

AGRICULTURAL SUBDIVISION BOUNDARY SURVEY

TRACTS OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS.

PARENT DESCRIPTION: (BOOK 1228, PAGE 5727, RECORDED AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE)

TRACT 1 DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON JUNE 12, 2025, BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 05 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,011.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 970.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 453.57 FEET; THENCE NORTH 88 DEGREES 01 MINUTE 10 SECONDS EAST, A DISTANCE OF 278.00 FEET; THENCE NORTH 66 DEGREES 32 MINUTES 49 SECONDS EAST, A DISTANCE OF 290.77 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 02 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 768.36 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 05 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,234.21 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 1,531.39 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 01 SECOND WEST, A DISTANCE OF 772.22 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 27 SECONDS WEST, A DISTANCE OF 560.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE 05 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 279.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 2,251,404 SQUARE FEET, MORE OR LESS, OR 51.68 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES.

TRACT 2 DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON JUNE 12, 2025, BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 05 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 761.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 617.71 FEET; THENCE NORTH 83 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 446.71 FEET; THENCE NORTH 27 DEGREES 45 MINUTES 29 SECONDS EAST, A DISTANCE OF 439.80 FEET; THENCE NORTH 44 DEGREES 34 MINUTES 26 SECONDS EAST, A DISTANCE OF 498.45 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 19 MINUTES 02 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 998.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 05 MINUTES 23 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 623.21 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 02 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 768.36 FEET; THENCE SOUTH 66 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 290.77 FEET; THENCE SOUTH 88 DEGREES 01 MINUTE 10 WEST, A DISTANCE OF 278.00 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 453.57 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 970.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE 05 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 1,173,563 SQUARE FEET, MORE OR LESS, OR 26.94 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES.

GENERAL NOTES:

1. THIS SURVEY WAS CONDUCTED IN THE FIELD BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)(GRID), IN US SURVEY FEET, (BASIS OF BEARING)
2. SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNERS AND QUARTER CORNERS.
3. THE MONUMENTS SET AND SHOWN HEREON ARE BY AGREEMENT WITH CLIENT.
4. FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES.
5. ORIGIN OF MONUMENTS PRESUMED UNKNOWN UNLESS NOTED OTHERWISE.
6. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
7. CLOSURE 1:50,000 OR GREATER
8. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", AS DEFINED BY FEMA MAP NUMBER 20045C0195D, WITH AN EFFECTIVE DATE OF AUGUST 5, 2010.
9. IF THE PROPERTY CONTAINS MORE THAN 40% ENVIRONMENTALLY SENSITIVE LANDS; UP TO 40% OF THE PROPERTY MAY BE REQUIRED TO BE PROTECTED. ENVIRONMENTALLY SENSITIVE LANDS INCLUDE: REGULATORY FLOODWAY, REGULATORY FLOODPLAIN, JURISDICTIONAL WETLANDS, STREAM CORRIDORS, PRIME FARMLAND, STANDS OF MATURE TREES, ARCHAEOLOGICAL AND HISTORICAL SITES.

REFERENCE SURVEY:

1. SURVEY #9523, AGRICULTURAL SUBDIVISION BOUNDARY SURVEY, BY JESSE A. NOLL, PS-1711, DATED SEPTEMBER 9, 2024, RECORDED IN PLAT BOOK 20, PAGE 144 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.
2. SURVEY #9492, RETRACEMENT SURVEY, BY STEVEN D. WILLIAMS, PS-1391, DATED JUNE 15, 2024, RECORDED IN BOOK 1227, PAGE 4547 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.
3. SURVEY #8722, BOUNDARY SURVEY, BY STEVEN D. WILLIAMS, PS-1391, DATED OCTOBER 8, 2018, RECORDED IN PLAT BOOK 19, PAGE 360 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.
4. SURVEY #9382, BOUNDARY LINE ADJUSTMENT SURVEY, BY STEVEN D. WILLIAMS, PS-1391, DATED JULY 13, 2022, RECORDED IN PLAT BOOK 19, PAGE 947 AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.

EXEMPTION NOTES:

TRACTS 1 & 2 MEET THE REQUIREMENTS FOR EXEMPTION STATED IN SECTION 11-101(D)(2)(VII) OF THE SUBDIVISION REGULATIONS FOR THE CITY OF LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY, KANSAS, MORE COMMONLY REFERRED TO AS THE "AGRICULTURAL SUBDIVISION BOUNDARY SURVEY" EXEMPTION.

SURVEYOR'S CERTIFICATION:

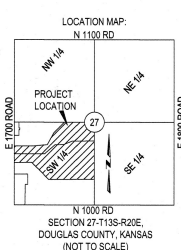
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON JUNE 12, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

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

Kevin R. Sontag 7/9/25
KEVIN R. SONTAG, P.S. #1640
DOUGLAS COUNTY SURVEYOR DATE



JESSE A. NOLL, PS-1711
1310 WAKARUSA DRIVE,
LAWRENCE, KS 66049
785-843-7530



FILING RECORD:

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS 9th DAY OF July, 2025, AND IS DULY RECORDED AT 3:03 AM/PM IN PLAT BOOK 20 PAGE 234.

