

ORIGINAL PARCEL LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF (E1/2), OF THE NORTHWEST FRACTIONAL QUARTER (NWFR 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTEEN SOUTH (T13S), RANGE TWENTY-ONE EAST (R21E) OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF (E1/2), OF THE NORTHWEST FRACTIONAL QUARTER (NWFR 1/4), THENCE NORTH 89° 59' 28" EAST A DISTANCE OF 250.00 FEET, SAID POINT BEING ON THE NORTH LINE OF THE EAST HALF (E1/2), OF THE NORTHWEST FRACTIONAL QUARTER (NWFR 1/4); THENCE SOUTH 00° 04' 39" EAST A DISTANCE OF 250.00 FEET; THENCE SOUTH 44° 57' 24" WEST A DISTANCE OF 212.00 FEET; THENCE SOUTH 00° 04' 39" EAST A DISTANCE OF 1,657.82 FEET; THENCE SOUTH 83° 00' 05" EAST A DISTANCE OF 808.02 FEET; THENCE SOUTH 00° 11' 48" EAST A DISTANCE OF 500.00 FEET, SAID POINT BEING ON THE SOUTH LINE OF THE EAST HALF (E1/2), OF THE NORTHWEST FRACTIONAL QUARTER (NWFR 1/4); THENCE SOUTH 89° 53' 22" WEST A DISTANCE OF 902.91 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF (E1/2), OF THE NORTHWEST FRACTIONAL QUARTER (NWFR 1/4); THENCE NORTH 00° 04' 39" WEST A DISTANCE OF 2,658.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.35 ACRES MORE OR LESS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

PARCEL TO BE COMBINED LAND DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

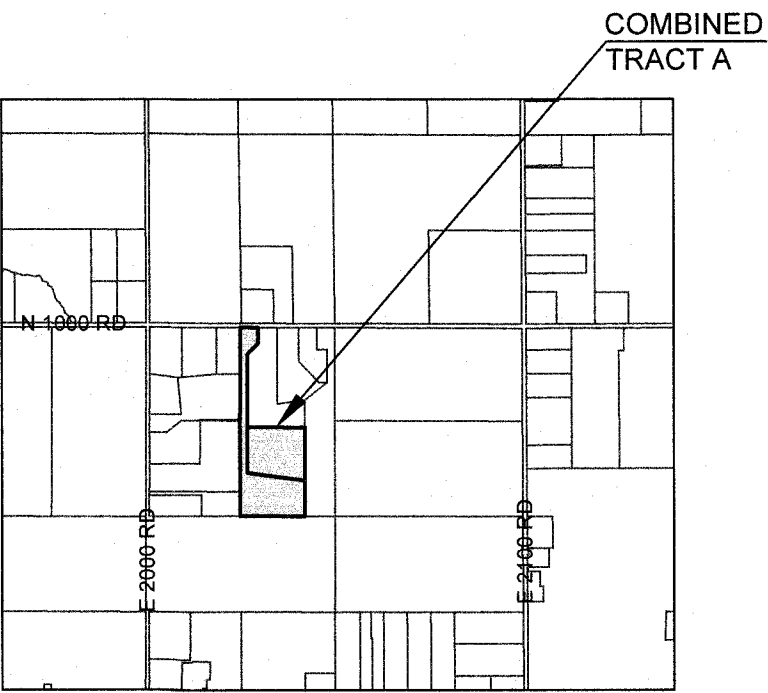
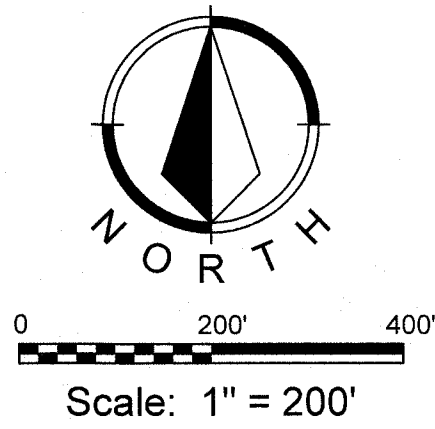
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 N 89°59'28"E. (BEING AN ASSUMED BEARING) 250.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 IN SURVEY 7547 RECORDED IN BOOK 1005 ON PAGE 1269 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL 2, THE FOLLOWING THREE COURSES

- (1) S 0°04'39"E. 250.00 FEET; THENCE
 - (2) S 44°57'24"W. 212.00 FEET; THENCE
 - (3) S 0°04'39"E. 989.86 FEET; TO THE POINT OF BEGINNING;
- THENCE N 89°59'28"E. 800.27 FEET TO THE EAST LINE OF SAID PARCEL 2; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 2 THE FOLLOWING THREE COURSES
- (1) S 0°11'48"E. 766.54 FEET; THENCE
 - (2) N 83°00'05"W. 808.02 FEET THENCE
 - (3) N 0°04'39"W. 667.96 FEET; TO THE POINT OF BEGINNING, CONTAINING 13.189 ACRES.

