

THIS IS A BOUNDARY SURVEY ONLY

BY AGREEMENT WITH THE CLIENT: EASEMENTS, SETBACKS, IMPROVEMENTS, AND ZONING REQUIREMENTS, EXCEPT THOSE SHOWN, ARE NOT PART OF THIS SURVEY.

NOTE: ALL TRACTS ARE EXEMPT FROM SUBDIVISION REGULATIONS PER 11-101(d)(2)(vii), MOST COMMONLY REFERRED TO AS THE AGRICULTURAL SUBDIVISION BOUNDARY SURVEY EXEMPTION.

NOTE: OWNERS ARE REQUIRED TO CHECK WITH COUNTY ZONING DEPT. BEFORE ANY IMPROVEMENTS ARE MADE ON THE PROPERTIES. BUILDING PERMITS MAY REQUIRE ADDITIONAL DOCUMENTS.

AGRICULTURAL SUBDIVISION BOUNDARY SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 19 EAST.

DOUG. CO. ZONING NOTE: FOR PRIME SOIL & JURISDICTIONAL WETLANDS

If this 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.

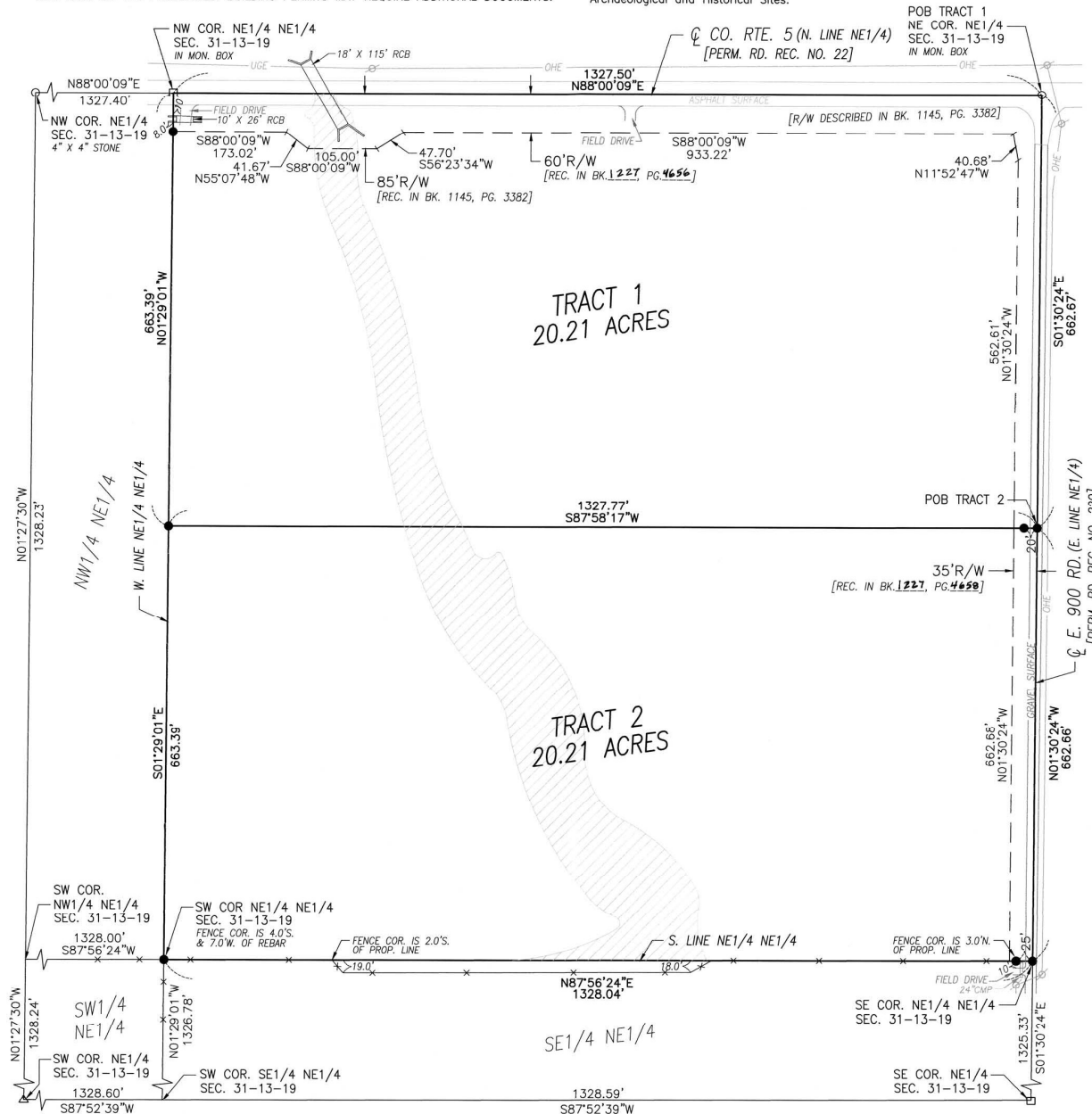
BEARINGS ARE ASSUMED
ORIGIN OF MONUMENTS UNKNOWN
UNLESS NOTED OTHERWISE
UTILITY LOCATIONS ARE APPROXIMATE

