

# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 36,  
TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF MCPHERSON, STATE OF KANSAS

## LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

(MP000677)

A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE 6TH P.M., MCPHERSON COUNTY, KANSAS, SAID PORTION BEING WITHIN LAND CONVEYED TO RICHARD K. SCHROEDER AND LUWANDA F. SCHROEDER BY JOINT TENANCY WARRANTY DEED DATED DECEMBER 18, 1982, DESCRIBED IN BOOK 222, PAGE 340, FILED FOR RECORD OCTOBER 20, 1988, AT THE MCPHERSON COUNTY REGISTER OF DEEDS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ORANGE PLASTIC CAP SET ON A 5/8" REBAR FOR THE MOST NORTHERN CORNER OF A 0.188 ACRE TRACT OF LAND SURVEYED BY DANIEL E. GARNER, LS-683, DATED NOVEMBER 6, 1984, FOR THE ARK VALLEY ELECTRIC COOP ASSN., SAID POINT BEING ON THE EASTERLY UNION PACIFIC RIGHT OF WAY LINE AND SAID POINT BEING THE MOST NORTHERLY ANGLE POINT DESCRIBED AS THE EXCEPTION IN THE AFOREMENTIONED TRACT OF LAND CONVEYED TO SCHROEDER (SCHROEDER TRACT);

THENCE DEPARTING FROM THE SAID ARK VALLEY ELECTRIC COOP ASSN. 0.188 ACRE TRACT, ALONG THE SAID EASTERLY RIGHT OF WAY LINE NORTH 34°57'59" EAST A DISTANCE OF 1,408.88 FEET TO A POINT ON THE NORTH LINE OF SAID SCHROEDER TRACT, SAID LINE BEING THE COMMON LINE WITH THE SOUTH LINE OF LAND CONVEYED TO LANCE D. GOERTZEN AND KARLENE A. GOERTZEN BY JOINT TENANCY AND GENERAL WARRANTY DEED DATED OCTOBER 16, 2013, DESCRIBED IN BOOK 658, PAGES 4304-4306, FILED FOR RECORD OCTOBER 21, 2013, AT THE MCPHERSON COUNTY REGISTER OF DEEDS OFFICE;

THENCE DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE ALONG SAID COMMON LINE NORTH 88°53'51" EAST A DISTANCE OF 18.33 FEET TO A POINT MEASURED 15 FEET PERPENDICULAR EASTERLY FROM THE SAID EASTERLY UNION PACIFIC RIGHT OF WAY LINE;

THENCE DEPARTING FROM SAID COMMON LINE ALONG A LINE PARALLEL WITH AND MEASURED 15 FEET PERPENDICULAR EASTERLY FROM SAID RIGHT OF WAY LINE SOUTH 34°57'59" WEST A DISTANCE OF 1,427.88 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE EXCEPTION DESCRIBED IN THE AFOREMENTIONED SCHROEDER TRACT, SAID LINE BEING THE COMMON LINE WITH THE NORTHEASTERLY LINE OF THE 0.188 ACRE ARK VALLEY ELECTRIC COOP ASSN. TRACT SURVEYED BY DANIEL E. GARNER, DATED NOVEMBER 6, 1984;

THENCE DEPARTING FROM SAID PARALLEL LINE ALONG SAID COMMON LINE NORTH 27°43'07" WEST A DISTANCE OF 16.88 FEET TO THE POINT OF BEGINNING.

