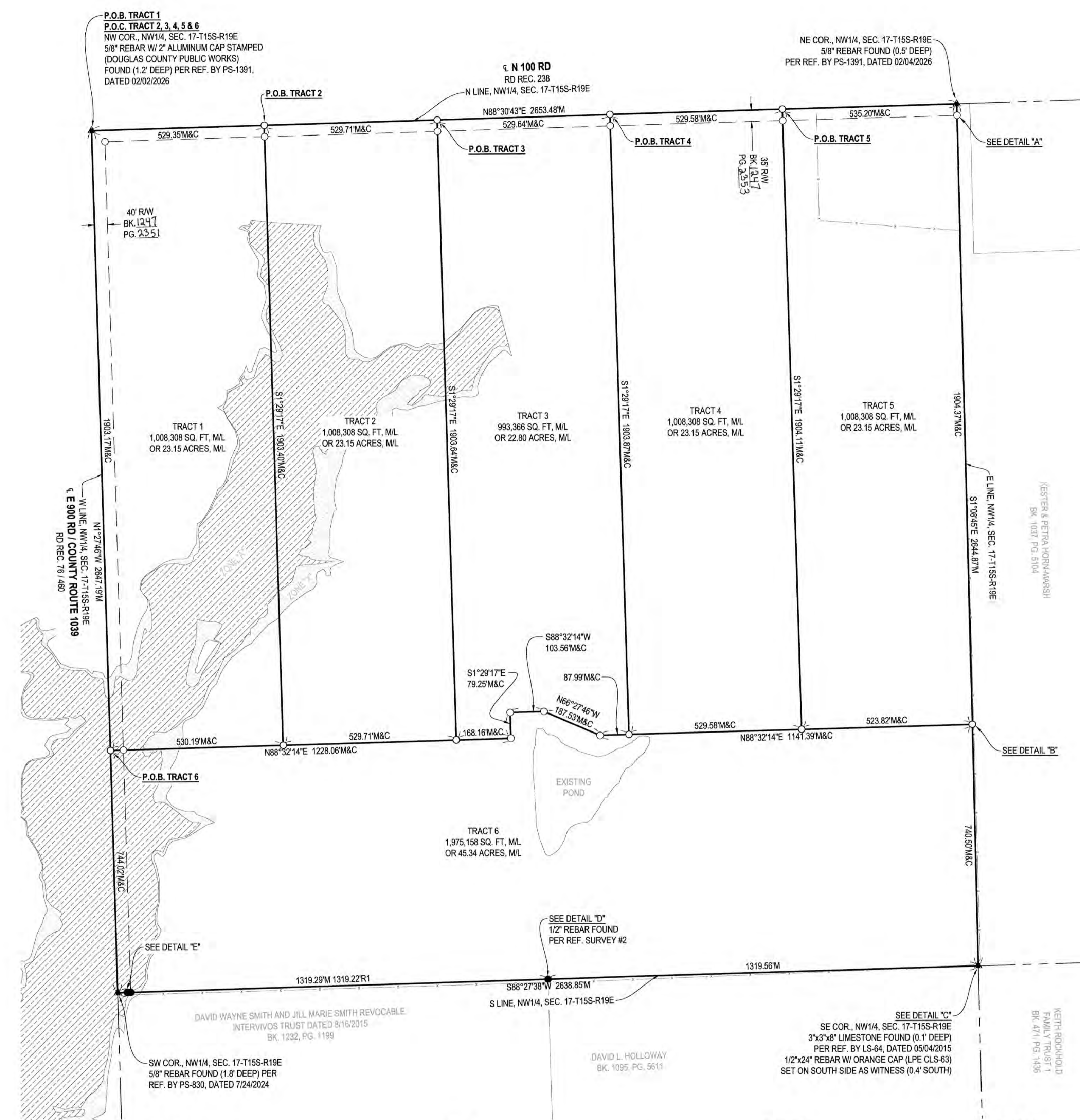
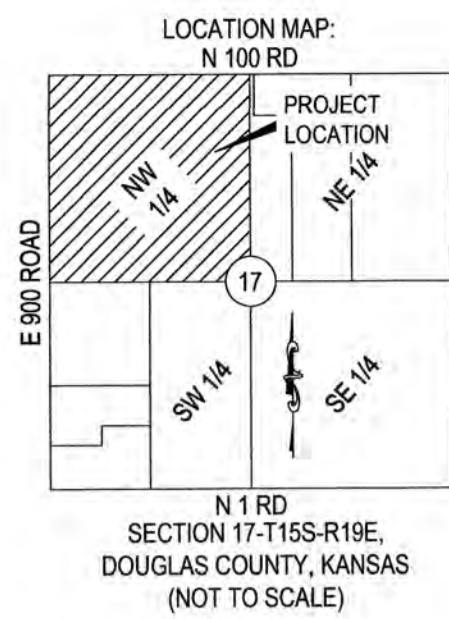
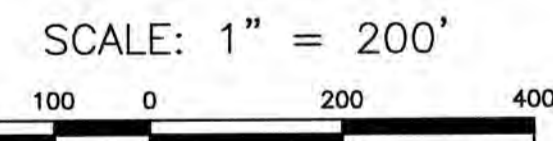