AMERICAN SURVEYING

Steve Tufte & Garret Tufte
7531 US 59 Hwy. Oskaloosa, Kansas 66066
785-231-8090 785-231-9903

ADDRESS: CO. RTE. 5 & E. 900 RD., LAWRENCE, KS
DATE OF SURVEY: 3/13/24 JOB NO: DG2-021024
ORDERED BY: DENNIS THOME, OWNER

THIS SURVEY DOES NOT CERTIFY OWNERSHIP



TRACT 1 DESCRIPTION

A tract of land located in the Northeast Quarter of Section 31, Township 13 South, Range 19 East of the Sixth P.M., Douglas County, Kansas, described by Stephan Tufte, Kansas PS No. 1252, on March 15th, 2024, as follows: Beginning at the Northeast corner of said Northeast Quarter; thence S01°30'24"E assumed bearing, along the East line of said Northeast Quarter 662.67 feet; thence S87°58'17"W 1327.77 feet to the West line of the Northeast Quarter of said Northeast Quarter; thence N01°29'01"W along said West line 663.39 feet to the Northwest corner of the Northeast Quarter of said Northeast Quarter; thence N88°00'09"E along the North line of said Northeast Quarter 1327.50 feet to the Point of Beginning, containing 20.21 acres, more or less. Subject to easements of record and public road rights-of-way.

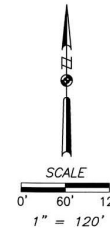
TRACT 2 DESCRIPTION

A tract of land located in the Northeast Quarter of Section 31, Township 13 South, Range 19 East of the Sixth P.M., Douglas County, Kansas, described by Stephan Tufte, Kansas PS No. 1252, on March 15th, 2024, as follows: Commencing at the Northeast corner of said Northeast Quarter; thence S01°30'24"E assumed bearing, along the East line of said Northeast Quarter 662.67 feet for the Point of Beginning; thence S87°58'17"W 1327.77 feet to the West line of the Northeast Quarter of said Northeast Quarter; thence S01°29'01"E along said West line 663.39 feet to the Southwest corner of the Northeast Quarter of said Northeast Quarter; thence N87°56'24"E along the South line of the Northeast Quarter of said Northeast Quarter 1328.04 feet to the Southeast corner of the Northeast Quarter of said Northeast Quarter; thence N01°30'24"W along said East line 662.66 feet to the Point of Beginning, containing 20.21 acres, more or less. Subject to easements of record and public road rights-of-way.

NOTE: FORMERLY DESCRIBED IN BOOK 1157, PAGE 1851.

LEGEND

- = FOUND 5/8" REBAR, UNLESS NOTED OTHERWISE
- = FOUND 5/8" REBAR W/ 2" ALUM. CLS CAP NO. 14
- △ = FOUND 1/2" REBAR W/ 2" ALUM. DOUG. CO. 1640 CAP
- = SET 1/2" X 24" REBAR W/ CAP NO. 1252
- R/W = PERMANENT ROAD EASEMENT
- POB = POINT OF BEGINNING
- RCB = REINFORCED CONCRETE BOX
- CMP = CORRUGATED METAL PIPE
- OHE = OVERHEAD ELECTRIC LINE
- UGE = UNDERGROUND ELEC. LINE
- ⚡ = POWER POLE
- ⊙ = CENTERLINE
- == = FENCE
- = APPROXIMATE FLOOD FLOOD ZONE



State of Kansas
County of Douglas

Filed for record in the office of the Douglas County Register of Deeds this 17th day of April, 2024, and is duly recorded at 2:23 PM, in Book 20, Page 107.

Kent Brown
Kent Brown, Register of Deeds

REVIEWED IN COMPLIANCE WITH 11-101(d)(2)(vi) of the Subdivision Regulations
Tonya Voigt
Zoning Director

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005:
Kevin R. Sontag, PS No. 1640
Douglas County Surveyor

SURVEYOR'S CERTIFICATION:

This survey complies with the Kansas Minimum Standards for Boundary Surveys.

I hereby certify that this survey was conducted by me or under my direct supervision and does not certify ownership or easements.

This survey was completed on the date shown above: 3/13/2024.

Stephan C. Tufte, Kansas PS No. 1252

