

AGRICULTURAL SUBDIVISION BOUNDARY SURVEY

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 18 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS

PARENT DESCRIPTION: (BOOK 1073, PAGE 6180 RECORDED AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 18 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER, THENCE NORTH 89°31'29" EAST A DISTANCE OF 1,323.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER, THENCE CONTINUING NORTH 89°31'29" EAST A DISTANCE OF 1,308.52 FEET, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTH 00°32'29" EAST A DISTANCE OF 2,616.15 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTH 89°56'17" WEST A DISTANCE OF 560.20 FEET, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER, THENCE NORTH 00°30'12" WEST A DISTANCE OF 583.24 FEET, THENCE NORTH 22°04'58" WEST A DISTANCE OF 923.00 FEET; THENCE NORTH 01°10'08" WEST A DISTANCE OF 1,159.94 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.00 ACRES MORE OR LESS.

LESS (RESIDENTIAL DEVELOPMENT PARCEL 2, BOOK 1093, PAGE 1862 RECORDED AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWO (2), TOWNSHIP FOURTEEN (14) SOUTH, RANGE EIGHTEEN (18) EAST OF THE 6TH P.M. DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 89°31'29" WEST A DISTANCE OF 479.26 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 00°31'55" EAST A DISTANCE OF 1,051.38 FEET; THENCE SOUTH 89°31'29" WEST A DISTANCE OF 473.69 FEET; THENCE NORTH 01°10'08" WEST A DISTANCE OF 1,051.43 FEET, SAID POINT BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4); THENCE NORTH 89°31'29" EAST A DISTANCE OF 479.26 FEET, TO THE POINT OF BEGINNING, CONTAINING 11.50 ACRES MORE OR LESS, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

TRACT 1 DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 18 EAST OF THE 6TH P.M., DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JESSE A. NOLL, PS-1711, ON FEBRUARY 18, 2026, BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 88 DEGREES 10 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 956.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 1093, PAGE 1862, AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE AND THE POINT OF BEGINNING, THENCE SOUTH 02 DEGREES 30 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND RECORDED IN BOOK 1093, PAGE 1862, A DISTANCE OF 1,051.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTH 23 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 665.22 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 10 SECONDS EAST, A DISTANCE OF 943.46 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE SOUTH 88 DEGREES 33 MINUTES 34 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 254.14 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 1236, PAGE 5014, AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTH 01 DEGREE 55 MINUTES 10 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID TRACT OF LAND RECORDED IN BOOK 1236, PAGE 5014, A DISTANCE OF 593.57 FEET; THENCE NORTH 23 DEGREES 25 MINUTES 58 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 922.90 FEET, THENCE NORTH 02 DEGREES 32 MINUTES 02 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1,159.81 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND AND NORTH LINE OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 10 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 350.15 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND RECORDED IN BOOK 1093, PAGE 1862 AND THE POINT OF BEGINNING.

THE ABOVE CONTAINS 871,162 SQUARE FEET, MORE OR LESS, OR 20.00 ACRES, MORE OR LESS, AND 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. ORIGIN OF MONUMENTS ARE AS PRESUMED OR NOTED.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. CLOSURE 1:50,000 OR GREATER
7. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", AS DEFINED BY FEMA MAP NUMBER 20045C01531, WITH AN EFFECTIVE DATE OF SEPTEMBER 5, 2010.
8. 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.

REFERENCE SURVEYS:

1. BOUNDARY SURVEY, BY FRED G. ROGERS, LS-64, DATED APRIL, 12, 2011, RECORDED IN BOOK 1073, PAGE 1860, AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.
2. SURVEY, BY FRED C. ROGERS, LS-64, DATED SEPTEMBER 26, 2012, RECORDED IN PLAT BOOK 10, PAGE 570, AT THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE.

EXEMPTIONS:

TRACT ** MEETS 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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON FEBRUARY 18, 2026. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

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

Kevin R. Sontag 3/18/26
KEVIN R. SONTAG, PS 1640 DATE
DOUGLAS COUNTY SURVEYOR

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

Tonya Voigt 3/18/26
TONYA VOIGT DATE
DOUGLAS COUNTY ZONING DIRECTOR

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 20TH DAY OF March, 2026, AND IS DULY RECORDED AT 12:23 AM PM, IN PLAT BOOK 30, PAGE 313.

Sharon M. Stults, Deputy
KENT BROWN
DOUGLAS COUNTY REGISTER OF DEEDS



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