## GENERAL SURVEY NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVWEST, LLC, TO DETERMINE OWNERSHIP, RIGHT OF WAY OR EASEMENTS OF RECORD, SURVWEST, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT OF TITLE INSURANCE ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT ORDER NUMBER: MP000677  
EFFECTIVE DATE: FEBRUARY 6, 2023, 8:00 AM
- BASES OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF 800°32'03"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST, BETWEEN A FOUND 5/8" REBAR (PER COUNTY CORNER RECORDS) AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 36 AND A FOUND 5/8" REBAR (PER COUNTY CORNER RECORDS) AT THE SOUTHEAST CORNER OF SAID SECTION 36, AS SHOWN HEREON, KANSAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, KANSAS SOUTH ZONE 1982). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ALL DISTANCES SHOWN ARE MEASURED ON THE GROUND IN U.S. SURVEY FEET AND CAN BE CONVERTED TO GRID DISTANCE BY MULTIPLYING THE DISTANCE BY A COMBINED SCALE FACTOR OF 0.99987815.
- REGARDING ITEM NO. 1 OF THE ALTA / NSPS CHECKLIST: SUBJECT PROPERTY SHALL HAVE MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SUBJECT PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.  
SET 5/8" X 18" IRON BARS AT ALL CORNERS OF SUBJECT PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.
- REGARDING ITEM NO. 3 OF THE ALTA / NSPS CHECKLIST: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 20113C0800E, DATED JANUARY 16, 2008. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- REGARDING ITEM NO. 4 OF THE ALTA / NSPS CHECKLIST: SUBJECT PROPERTY CONTAINS 0.49 ACRES, OR 21,262 SQUARE FEET, MORE OR LESS.
- REGARDING ITEM NO. 11(A) OF THE ALTA / NSPS CHECKLIST: NO UTILITY MARKINGS OBSERVED DURING FIELD SURVEY, UTILITY LOCATES WERE PERFORMED DURING PRIOR REQUESTS. IT IS SUGGESTED BY SURVWEST LLC, THAT THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR UTILITY LOCATES AND POT-HOLING BE DONE FOR VERIFICATIONS BEFORE DIGGING OR ANY TYPE OF CONSTRUCTION.

## SCHEDULE B-II EXCEPTIONS

FROM TITLE COMMITMENT NUMBER MP000677 WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2023, PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS, SURVEYOR HAS NO COMMENT ON STANDARD EXCEPTIONS

- CATHODIC PROTECTION EASEMENT TO MOBILE PIPE LINE COMPANY, RECORDED JUNE 2, 1972, IN BOOK MSC. 100, PAGE 19.

**DOCUMENT IS A BLANKET DESCRIPTION - NOT PLOTTED**

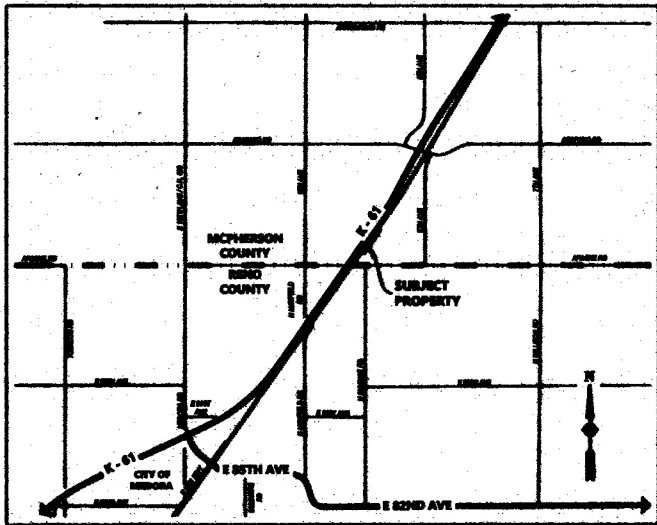
- INTENTIONALLY DELETED

- GRANT OF RIGHT OF WAY TO WESTAR ENERGY, INC., RECORDED AUGUST 21, 2013, IN BOOK 658, PAGE 1182.

**PLOTTED AND SHOWN HEREON** - 20' EASEMENT ADJACENT TO THE SOUTHEAST OF THE SOUTHEAST UPRR RIGHT OF WAY LINE

- GRANT OF RIGHT OF WAY TO WESTAR ENERGY, INC., A KANSAS CORPORATION, RECORDED JULY 24, 2018, IN BOOK 687, PAGE 13336.

