OF 506.12 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER (NW¼); THENCE NORTH 00°-00'-00" EAST A DISTANCE OF 1330.47 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 13.20 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I CERTIFY THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION ON 7-27-21

THIS SURVEY HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO KSA 58-2005 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THE ACT. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

APPROVED: *[Signature]* UC# 1127  
DATE: 8-3-21

STATE OF KANSAS, COFFEY COUNTY, SS  
Gwen R. Birk, Register of Deeds

Book: 3R Page: 194

Receipt #: 54328  
Pages Recorded: 1

Date Recorded: 8/3/2021 8:20:00 AM