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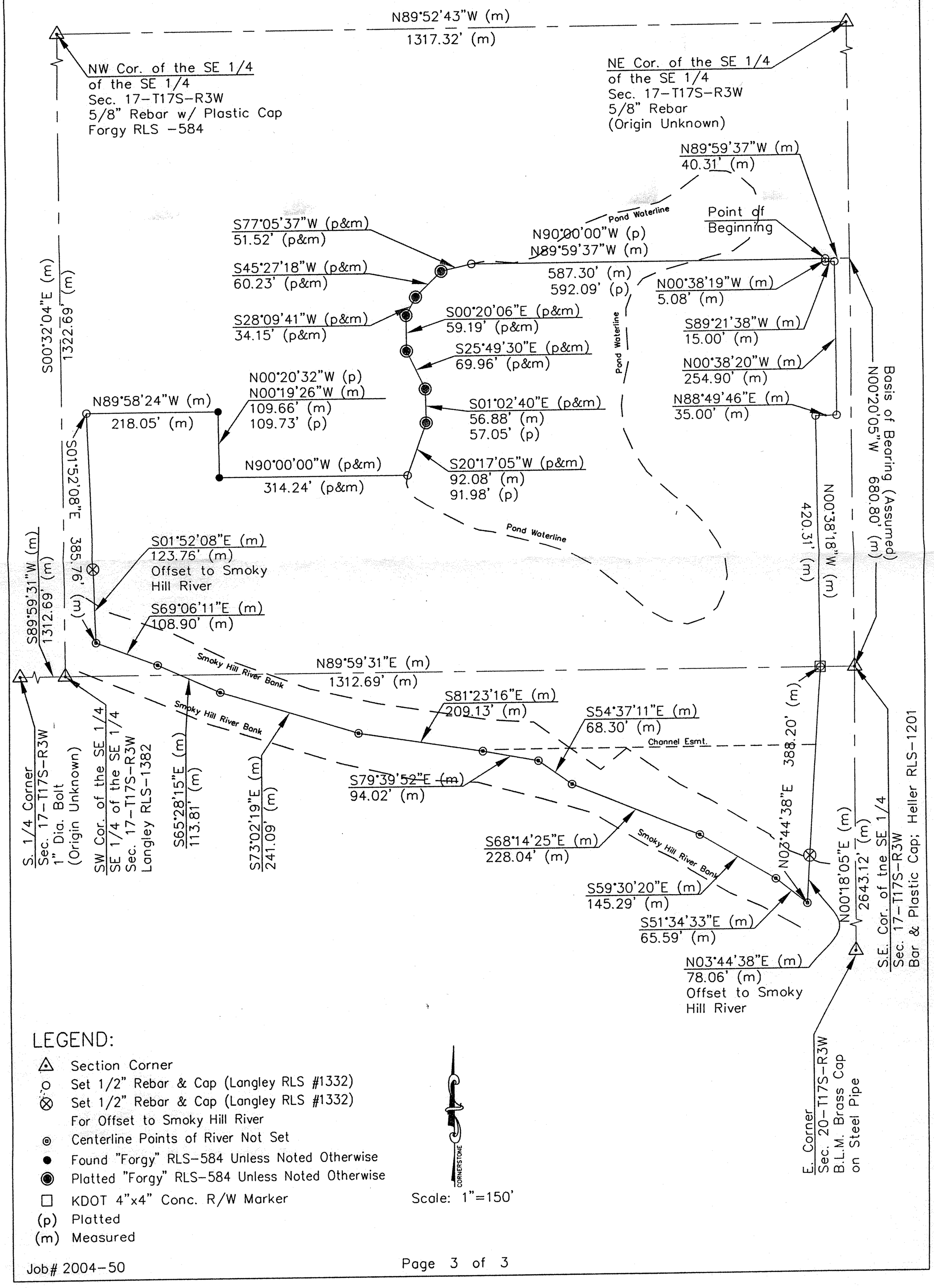
CORNERSTONE SURVEYING

Richard Langley
(785) 823-6011
P.O. Box 2745
Salina, Kansas 67402



LEGEND:

- △ Section Corner
- ○ Set 1/2" Rebar & Cap (Langley RLS #1332)
- ⊗ Set 1/2" Rebar & Cap (Langley RLS #1332) For Offset to Smoky Hill River
- ◎ Centerline Points of River Not Set
- ● Found "Forgy" RLS-584 Unless Noted Otherwise
- ◉ Platted "Forgy" RLS-584 Unless Noted Otherwise
- □ KDOT 4"x4" Conc. R/W Marker
- (p) Platted
- (m) Measured

CORNERSTONE

Scale: 1"=150'

Job# 2004-50

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LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of Section Seventeen (17), and the Northeast Quarter of Section Twenty (20), Township 17 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, and more particulary described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section Seventeen (17);

Thence on an assumed bearing of N00°20'05"W along the East line of said Southeast Quarter a distance of six hundred eighty and eighty hundredths (680.80) feet to a point on the East line of said Southeast Quarter (1/4);

Thence on a bearing of N89°59'37"W a distance of Forty and Thirty one hundredths (40.31) feet to a point on the West right of way line of U.S. 81 Highway, said point being the Southeast corner of Phase one of the Smoky Valley Estates Planned Development, City of Lindsborg, McPherson County, Kansas, said point also being the Point of Beginning;