**PLOTTED AND SHOWN HEREON** - 20' EASEMENT ADJACENT TO THE SOUTHEAST OF THE SOUTHEAST UPRR RIGHT OF WAY LINE



VICINITY MAP  
NOT TO SCALE (1/2")

## ALTA/NSPS CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
UNION PACIFIC RAILROAD COMPANY  
RICHARD K. SCHROEDER AND LUWANDA F. SCHROEDER

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, AND 11(A) OF TABLE A THEREOF.  
THE FIELDWORK WAS COMPLETED BY: JANUARY 2023  
DATE OF PLAT OR MAP: 3/6/2023



PAUL W. SMITH, LS 1416  
FOR AND ON BEHALF OF SURVWEST, LLC

A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF MCPHERSON, STATE OF KANSAS (SURVEY FOR: UNION PACIFIC RAILROADS)	
TITLE: <b>ALTA/NSPS LAND TITLE SURVEY</b>	
DATE: 3/6/2023	BY: PAUL W. SMITH, LS 1416
SCALE: AS SHOWN	SHEET: 1 OF 2

# ALTA/NSPS LAND TITLE SURVEY

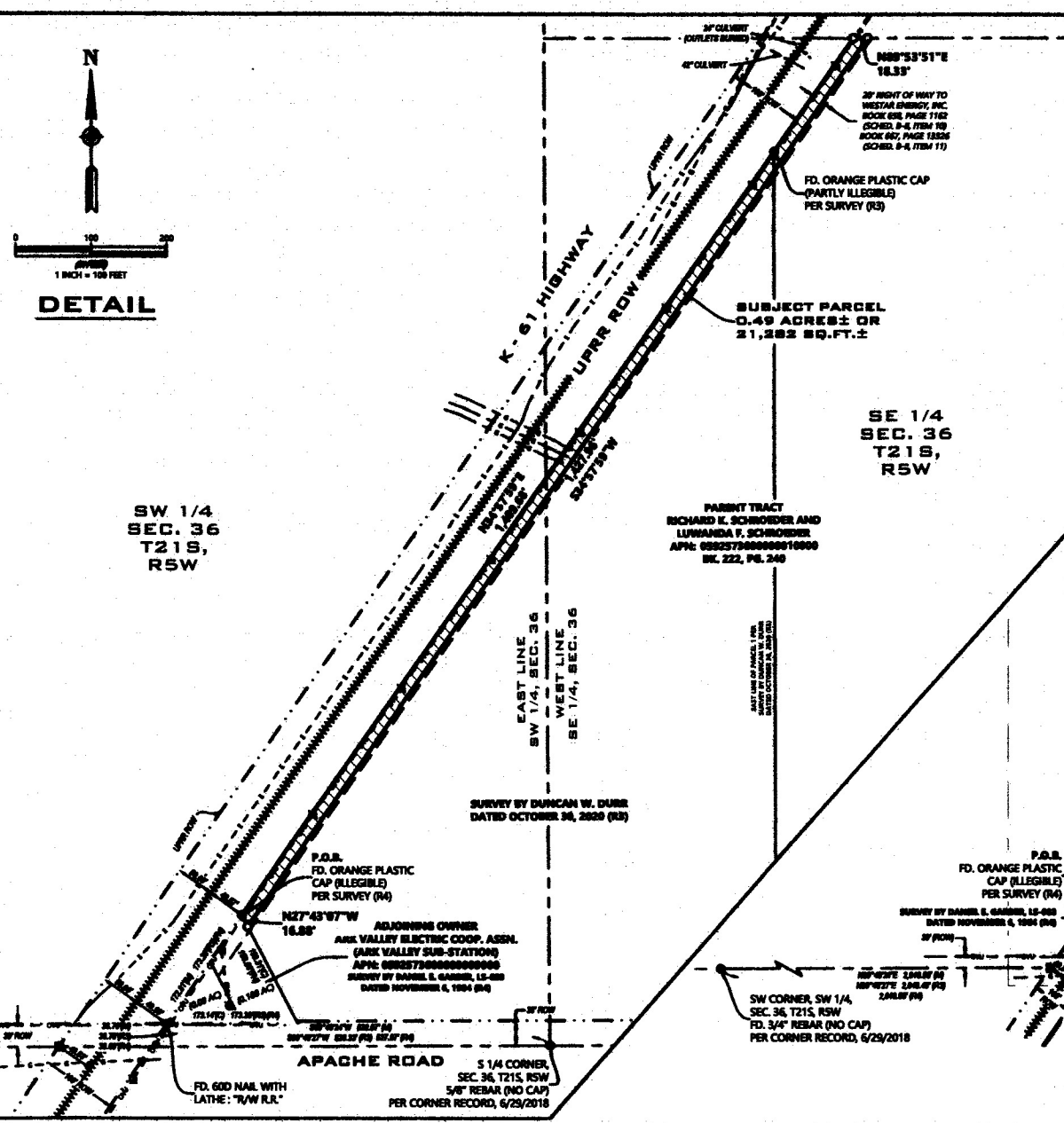
A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 36,  
TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF MCPHERSON, STATE OF KANSAS

