

DESCRIPTIONS:
PARCEL 1:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS PREPARED BY LLOYD P. DORZMEILER, PS885 ON OCTOBER 12, 2023, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°33'54" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61; THENCE SOUTH 00°26'43" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHEYENNE ROAD; THENCE NORTH 89°42'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHEYENNE ROAD 482.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE SOUTH 23°46'19" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 400.12 FEET; THENCE SOUTH 24°02'07" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 318.63 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61; THENCE SOUTH 59°11'07" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 936.91 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°26'43" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1174.33 FEET TO THE POINT OF BEGINNING, CONTAINING 14.502 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PARCEL 2:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS PREPARED BY LLOYD P. DORZMEILER, PS885 ON OCTOBER 12, 2023, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°26'43" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1544.05 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 FOR THE POINT OF BEGINNING; THENCE NORTH 64°51'45" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 442.09 FEET; THENCE NORTH 58°50'31" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 600.08 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE SOUTH 36°48'21" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 333.45 FEET; THENCE SOUTH 42°33'29" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 332.76 FEET; THENCE SOUTH 53°35'30" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 176.62 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY K-61; THENCE SOUTH 31°32'37" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY K-61 A DISTANCE OF 286.17 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, 365 SPORTS COMPLEX SUBDIVISION, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS; THENCE SOUTH 89°28'55" WEST ALONG THE NORTH LINE OF SAID 365 SPORTS COMPLEX SUBDIVISION 1328.14 FEET (1328.33 FEET PLATTED) TO THE NORTHWEST CORNER OF SAID 365 SPORTS COMPLEX SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°26'43" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 374.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.001 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

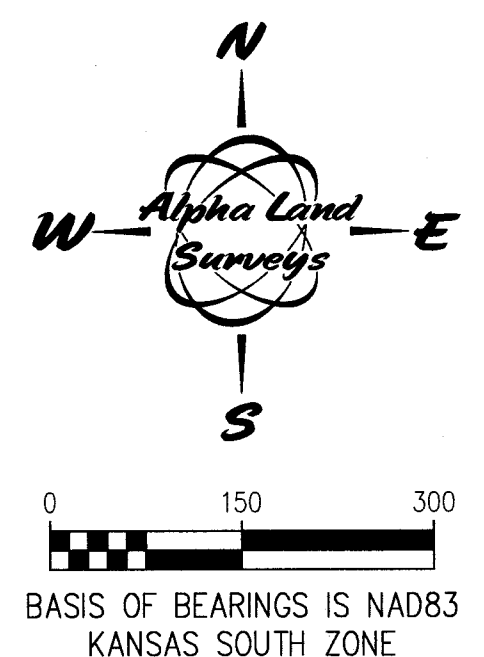
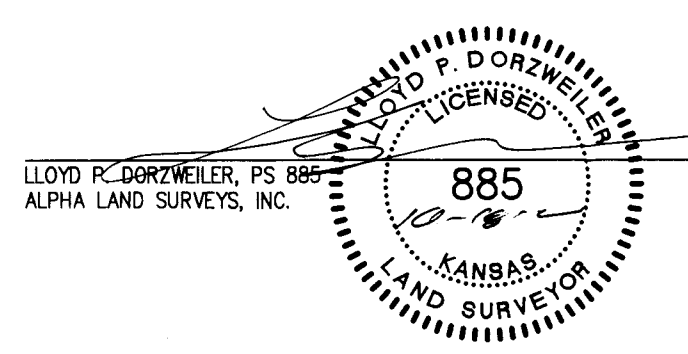
PARCEL 3:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS PREPARED BY LLOYD P. DORZMEILER, PS885 ON OCTOBER 12, 2023, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°33'54" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 890.36 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°33'54" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1177.74 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61; THENCE SOUTH 51°22'59" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 567.90 FEET; THENCE SOUTH 57°34'16" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 486.17 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE NORTH 31°24'12" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 321.19 FEET; THENCE NORTH 51°21'08" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE 366.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.716 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PARCEL 4:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS PREPARED BY LLOYD P. DORZMEILER, PS885 ON OCTOBER 12, 2023, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°33'54" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 2487.91 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY K-61, SAID POINT BEING 158.35 FEET (158.1 FEET RECORD) WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 30°36'59" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY K-61 A DISTANCE OF 263.47 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 31°02'38" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY K-61 A DISTANCE OF 1283.79 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89°30'00" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 11.37 FEET; THENCE SOUTH 30°39'37" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY K-61 A DISTANCE OF 221.74 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE NORTH 51°21'37" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE A DISTANCE OF 240.35 FEET; THENCE NORTH 33°28'46" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE A DISTANCE OF 180.80 FEET; THENCE NORTH 19°44'54" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH AVENUE A DISTANCE OF 285.86 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61; THENCE NORTH 55°40'13" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 309.79 FEET; THENCE NORTH 52°47'49" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 928.13 FEET; THENCE SOUTH 85°59'38" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY K-61 A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.416 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PARCEL 5:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS PREPARED BY LLOYD P. DORZMEILER, PS885 ON OCTOBER 12, 2023, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°36'48" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 251.41 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILWAY FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°36'48" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 2361.55 FEET, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°28'06" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 1444.16 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILWAY; SAID POINT BEING 50.00 FEET SOUTHEASTERLY MEASURED PERPENDICULAR TO THE CENTERLINE OF SAID UNION PACIFIC RAILWAY; THENCE NORTH 30°35'17" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILWAY 1519.32 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89°30'00" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER 14.60 FEET; SAID POINT BEING 62.50 FEET SOUTHEASTERLY MEASURED PERPENDICULAR TO THE CENTERLINE OF SAID UNION PACIFIC RAILWAY; THENCE NORTH 30°35'17" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILWAY 1240.20 FEET TO THE POINT OF BEGINNING, CONTAINING 39.187 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

