## DESCRIPTION

A portion of the Southeast ¼ of Section 26, Township 19 South, Range 2 West of the 6th P.M., more particularly described as follows:

Commencing at the Northeast corner of the Southeast 4 of Section 26, Township 19 South, Range 2 West; Thence South along the East line of said Southeast # 2180.99 ft. for a place of beginning; Thence with a deflection angle 89°58'56" Right - West 2648.33 ft. to the West line of said Southeast 1; Thence South along the West line of said Southeast 4 249.36 ft. to a point that is 208.72 ft. North of the Southwest corner of said Southeast 1; Thence with a deflection angle 90°03'41" Left - East parallel with the South line of said Southeast 1 208.72 ft.; Thence with a deflection angle 90 03'41" Right -South parallel with the West line of said Southeast 4 208.72 ft. to the South line of said Southeast 4; Thence East along the South line of said Southeast 2439.59 ft. to the Southeast corner of said Southeast 1; Thence with a deflection angle 89°56'11" Left - North along the East line of said Southeast 4 455.97 ft. to the place of beginning, containing 26.786 Acres in McPherson County, Kansas, subject to road right of way easements across the East and South 33.0 feet thereof, and subject to any other easements of record.

See also Surveyor's report attached.

William H. Klassen

## SURVEYOR'S REPORT

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The following description of record was furnished us with a request for a survey of the same:

Tract in Southeast 4 Sec. 26, T.19 S., R.2 W.

Beginning at a point 132.33 Rods South of the Northeast corner of said Southeast 1 section; Thence West 160 Rods; Thence South 15.02 Rods; Thence East 12.65 Rods; Thence South 12.65 Rods; Thence East 147.35 Rods; Thence North 27.67 Rods to the place of beginning.

While implying the same through East-West calls and North-South calls each adding up to 2640 ft., no mention is made in the above description of the East, West, or South lines or of the Southeast corner of said Southeast 4. The acreage of the above described tract was also not included, but the conclusion was that the Southeast 4 was assumed to be regular, and containing 160.0 Acres.

No reference ties or other information being available for locating the Northeast and Southwest corners of the Southeast 4, their locations were established as follows:

Southwest corner Southeast \(\frac{1}{4}\) - a straight line split was established between the South section corners of Section 26 as per the original record survey. Extensive digging unearthed no trace of the cornerstone of record and at that point a 5/8" x 24" iron bar was set and referenced for the South \(\frac{1}{4}\) corner of Section 26.

Northeast corner Southeast ½ - From computations, the straight line split between the East section corners of Section 26, as per the original record survey, was determined to fall in the midst of a maze of criss-cross pipe lines where it was dangerous to and not possible to conduct heavy excavation to search for the cornerstone at a point some 20 ft. East of the middle of the graded road. The graded road essentially split hedges East and West, and that entire area, some 20 ft. x 20 ft. x 3+ ft depth, was excavated carefully in search of either the original stone or one set later by Tourney 10.56 ft. North of the original stone by consent. Unearthing no trace of either stone, a 5/8" x 24" iron bar was set and referenced on the straight line split for the East ½ corner of Section 26.

The early split of the Southeast ¼ of Section 26, Township 19 South, Range 2 West of the 6th P.M. was intended as an inheritance split into six equal parts and was described in Rod increments, i.e. 26.667 Rods (440.0 ft.) along the East line of said Southeast ¼. For identification and clarity these parcels are shown by dashed lines running East to West and are numbered 1 to 6 from the North on the accompanying plat of survey.

To maintain equal acreage distribution, when a trade was made of the South 1 Rod of the parcel #3 for a 1 acre square in the Southeast corner of said Southwest 1 (Southwest corner of parcel #6), the division lines were shifted North 1 Rod for the South lines of parcels #4 and #5, resulting in an unusual combination of parcels and acreages through conveyances to the present day, none of which having been surveyed and properly described.

The improper description is seen in each parcel with the assumption of a true and full quarter section of 160 Acres with 2640 feet, or 160 Rods, on each side. It will be particularly noted on Parcel #6 plus the 1 Acre square in the following manner: There being 160.693 Acres in said Southeast ¼, reflecting a "long" quarter; However it is not uniformly "long" or on all sides, the East side being found to be somewhat short.

The North and South sides varying only -.118 ft.  $(l_2^{1})$  across said  $\frac{1}{4}$  section and has little or no significance in maintaining the same equitable split as originally intended or as later with the l Acre trade taken into account.

The East and West sides varying 12.21 ft., it becomes necessary to deviate from a nominal "6" way split to an actual "6" way split, and thereby eliminating, as an example, the North 26 2/3 Acres, or the North 53 1/3 Acres as survey descriptions, with lines parallel with the North line of the Southeast \( \frac{1}{4} \). In reproducing the intent of the original split, it is our opinion that each parcelwould now require its individual metes and bounds description reflecting the above facts and criteria.

William H. Klassen