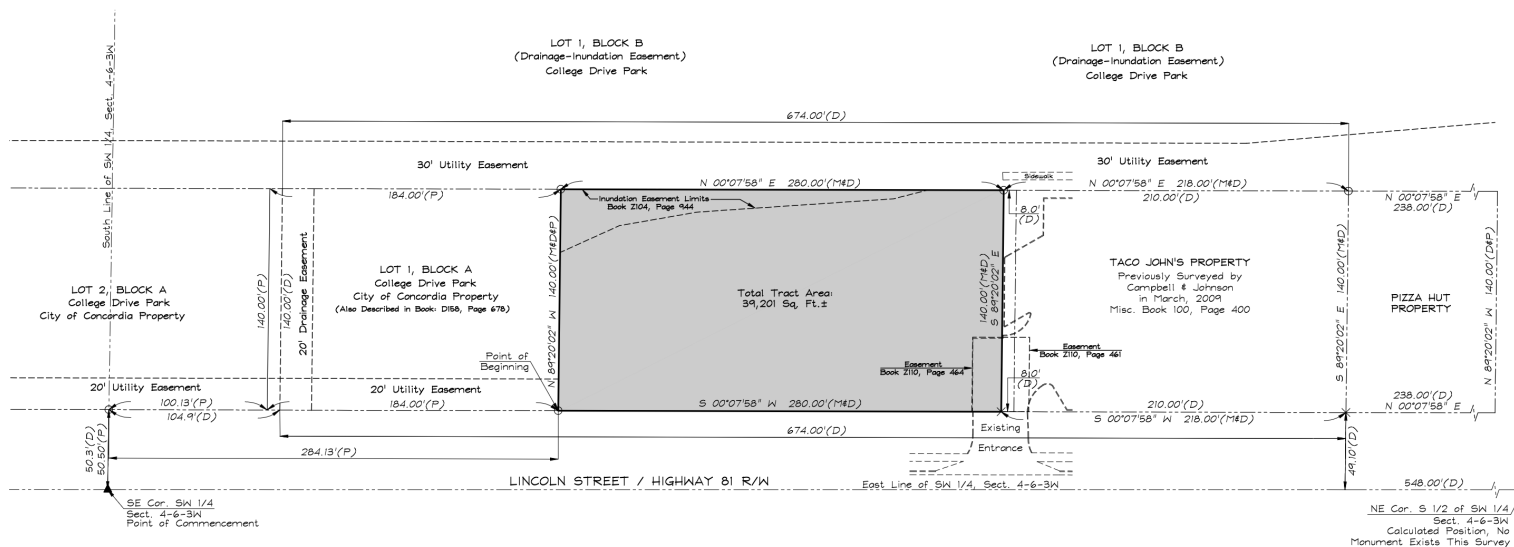


- O Found $\frac{1}{8}$ " Bar w/ "C&J ENGRS CLS #60" Cap
- X Found Chiseled "X" in Concrete Pavement
- ▲ Section Corner Monuments Found this Survey.
- (M) Measured Distance
- (P) Platted Distance
- (D) Described Distance (from record document)

Any existing easements for utilities, ingress-egress, etc. are not shown this survey.



Southeast Corner of Southwest Quarter, Section 4-6-3W
 Found Bar w/ Aluminum Cap (Flush w/ Concrete Pavement)
 1) Back of curb of outside of West lane 12.9' W
 2) Southeast corner of storm sewer inlet 706' NE
 3) Southwest corner of brick building (city utility house) 92.0' ESE
 4) Bar w/ aluminum cap set as P.O.T. 19.2' E

A tract of land located in the South Half of the Southwest Quarter of Section 4, Township 6 South, Range 3 West of the 6th Principal Meridian in the City of Concordia, Cloud County, Kansas, being described by Jason P. Johnson, Professional Surveyor #1410, on October 1, 2021, and is more fully described as follows:

Beginning at a po. that is 294.13 feet North and 50.50 feet West of the Southeast corner of said Southwest corner being located on the West right of way line of Highway 81 and also being the Northeast corner of Lot 1, Block A, College Drive Parcel, thence on an assumed bearing of S 00°07'58" E a distance of 280.00 feet to a point on the East line of Lot 1 a distance of 140.00 feet to the Northeast corner of said Lot 1; thence N 00°07'58" E along the East line of Lot 1, Block B, College Drive Parcel a distance of 280.00 feet; thence S 00°07'58" E along the East line of Lot 1, Block B, College Drive Parcel a distance of 280.00 feet to a point on said West right of way line; thence S 00°07'58" W along said right of way line a distance of 280.00 feet to the Point of Beginning.