## RECORD REFERENCES:

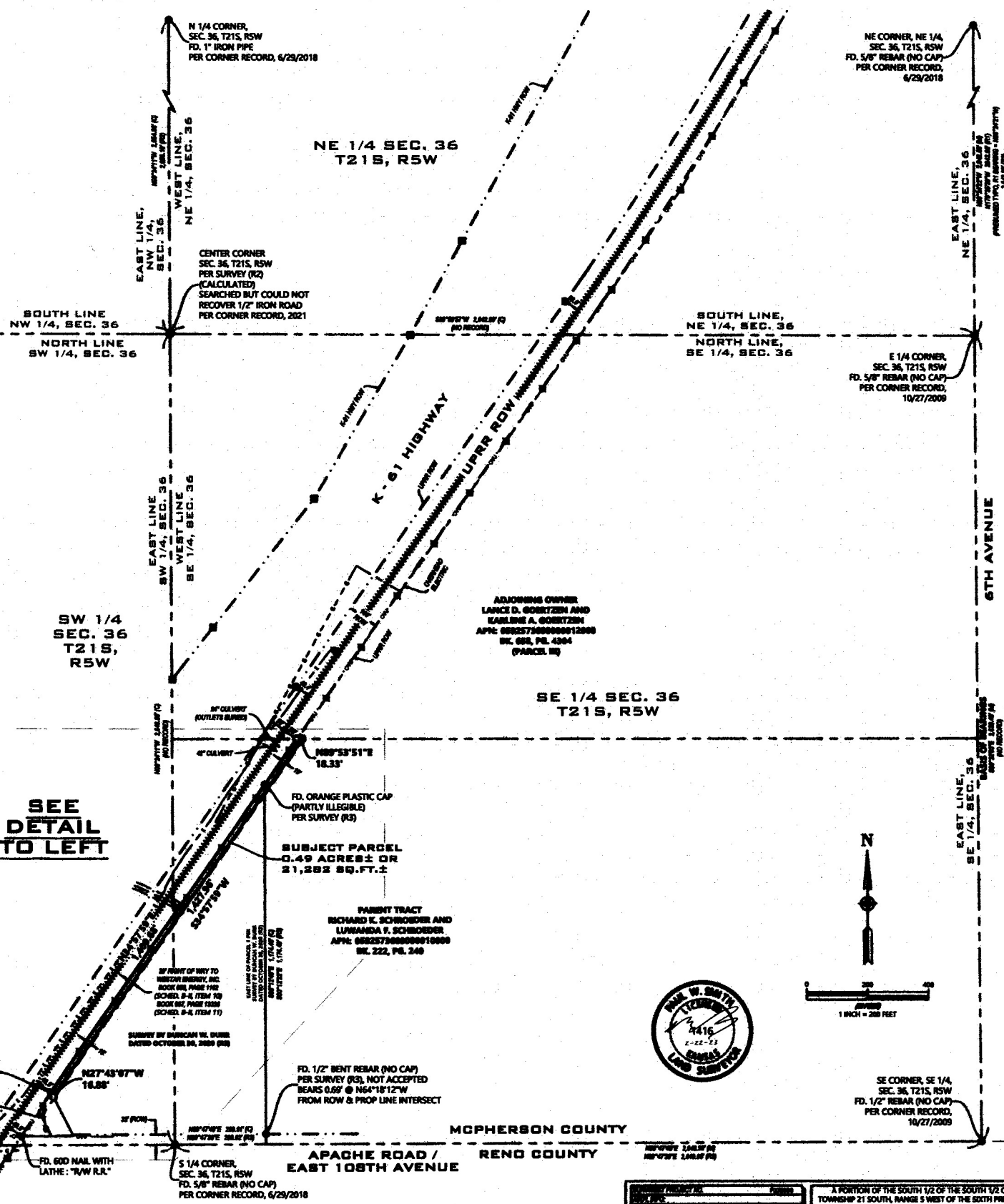
- (R1) = SURVEY PREPARED FOR LANCE GOERTZEN, MADE BY DANIEL E. GABER, LS-883 OF GABER SURVEYING SERVICE, P.A., JOB NO. G2021-048, DATED OCTOBER 13, 2021. CLIENT PROVIDED SURVEY VIA KANSAS SECURED TITLE, INC. WHICH STATED SURVEY NOT RECORDED FOR PUBLIC USE IN RECORDS OF MCPHERSON COUNTY, KANSAS.
- (R2) = SURVEY PREPARED FOR HAROLD REGER, MADE BY DANIEL E. GABER, LS-883 OF GABER SURVEYING SERVICE, P.A., JOB NO. G82-46, DATED MAY 26, 1982. CLIENT PROVIDED SURVEY VIA KANSAS SECURED TITLE, INC. WHICH STATED SURVEY NOT RECORDED FOR PUBLIC USE IN RECORDS OF MCPHERSON COUNTY, KANSAS.
- (R3) = SURVEY PREPARED FOR ARK VALLEY, MADE BY DUNCAN W. DURR, OF DURR ENGINEERING, LLC, JOB NO. 20124, DATED OCTOBER 30, 2020. CLIENT PROVIDED SURVEY VIA KANSAS SECURED TITLE, INC. WHICH STATED SURVEY NOT RECORDED FOR PUBLIC USE IN RECORDS OF MCPHERSON COUNTY, KANSAS.
