Certificate of Survey
Parcel in N 1/2, S35-T14S-R3W
Saline County, KS

2) Monuments found have an unknown origin unless noted otherwise. 3) Those easements shown on this drawing were provided by the Saline <u>Curve Data (C2)</u> Radius = 28707.87' (CM&D) County Register of Deeds Office, as being the ones they could find lised in the name of Com Co. of Kansas, Inc. L1 S 88°56'54" E 214.67' (CM&D) Arc Length = 766.35' (CM) L2 N 01°21'01" E 17.00' (CM&D) Chord Length = 766.33' (M) - Northwest Corner L3 S 88°38'59" E 50.00' (CM&D) Chord Bearing = S 89°49'39" E (M) Northeast Quarter L4 S 01°21'01" W 17.00' (CM&D) S35-T14S-R3W Found Bar w/ "Schwab Eaton KS LS 112" **Northwest Quarter** S 89°54'51" E (Basis) 2663.93' (M) 2663.85' (P) MAGNOLIA ROAD R/W North line NE 1/4 S35-T14S-R3W Found 3/4" Bar Bar w/ "KVE CLS 20" Cap Origin: Kaw Valley Eng. 513.49' (M) 513.57' (P) S 89°54'50" E Bar w/ "KVE CLS 20" Cap Origin: Kaw Valley Eng. West line NW 1/4 2632.09' (CM) 2633.4' (RS Total Parcel Area: 173.11 Acres ± Bar w/ "Landmark CLS-116" Cap Origin: Landmark Surveying Platted Temporary Cul-de-sac Right of Way, which shall be vacated when street is continued. N 89°54'05" E 1365.27' (M) 1365.11' (P) <u>Curve Data (C1)</u> Radius = 5579.58' (CM&D) 15' Permanent Utility Easement Book 1211, Pg. 1540 Arc Length = 531.52' (CM) Chord Length = 531.32' (CM) Chord Bearing = $S 02^{\circ}41'54'' E (CM)$ 20' Temporary Construction Easement (Book 1212, Pg. 233) 20' Permanent Utility Easement (Book 1212, Pg. 237) (Misc. Book 153, Pg. 515) 20' Temporary Construction Easement (Book 1212, Pg. 233) 20' Permanent Utility Easement (Book 1212, Pg. 237) Bar w/ "M 122" Cap Origin: Herb Monroe S 89°58'09" W 132,46' (CM) N 89°55'39" W 1377.70' (M) S 89°58'09" W 2654.01' (CM) South line NE 1/4 **Southwest Corner-** $L_{20.0'(D)}$ **Northwest Quarter** Southwest Corner -Brass Cap stamped "WC 1/4 S34/S35 1955" S35-T14S-R3W Northeast Quarter Resurvey Witness Corner to True Section Corner. Calculated, Position falls in S35-T14S-R3W 46.9' South and 9.9' East of True Corner. Drainage Ditch Set 1/2" Bar w/ "Landmark CLS-116" Cap Southwest Corner **Southwest Quarter Southeast Corner** -S35-T14S-R3W **Southwest Quarter** Found 2" Aluminum Cap S35-T14S-R3W Found MAG Nail

Legend

Monuments Found
Set 1/2" Rebar w/ "Landmark CLS-116" cap

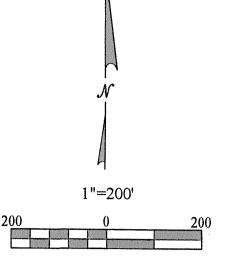
Set 1/2 Redar W Landmark CLS-116Set Wooden Lathe as Point on Line

▲ Section CornerD Described DistanceM Measured Distance

1) Basis of Bearings: Assumed N90°00'00"W along the North line of

Lots 4, 5, and 6, Block 22.

M Measured Distance
P Platted Distance
CM Calculated from Measurement
RS Dependent Resurvey Distance



Legal Description

Deed Book 329, Page 253

That part of the Northeast Quarter (NE1/4) of Section Thirty-five (35) in Township Fourteen (14S) South, Range Three (3W) West of the Sixth Principal Meridian, in Saline County, Kansas, lying West of Highway I-35.