Said tract contains 39.201 acres, more or less, and is subject to easements and restrictions of record.

Parcel 1:

A tract of land located and being in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4), in Township Six (6) South, Range Three (3) West of the 6th P.M., in Cloud County, Kansas, described by metes and bounds as follows:

Beginning at a point Five Hundred Forty-eight (548) feet South and Forty-nine and Ten (4911) feet West of the Northeast corner of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4) in Township Six (6) South, Range Three (3) West, (which point is a point Five Hundred Forty-eight feet South of the North line of said South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4) in Township Six (6) South, Range Three (3) West, and is the same point as the point of beginning of the line of the Northwest Quarter (NW1/4) of Section Four (4) in Township Six (6) South, Range Three (3) West, thence South Six Hundred Seventy-four (674) feet along the West line of the Highway to a point (which point is One Hundred Four and Nine-tenths (104.9) feet North of the South line of Section Four (4), Township Six (6) South, Range Three (3) West and is the same point as the point of beginning of the line of the Southwest Quarter (SW1/4) of Section Four (4) in Township Six (6) South, Range Three (3) West), thence West One Hundred Forty (140) feet; thence North Six Hundred Seventy-four (674) feet parallel with the West line of highway along the East side of the Southwest Quarter (SW1/4) of Section Four (4) in Township Six (6) South, Range Three (3) West; thence East One Hundred Forty (140) Feet to the place of beginning; EXCEPT THAT PART

The South two and forty-four one-hundredths (S. 2.44) feet thereof;

AND EXCEPT the North 218 feet thereof;

AND EXCEPT that portion of the above described property lying at or below 1426.20 Mean Sea Level as conveyed by Warranty Deed filed August 27, 2013 in Book: D158, Page: 678-679.

Parcel 2:

A tract of land the Southwest Quarter (SW/4) of Section Four (4), Township Six (6) South Range Three (3) West of the 6th P.M. in the City of Concordia, Cloud County, Kansas, more fully described as follows:

Beginning at a point on the West right of way line of the U.S. Highway 81, which is 104.9 feet North and 50.3 feet West of the Southeast corner of the SW/4 of Section 4-6-3; thence South along the West right of way line of U.S. Highway 81 for a distance of 5.56 feet; thence West for a distance of 140.0 feet; thence North for a distance of 8.0 feet; thence East for a distance of 140.0 feet to the West right of way line of U.S. Highway 81; thence South along said right of way line for a distance of 2.44 feet to the POINT OF BEGINNING;

EXCEPT that portion of the above described property lying at or below 1426.20 Mean Sea Land as conveyed by Warranty Deed filed August 27, 2013 in Book DI58, Page 678-679.

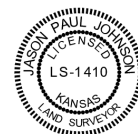
SURVEYOR'S NOTE

The purpose of this Survey is to retrace the boundaries and establish monuments at the property corners for the tract shown and described on this Survey.

I was able to recover the Section corner monument and property corner monuments with the aid of the College Drive Park plat document, the previously completed Survey of the property to the North and with previously completed Surveys for Lots 1 and 2, Block A, College Drive Park to the South.

At the time of this Survey my client provided me with a Title Commitment that had recently been prepared for this property. That Title Commitment is the origin of the legal description shown on this document. It also lead me to the easements that I have shown on this Survey for reference. However, this Survey is NOT an ALTA/NSPS Land Title Survey and should NOT be relied upon as such.

Lastly, I have created a new legal description for this property as shown this Survey. It was not requested by my client or any Title Company. I have created it to simplify the legal description for this property and more concisely describe the boundaries of the property.



I, Jason P. Johnson, L.S., do hereby certify that this sketch is a true and correct exhibit of a survey made by Campbell & Johnson, Engineers PA, under my direct supervision, of the herein described tract on September 21, 2021. (L.S.#1410)

Reviewed in accordance with K.S.A. 58-2005 on
this ____ day of _____, 2022.

— L.S. KS. REG. NO. 915

REVISIONS

CERTIFICATE OF SURVEY
TRACT IN SW/4, S4-T6S-R3W
CITY OF CONCORDIA, KS

C&J
CAMPBELL & JOHNSON ENGINEERS, P.A.
ENGINEERS • ARCHITECTS • LAND SURVEYORS

DRAWN
JPJ
CHECKED
KPJ
DATE
10/04/2021
SCALE
1" = 50'
JOB NO.
2021-090
SHEET

1