# AGRICULTURAL SUBDIVISION BOUNDARY SURVEY

TRACTS OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS



- LEGEND:**
- ▲ SECTION CORNER FOUND AS NOTED
  - MONUMENT FOUND AS NOTED
  - 1/2"x24" REBAR W/ ORANGE CAP (LPE CLS-63) SET
  - R/W RIGHT-OF-WAY
  - M MEASURED DISTANCE
  - C CALCULATED DISTANCE
  - R1 REFERENCE SURVEY NO. 1 DISTANCE
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - ML MORE OR LESS
- 
- PROPERTY LINE
  - - - RIGHT OF WAY LINE
  - - - SECTION LINE
  - - - FENCE LINE
  - ▨ ZONE "A", 1% ANNUAL CHANCE FLOOD HAZARD
  - ▨ ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD



PARENT DESCRIPTION: (BOOK 1241, PAGE 2050, RECORDED AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE)

**TRACT 1 DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON MARCH 30, 2026, BY METES AND BOUNDS (KANSAS STATE PLANE NORTH ZONE 1501, NAD83, GRID, US SURVEY FEET) AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 529.35 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,903.40 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 14 SECONDS WEST, A DISTANCE OF 529.71 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,903.17 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.  
THE ABOVE CONTAINS 1,008,308 SQUARE FEET, MORE OR LESS, OR 23.15 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

**TRACT 2 DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON MARCH 30, 2026, BY METES AND BOUNDS (KANSAS STATE PLANE NORTH ZONE 1501, NAD83, GRID, US SURVEY FEET) AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,059.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 529.64 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,903.84 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 14 SECONDS WEST, A DISTANCE OF 529.71 FEET; THENCE NORTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,903.40 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.  
THE ABOVE CONTAINS 1,008,308 SQUARE FEET, MORE OR LESS, OR 23.15 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

**TRACT 3 DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON MARCH 30, 2026, BY METES AND BOUNDS (KANSAS STATE PLANE NORTH ZONE 1501, NAD83, GRID, US SURVEY FEET) AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,059.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 529.64 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,903.87 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 14 SECONDS WEST, A DISTANCE OF 529.71 FEET; THENCE NORTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,903.40 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.  
THE ABOVE CONTAINS 993,366 SQUARE FEET, MORE OR LESS, OR 22.80 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

**TRACT 4 DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON MARCH 30, 2026, BY METES AND BOUNDS (KANSAS STATE PLANE NORTH ZONE 1501, NAD83, GRID, US SURVEY FEET) AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,589.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 529.58 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,904.11 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 14 SECONDS WEST, A DISTANCE OF 529.58 FEET; THENCE NORTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,903.87 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.  
THE ABOVE CONTAINS 1,008,308 SQUARE FEET, MORE OR LESS, OR 23.15 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

