

DESCRIPTION

A portion of Reserve Area "A", Sunbird Lakes Estates II Addition to the City of McPherson, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 5th day of January, 2022:

Beginning at the Northwest corner of Lot 1, Block 1, Hoover Subdivision, City of McPherson, McPherson County, Kansas; thence on a NAD 83 Kansas South Zone bearing of North 00°08'10" East on the West line of said Reserve Area "A" a distance of 75.81 feet; thence South 48°29'58" East a distance of 22.33 feet; thence South 85°04'08" East a distance of 13.45 feet; thence following an arc of a curve to the right having a radius of 152.86 feet a distance of 37.52 feet (chord bears South 83°53'10" East a distance of 37.42 feet); thence following an arc of a curve to the right having a radius of 60.58 feet a distance of 38.04 feet (chord bears South 63°32'51" East a distance of 37.41 feet); thence South 46°01'45" East a distance of 18.82 feet; thence South 47°15'01" East a distance of 9.30 feet; thence South 50°47'10" East a distance of 33.44 feet; thence South 46°26'39" East a distance of 28.59 feet; thence following the arc of curve to the right having a radius of 174.39 feet a distance of 55.58 feet (chord bears South 36°11'03" East a distance of 55.35 feet); thence South 24°33'45" East a distance of 29.90 feet; thence South 57°56'21" West a distance of 7.12 feet to the Northeast corner of said Lot 1; thence North 42°06'04" West on the East line of said Lot 1 a distance of 129.90 feet; thence North 89°51'47" West on the North line of said Lot 1 a distance of 120.00 feet to the point of beginning.

Containing **0.20 Acre** and subject to any easements or restrictions of record.

Dated: January 5, 2022
Proj. No.: G2021-1122

Nicholas D. Schmidt, PS #1492

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