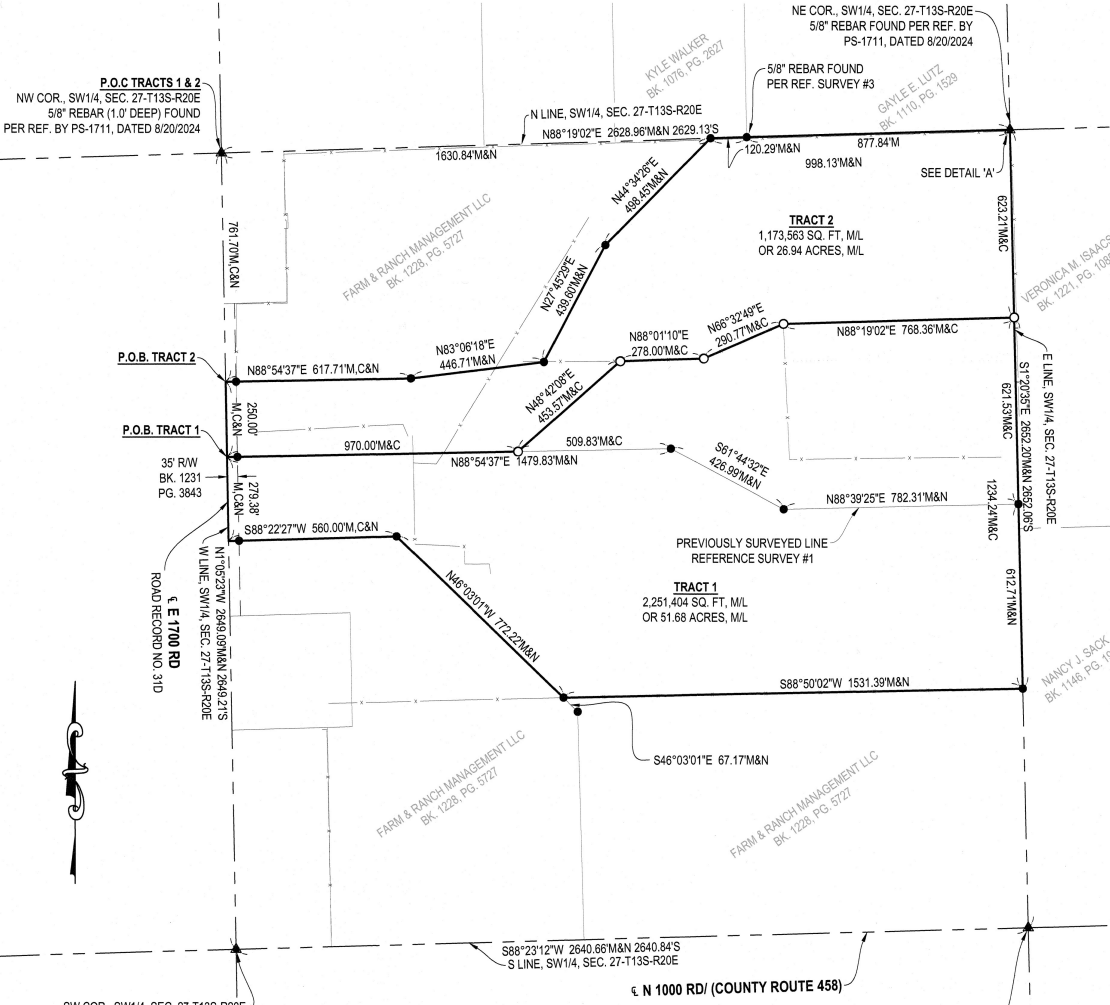
Kent Brown
KENT BROWN
DOUGLAS COUNTY REGISTER OF DEEDS

REVIEWED IN COMPLIANCE WITH 11-101(d)(2)(vii)
OF SUBDIVISION REGULATIONS:

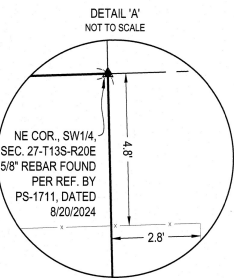
Tonya Voigt
DOUGLAS COUNTY ZONING DIRECTOR



7/9/25
DATE



- LEGEND:**
- ▲ SECTION CORNER FOUND AS NOTED
 - 1/2" REBAR W/CAP (LPE CLS-63) FOUND
 - 1/2"x24" REBAR W/CAP (LPE CLS-63) SET
 - R/W RIGHT-OF-WAY
 - M MEASURED DISTANCE
 - C CALCULATED DISTANCE
 - N REFERENCE SURVEY #1
 - S REFERENCE SURVEY #2
 - REF. REFERENCE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - ML MORE OR LESS
 - COR. CORNER



SCALE: 1" = 300'