COMBINED LAND DESCRIPTION - TRACT 1:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 N 89°59'28"E. 250.00 FEET; THENCE S 0°04'39"E. 250.00 FEET; THENCE S 44°57'24"W. 212.00 FEET; THENCE S 0°04'39"E. 989.86 FEET; THENCE N 89°59'28"E. 800.27 FEET; THENCE S 0°11'48"E. 1266.54 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 S 89°53'22"W. 902.91 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 N 0°04'39"W. 2658.00 FEET TO THE POINT OF BEGINNING, CONTAINING 30.539 ACRES.



LOCATION MAP

EXEMPTION NOTES:

TRACT 1 MEETS THE REQUIREMENTS FOR EXEMPTION STATED IN SECTION 11-101(D)(2)(V) OF THE SUBDIVISION REGULATIONS FOR LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY, MORE COMMONLY REFERRED TO AS THE COMBINATION EXEMPTION.

THIS SURVEY IS BEING FILED IN COMPLIANCE WITH THE REQUIREMENTS FOR LAND COMBINATION, SECTION 11-101(F)(1), OF THE LAWRENCE/DOUGLAS COUNTY SUBDIVISION REGULATIONS. IN ACCORDANCE WITH THIS SECTION, THE OWNER SHALL REQUEST THE COUNTY CLERK COMBINE INTO ONE TAX PARCEL THE LAND INCLUDED IN THIS SURVEY. THE COUNTY CLERK MAY DECLINE SUCH REQUEST WHEN THE TAX PARCELS ARE IN DIFFERENT TAXING DISTRICTS OR REQUIRE SEPARATION FOR TAXING OR APPRAISAL PURPOSES.

SURVEYOR'S NOTES:

1. FREDERICK AND LINDA SCHMIDT THE OWNER OF RECORD FOR THE PARCEL TO BE COMBINED HAS AUTHORIZED THIS SURVEY. THE DEED OF RECORD IS RECORDED IN BOOK 598 ON PAGE 1629 AT THE DOUGLAS COUNTY REGISTER OF DEEDS.
2. FREDERICK D. SCHMIDT, TRUSTEE OF THE FREDERICK D. SCHMIDT REVOCABLE TRUST DATED 11/4/09 THE OWNER OF RECORD FOR THE "ORIGINAL PARCEL LAND DESCRIPTION" HAS AUTHORIZED THIS SURVEY. THE DEED OF RECORD IS RECORDED IN BOOK 1056 ON PAGE 1257 AT THE DOUGLAS COUNTY REGISTER OF DEEDS.
3. BEARINGS HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, T13S, R31E AS HAVING A BEARING OF N.89°59'28"E. (SAME BEARING AS THE SURVEY RECORDED IN BOOK 1005 ON PAGE 1269) AT THE DOUGLAS COUNTY REGISTER OF DEEDS.
4. "PARCEL TO BE COMBINED" IS INTENDED TO BE COMBINED WITH PARCEL 1 ON THE SURVEY RECORDED IN BOOK 1005 ON PAGE 1269 AT THE DOUGLAS COUNTY REGISTER OF DEEDS, IS SHOWN HEREON AS "ORIGINAL PARCEL LAND DESCRIPTION."

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION, THAT ALL SUBDIVISION REGULATIONS OF DOUGLAS COUNTY, KANSAS, HAVE BEEN COMPLIED WITH, IN THE PREPARATION OF THIS SURVEY PLAT, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED JULY 3rd, 2019. THIS SURVEY COMPLIES WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

BY: *Albert R. Dieball*
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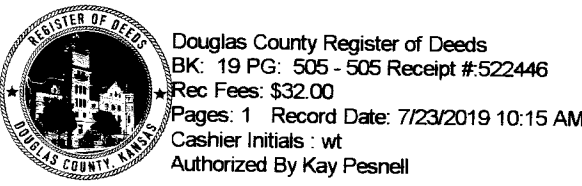


COUNTY SURVEYOR:

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

Kevin R. Sontag
KEVIN R. SONTAG, P.S. #1640
DOUGLAS COUNTY SURVEYOR

7/22/19
DATE



LEGEND

- FOUND 5/8" IRON BAR FROM SURVEY 5852 AND SHOWN ON SURVEY 7547 IN BOOK 1005 ON PAGE 1269 AT THE DOUGLAS COUNTY REGISTER OF DEEDS
- FOUND 1/2" IRON BAR FROM SURVEY 6884 AND SHOWN ON SURVEY 7547 IN BOOK 1005 ON PAGE 1269 AT THE DOUGLAS COUNTY REGISTER OF DEEDS
- FOUND 1/2" IRON BAR WITH PLASTIC CAP LS 64 SET BY SURVEY 7547 IN BOOK 1005 ON PAGE 1269 AT THE DOUGLAS COUNTY REGISTER OF DEEDS
- SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED BG CONS PS 758
- * CALCULATED POINT NOT SET
- R/W RIGHT-OF-WAY
- B. P. BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS

FRED SCHMIDT
2031 N. 1000 ROAD
EUDORA, KS 66025

BOUNDARY SURVEY

BG CONSULTANTS
architects engineers
planners surveyors

Project No. 19-1326L
Date: June 27, 2019
Revised:
SHEET NO. 1