Thence N89°59'37"W, along the South line of said Phase One, a distance of Five hundred Eighty Seven and Thirty hundredths (587.30) feet;

Thence at the waterline of a pond, S77°05'37"W a distance of Fifty one and Fifty two hundredths (51.52) feet;

Thence S45°27'18"W a distance of Sixty and Twenty three hundredths (60.23) feet;

Thence S28°09'41"W a distance of Thirty four and Fifteen hundredths (34.15) feet;

Thence S00°20'06"E a distance of Fifty nine and Nineteen hundredths (59.19) feet;

Thence S25°49'30"E a distance of Sixty nine and Ninety six hundredths (69.96) feet;

Thence S01°02'40"E a distance of Fifty six and Eighty eight hundredths (56.88) feet;

Thence S20°17'05"W a distance of Ninety two and Eight hundredths (92.08) feet;

Thence leaving the waterline of said pond on a bearing of N90°00'00"W a distance of Three hundred Fourteen and Twenty four hundredths (314.24) feet;

Thence N00°19'26"W, a distance of One hundred nine and Sixty six hundredths (109.66) feet;

Thence N89°58'24"W a distance of Two hundred Eighteen and five hundredths (218.05) feet to the East right of way line of the abandoned McPherson rail line of the Union Pacific Railroad;

Thence continuing South along said abandoned right of way line on a bearing S01°52'08"E, a distance of Three hundered Eighty five and Seventy six hundredths (385.76) feet to the centerline of the Smoky Hill River;

Thence continuing along the centerline of the Smoky Hill River on an Easterly course with a bearing of S69°06'11"E, a distance of One hundred eight and Ninety hundredths (108.90) feet;

Thence S65°28'15"E, a distance of One hundred Thirteen and Eighty one hundredths (113.81) feet;

Thence S73°02'19"E, a distance of Two hundred Forty one and Nine hundredths (241.09) feet;

Thence S81°23'16"E, a distance of Two hundred nine and Thirteen hundredths (209.13) feet;

Thence S79°39'52"E, a distance of Ninety four and Two hundredths (94.02) feet;

Thence S54°37'11"E, a distance of Sixty eight and Thirty hundredths (68.30) feet;

Thence S68°14'35"E, a distance of Two hundred Twenty eight and Four hundredths (228.04) feet;

Thence S59°30'20"E, a distance of One hundred Forty five and Twenty nine hundredths (145.29) feet;

Thence S51°34'33"E, a distance of Sixty five and Fifty nine hundredths (65.59) feet to a point in the centerline of the Smoky Hill River, said point being a point on the West right of way of U.S. 81 Highway;

Thence leaving the centerline of the Smoky Hill River and continuing along the West right of way line of U.S. Highway 81 on a bearing of N03°44'38"E, a distance of Three hundred Eighty eight and Twenty hundredths (388.20) feet;

Thence along said right of way line on a bearing of N00°38'18"W, a distance of Four hundred Twenty and Thirty one hundredths (420.31) feet;

Thence along said right of way line on a bearing of N88°49'46"E, a distance of Thirty five and Zero hundredths (35.00) feet;

Thence along the said right of way line on a bearing of N00°38'20"W, a distance of Two hundred Fifty four and Ninety hundredths (254.90) feet;

Thence along said right of way line on a bearing of S89°21'38"W, a distance of Fifteen and Zero hundredths (15.00) feet;

Thence N00°38'19"W, a distance of Five and Eight hundredths (5.08) feet to the Point of Beginning;

This tract of land contains Nineteen and twelve hundredths (19.12) acres more or less, and is subject to easements, restrictions, reservations, encumbrances, leases, and conveyances of record.

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CLOSURE TABLE

Course: N 89°59'37" W	Distance: 587.30'
Course: S 77°05'37" W	Distance: 51.52'
Course: S 45°27'18" W	Distance: 60.23'
Course: S 28°09'41" W	Distance: 34.15'
Course: S 00°20'06" E	Distance: 59.19'
Course: S 25°49'30" E	Distance: 69.96'
Course: S 01°02'40" E	Distance: 56.88'
Course: S 20°17'05" W	Distance: 92.08'
Course: N 90°00'00" W	Distance: 314.24'
Course: N 00°19'26" W	Distance: 109.66'
Course: N 89°58'24" W	Distance: 218.05'
Course: S 01°52'08" E	Distance: 385.76'
Course: S 69°06'11" E	Distance: 108.90'
Course: S 65°28'15" E	Distance: 113.81'
Course: S 73°02'19" E	Distance: 241.09'
Course: S 81°23'16" E	Distance: 209.13'
Course: S 79°39'52" E	Distance: 94.02'
Course: S 54°37'11" E	Distance: 68.30'
Course: S 68°14'35" E	Distance: 228.04'
Course: S 59°30'20" E	Distance: 145.29'
Course: S 51°34'33" E	Distance: 65.59'
Course: N 03°44'38" E	Distance: 388.20'
Course: N 00°38'18" W	Distance: 420.31'
Course: N 88°49'46" E	Distance: 35.00'
Course: N 00°38'20" W	Distance: 254.90'
Course: S 89°21'38" W	Distance: 15.00'
Course: N 00°38'19" W	Distance: 5.08'

Perimeter: 4431.68'

Area: 832753.15 sq. ft. 19.12 acres

Error of Closure: 0.012 Course: N 76°46'44" W

Precision 1: 374617.66