**TRACT 5 DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON MARCH 30, 2026, BY METES AND BOUNDS (KANSAS STATE PLANE NORTH ZONE 1501, NAD83, GRID, US SURVEY FEET) AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,118.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 535.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,904.37 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 14 SECONDS WEST, A DISTANCE OF 523.82 FEET; THENCE NORTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,904.11 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.  
THE ABOVE CONTAINS 1,008,308 SQUARE FEET, MORE OR LESS, OR 23.15 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

**TRACT 6 DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON MARCH 30, 2026, BY METES AND BOUNDS (KANSAS STATE PLANE NORTH ZONE 1501, NAD83, GRID, US SURVEY FEET) AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 01 DEGREE 27 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,903.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 1,228.06 FEET; THENCE NORTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 79.25 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 1,141.39 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER, THENCE SOUTH 01 DEGREE 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 187.53 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 740.50 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 88 DEGREES 27 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,638.85 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREE 27 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 744.02 FEET TO THE POINT OF BEGINNING.  
THE ABOVE CONTAINS 1,975,158 SQUARE FEET, MORE OR LESS, OR 45.34 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

- GENERAL NOTES:**
- 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)
  - SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNERS AND QUARTER CORNERS.
  - THE MONUMENTS SET AND SHOWN HEREON ARE BY AGREEMENT WITH CLIENT.
  - FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES.
  - ORIGIN OF MONUMENTS PRESUMED AS DESCRIBED OR OTHERWISE NOTED.
  - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
  - CLOSURE 1:50,000 OR GREATER
  - FLOOD ZONE CLASSIFICATIONS:
    - A PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", ZONE "A" AS DEFINED BY FEMA MAP NUMBERS 20045C0405E & 20045C0290E, WITH EFFECTIVE DATES OF JUNE 1, 2022.
    - A PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED "OTHER AREAS OF FLOOD HAZARD", ZONE "X" SHADED AS DEFINED FEMA MAP NUMBERS 20045C0405E & 20045C0290E, WITH EFFECTIVE DATES OF JUNE 1, 2022.
  - ENVIRONMENTALLY SENSITIVE LANDS SHALL BE PROTECTED WITH ALL TYPES OF DEVELOPMENTS, INCLUDING RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL, UP TO 40% OF A PROPERTY MAY BE REQUIRED TO BE PROTECTED IF THE PROPERTY CONTAINS MORE THAN 40% OF ENVIRONMENTALLY SENSITIVE LANDS. THE PROTECTED LAND SHALL BE PLACED IN A TRACT, EASEMENT, OR FUTURE DEVELOPMENT AREA OR MAY BE FURTHER PROTECTED WITH A CONSERVATION EASEMENT OR TEMPORARY SET-ASIDE AGREEMENT AS NOTED IN SECTION 11-104 OF THE SUBDIVISION REGULATIONS.

- EXEMPTION NOTE:**
- TRACTS "1, 2, 3, 4, 5 & 6" MEET THE REQUIREMENTS FOR EXEMPTION STATED IN SECTION 11-101(d)(2)(vi) 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.

- REFERENCE SURVEY:**
- SURVEY NO. 9526, BY JIM E. STICKLER, PS-830, DATED SEPTEMBER 11, 2024, RECORDED IN PLAT BOOK 20, PAGE 146, AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.
  - SURVEY NO. 8261, BY FRED G. ROGERS, DATED MAY 19, 2015, RECORDED IN PLAT BOOK 18, PAGE 771, AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON MARCH 30, 2026. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

JESSE A. NOLL, PS-1711  
1310 WAKARUSA DRIVE  
LAWRENCE, KS 66049  
788-843-7530



REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005  
KEVIN R. SONTAG, P.S. #1640  
DOUGLAS COUNTY SURVEYOR  
DATE: 4/29/26

REVIEWED IN COMPLIANCE WITH 11-101(d)(2)(vi) OF SUBDIVISION REGULATIONS:  
TONYA VOIGT  
DOUGLAS COUNTY ZONING DIRECTOR  
DATE: 4/29/26

**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 30th DAY OF April, 2026, AND IS DULY RECORDED AT 7:11 AM PM, IN PLAT BOOK 20, PAGE 327

Kent Brown  
DOUGLAS COUNTY REGISTER OF DEEDS

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