- GENERAL NOTES:
1) SECTION CORNER REFERENCE TIES FILED WITH THE KANSAS STATE HISTORICAL SOCIETY AND THE MCPHERSON COUNTY PUBLIC WORKS DEPARTMENT AS REQUIRED BY KSA 1987 SUPP. 58-201.
2) NO TITLEWORK WAS PROVIDED BY CLIENT FOR SUBJECT PROPERTY. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING SUBJECT PROPERTY MAY NOT BE SHOWN.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION ON SEPTEMBER 1, 2023.



BOUNDARY TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°33'54" E	40.00
L2	S 00°26'43" E	40.00
L3	N 89°30'00" E	11.37

- LEGEND
- - FOUND SURVEY MONUMENT
 - - FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "KDOT"
 - △ - FOUND SECTION SUBDIVISION CORNER
 - - FOUND "X" CUT IN CONCRETE
 - - SET 1/2" x 24" REBAR WITH PLASTIC CAP STAMPED "ALPHA OLS-184"
 - - SET "X" CUT IN CONCRETE
 - ⊠ - RIGHT-OF-WAY MARKER
 - R - RECORD
 - M - MEASURED
 - C - CALCULATED MEASURE
 - P - PLATTED PER "365 SPORTS COMPLEX SUBDIVISION"
 - PRO - PRIORATED
 - POB - POINT OF BEGINNING
 - K.S.H.S. - KANSAS STATE HISTORICAL SOCIETY
 - PS - PREVIOUS SURVEY BY (company name)
 - PROJ. NO. (number), DATED (date of survey)

SURVEY FOR:
KENT KAUFMAN

SURVEY TYPE:
BOUNDARY

Alpha Land Surveys, Inc.
102 EAST 4TH AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 09/01/2023 PLOT DATE: 10/18/2023
DRAWN BY: RDB PROJ. NO.: 2301898
CHECKED BY: LPD SHEET 1 OF 1