EXCEPT

Deed Book 378, Page 904
The South Twenty Foot of

The South Twenty Feet of the Northeast Quarter (NE1/4), Section Thirty-five (35), Township Fourteen (14) South, Range Three (3) West, lying West of the right-of-way of Interstate 135.

AND EXCEPT

Book 1168, Page 1808

A parcel of land located in the Northeast Quarter (NE1/4) of Section Thirty-five (35), Township Fourteen (14) South, Range Three (3) West of the 6th P.M., in Saline County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter (NE1/4); thence on an assumed bearing of S 00°05'03" E along the West line of said Northeast Quarter (NE1/4) a distance of 53.75 feet to a point on the West right-of-way line of Interstate I-135, said point being the point of beginning of the parcel to be described;

- thence N 89°38'00" E along said West right-of-way line a distance of 58.54 feet; - thence S 81°25'18" E along said West right-of-way line a distance of 604.86 feet;

- thence S 26°06'58" E along said West right-of-way line a distance of 310.39 feet; - thence S 41°29'26" E along said West right-of-way line a distance of 490.48 feet;

- thence S 31°03'05" E along said West right-of-way line a distance of 490.48 feet;

- thence along said West right-of-way line on a curve to the right with a radius of 5579.58 feet, a chord length of 695.96 feet, a chord bearing of S 08°59'47" E and an arc length of 696.41 feet;

- thence S 89°54'53" W a distance of 1355.18 feet to a point on said West line of the Northeast Quarter (NE1/4); - thence N 00°05'03" W along said West line a distance of 1642.25 feet to the point of beginning.

TOGETHER WITH

Deed Book 311, Page 642

The Northwest Quarter (NW/4) of Section Thirty-five (35), Township Fourteen (14), Range Three (3) West, EXCEPT the Kansas and Colorado Railroad right-of-way and Kaneb Pipeline Company right-of-way and a strip Thirty (30) feet in width along the West side of the West Half of the Northwest Quarter (W/2 NW/4) of Section Thirty-five (35).

AND EXCEPT

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Fourteen (14) South, Range Three (3) West of the 6th P.M. Saline County, Kansas, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter (NW/4); thence S 00°05'07" E along the East line

of said Northwest Quarter (NW/4) a distance of 41.20 feet toa point on the South Right-of-way line of Magnolia Road; thence S 89°16'11" W along the South right-of-way line of Magnolia Road a distance of 169.50 feet; thence S 86°00'20" W along said South right-of-way line of Magnolia Road a distance of 248.51 feet to the point of beginning; thence continuing S 86°00'20" W along the South right line of Magnolia Road 101.10 feet; thence on a curve to the right have a radius of 28,707.87 feet, a chord bearing of S 89°22'17" W, a chord distance of 8.19 feet, and an arc length of 8.19 feet; thence S 00°33'52" E 347.94 feet; thence S 89°54'49" E 106.15 feet; thence N 00°05'07" W 355.22 feet to the point of beginning.

AND EXCEPT

That part of the East 10.0 feet of the Northwest Quarter of Section 35, Township 14 South, Range 3 West of the 6th Principal Meridian in Saline County, Kansas, which is now platted Magnolia Commons Addition which is recorded in Plat Book A15, Page 16.

Surveyor's Certificate

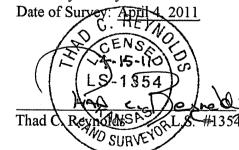
I, the undersigned, a Registered Land Surveyor in the State of Kansas, do hereby certify that the above plat and description were performed under my supervision and are in conformance with Kansas "Minimum Standards for Boundary Surveys."

Date of Plot:

Drawn By:

Checked By:

TR





301 North Broadway, P.O. Box 97
Abilene, Kansas 67410

4/12/11 Project #: 11-6358

JPJ Client: Com Co. of KS, Inc. (Jim Marietta)

Sheet 1 of 1