- (R4) = SURVEY PREPARED FOR ARK VALLEY ELECTRIC COOP ASSN., MADE BY DANIEL E. GABER, LS-883 OF GABER SURVEYING SERVICE, P.A., JOB NO. G84-564, DATED NOVEMBER 6, 1984. CLIENT PROVIDED SURVEY VIA KANSAS SECURED TITLE, INC. WHICH STATED SURVEY NOT RECORDED FOR PUBLIC USE IN RECORDS OF MCPHERSON COUNTY, KANSAS.

## LEGEND

- GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN STRUCTURE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- ALIQUOT SECTION LINE
- SUBJECT PARCEL BOUNDARY
- FOUND MONUMENT, AS NOTED
- FOUND HIGHWAY ROW MARKER POST
- SET 5/8" X 18" IRON BAR WITH CAP STAMPED: "LS 1416"
- POWER POLE
- (R#) RECORD, SEE RECORD REFERENCES
- (M) MEASURED
- (C) CALCULATED
- ROW RIGHT-OF-WAY
- UPRR UNION PACIFIC RAILROAD



SEE  
DETAIL  
TO LEFT



SURVEY		DATE		BY		FOR	
ALTA/NSPS LAND TITLE SURVEY		OCT 13 2021		D.E. GABER		LANCE GOERTZEN	
TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF MCPHERSON, STATE OF KANSAS		JOB NO. G2021-048		SHEET NO. 1		OF 1	