

# DESCRIPTION:

A portion of the Northwest Quarter of Section 25, Township 20 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence North 89°45'30" East (basis of bearings is assumed) along the North line of said Northwest Quarter 1634.82 feet for the point of beginning; thence continuing North 89°45'30" East along the North line of said Northwest Quarter 453.52 feet; thence South 01°27'55" West 350.08 feet; thence South 62°01'56" West 238.64 feet; thence South 89°03'40" West 234.80 feet; thence North 00°07'12" East 463.82 feet to the point of beginning, containing 4.485 Acres, subject to a road right-of-way easement across the North side thereof and any other easements of record.

## ADDRESS:

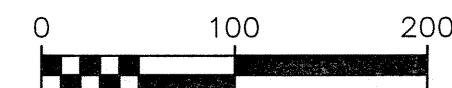
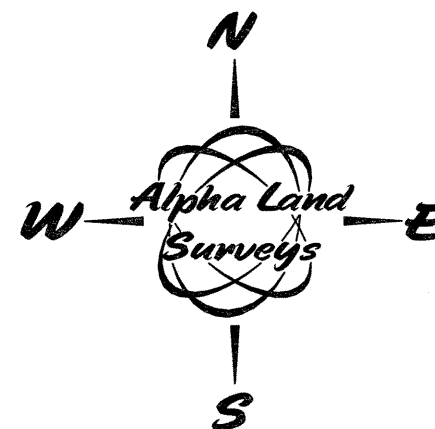
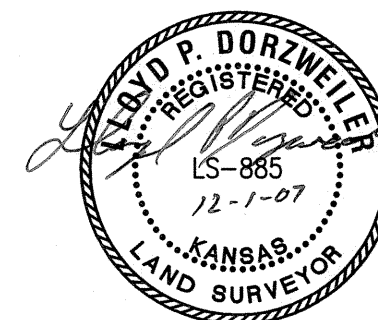
1733 Comanche Road, McPherson, KS 67460

## 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. 58-2001.
- 2) No titlework was provided by client for subject property. Easements and rights-of-ways affecting subject property are not shown.
- 3) To re-establish the Northeast corner of said Northwest Quarter, research of records at the McPherson County Public Works Department yielded only ties of hedge rows running North and South. A survey dated March 1877 on file in Record of Permanent Surveys Book "B", page 4 records the Northeast corner of the Northwest Quarter was set on line and midway between section corners but that the corner also fit tree lines which also matched the reference ties. The mid point between section corners fell 75 feet East of the ancient tree lines and 5.4 feet South of the centerline of the paved road. I accepted the centerline of the paved roadway and the intersection of the tree row for the corner position which fits the survey referenced above within 0.4 foot.
- 4) The road right-of-way is shown as based upon FAS plans 374-1 and 374-3 on file in the McPherson County Public Works Department.

## SURVEYORS CERTIFICATE:

I hereby certify that this Survey was made under my supervision on November 29, 2007.



Basis of Bearing is Assumed

## LEGEND

- △ - Section subdivision corner found
- ▲ - Section subdivision corner set
- - Set 1/2"x24" rebar with cap stamped "ALPHA CLS-184"
- M - Measured
- C - Calculated measure
- R - Record
- P.O.B. - Point of beginning

**COLDWELL BANKER  
COMMERCIAL**

**Alpha Land Surveys, Inc.**

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Drawn By: LPD

Sheet 1 Of 1

Checked By: RDB

Proj. No.: 070185B