

Plot Date: 7/27/2023 3:44 PM - File Name: 233469 - D:\encl\pishny-survey (6.0).dwg - If the surveyor's signature is not blue in color, the drawing is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

TRACT 1 DESCRIPTION:

A tract of land in the West Half of the East Half (W 1/2 of the E 1/2) of Section 15, Township 4 South, Range 6 East, of the 6th P.M., in Marshall County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on July 27, 2023, being more particularly described as follows: BEGINNING at the Southwest (SW) Corner of the W 1/2 of the E 1/2 of said Section 15; THENCE South 89°11'50" East along the south line of said W 1/2 for 1326.36 feet to the Southeast (SE) corner of the W 1/2 of said E 1/2; THENCE North 00°53'02" East along the east line of the W 1/2 of said E 1/2 for 3055.00 feet; THENCE North 69°47'13" West for 240.00 feet; THENCE North 71°46'35" West for 209.00 feet; THENCE North 77°33'22" West for 738.00 feet; THENCE North 71°12'50" West for 200.00 feet to the west line of the W 1/2 of said E 1/2; THENCE South 00°39'57" West along the west line of the W 1/2 of said E 1/2 for 3408.00 feet to the POINT OF BEGINNING. Containing 99.15 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record. (The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-10.)

TRACT 2 DESCRIPTION:

A tract of land in Lots 6 & 7 of Block 29 of Railroad Addition to the City of Waterville, the Southwest Quarter (SW 1/4) and the South Half of the Northwest Quarter (S 1/2 of the NW 1/4) of Section 15, the North Half of the Northwest Quarter (N 1/2 of the NW 1/4) of Section 22, and the East Half of the Southeast Quarter (E 1/2 of the SE 1/4) of Section 16 all in Township 4 South, Range 6 East, of the 6th P.M., in Marshall County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on July 27, 2023, being more particularly described as follows: BEGINNING at the Northwest (NW) corner of said Section 22; THENCE South 00°38'02" West along the west line of said section 22 for 449.34 feet to the NW corner of Railroad Addition to the City of Waterville; THENCE South 76°20'38" East along the north line of said Railroad Addition for 35.93 feet to Northwest (NW) corner of Lot 7 of said Block 29; THENCE South 00°40'13" West along the west line of said Block 29 for 111.63 feet to the Southwest (SW) corner of Lot 6 of said Block 29; THENCE South 89°23'17" East along the south line of said Lot 6 for 198.29 feet to the centerline of the vacated alley in said Block 29; THENCE North 00°44'02" East along said centerline for 66.75 feet to the north line of said Railroad Addition; THENCE along the north line of said Railroad addition for the following three (3) courses: THENCE South 76°39'16" East for 365.61 feet; THENCE South 76°38'00" East for 765.30 feet; THENCE South 89°14'39" East for 617.59 feet; THENCE North 40°42'55" East for 66.00 feet; THENCE North 14°48'39" East for 62.00 feet; THENCE North 00°38'58" East for 212.00 feet; THENCE North 02°18'03" East for 535.00 feet; THENCE North 71°09'52" West for 89.00 feet; THENCE North 03°14'44" West for 72.00 feet; THENCE North 17°14'44" East for 194.00 feet; THENCE North 89°39'12" East for 667.00 feet to the east line of the West Half (W 1/2) of said Section 15; THENCE North 00°39'57" East along the east line of the W 1/2 of said Section 15 for 3003.00 feet; THENCE North 71°12'50" West for 250.00 feet; THENCE North 75°26'11" West for 180.00 feet; THENCE North 89°16'54" West for 164.00 feet; THENCE South 67°51'42" West for 132.00 feet; THENCE South 39°35'02" West for 180.00 feet; THENCE South 16°32'36" West for 266.00 feet; THENCE South 26°05'01" West for 232.00 feet; THENCE South 55°19'03" West for 204.00 feet; THENCE South 72°49'56" West for 253.00 feet; THENCE South 84°31'06" West for 585.00 feet; THENCE South 70°35'46" West for 201.00 feet; THENCE South 56°05'52" West for 178.00 feet; THENCE South 39°04'32" West for 680.00 feet; THENCE South 49°10'40" West for 348.00 feet; THENCE South 61°05'06" West for 688.00 feet to the east Right-of-Way (R/W) line of 4th Road; THENCE along the east R/W line of said 4th Road for the following five (5) courses: THENCE South 29°28'21" East for 147.00 feet; THENCE South 38°00'12" East for 101.12 feet; THENCE South 29°28'21" East for 100.00 feet; THENCE South 14°45'33" East for 59.06 feet; THENCE along a curve to the right having a radius of 879.02 feet, a chord bearing South 14°16'15" East, chord length of 460.99 feet and an arc length of 466.44 feet; THENCE North 89°04'09" West for 60.00 feet to the centerline of said 4th Road; THENCE South 00°55'50" West along the centerline of said 4th Road for 547.00 feet to the south line of the SE 1/4 of said Section 16; THENCE South 89°30'40" East along the south line of the SE 1/4 of said Section 16 for 669.88 feet to the POINT OF BEGINNING. Containing 227.34 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record. (The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-10.)

TRACT 3 DESCRIPTION:

A tract of land in the North Half of the Southwest Quarter (N 1/2 of the SW 1/4) and the South Half of the Northwest Quarter (S 1/2 of the NW 1/4) of Section 15, the East Half of the Southeast Quarter (E 1/2 of the SE 1/4), and the Southeast Quarter of the Northeast Quarter (SE 1/4 of the NE 1/4) of Section 16, all in Township 4 South, Range 6 East, of the 6th P.M., in Marshall County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on July 27, 2023, being more particularly described as follows: COMMENCING at the Northwest (NW) corner of the E 1/2 of the SE 1/4 of said Section 16; THENCE South 89°11'05" East along the north line of the E 1/2 of the SE 1/4 of said Section 16 for 37.62 feet; THENCE South 00°55'33" West for 27.29 feet to the POINT OF BEGINNING; THENCE North 86°44'49" East for 164.82 feet; THENCE North 76°02'10" East for 185.00 feet; THENCE North 58°36'19" East for 200.00 feet; THENCE North 83°28'32" East for 269.00 feet; THENCE North 64°02'22" East for 375.00 feet; THENCE North 74°31'32" East for 562.00 feet; THENCE North 56°56'29" East for 223.00 feet; THENCE North 73°44'28" East for 198.00 feet; THENCE South 89°33'15" East for 170.00 feet; THENCE South 74°28'48" East for 191.00 feet; THENCE South 54°28'17" East for 178.00 feet; THENCE South 01°13'09" East for 516.00 feet; THENCE South 84°31'06" West for 585.00 feet; THENCE South 70°35'46" West for 201.00 feet; THENCE South 56°05'52" West for 178.00 feet; THENCE South 39°04'32" West for 680.00 feet; THENCE South 49°10'40" West for 348.00 feet; THENCE South 61°05'06" West for 688.00 feet to the east Right-of-Way (R/W) of 4th Road; THENCE along the east R/W line of said 4th Road for the following two (2) courses: THENCE North 29°28'21" West for 466.00 feet; THENCE along a curve to the right having a radius of 759.02 feet, a chord bearing North 25°40'46" West, chord length of 100.42 feet and an arc length of 100.50 feet to the south line of a tract of land condemned for use by the City of Waterville (District Court of Marshall Co. Case No. 11793, Aug 27, 1963); THENCE continuing along the boundary of said condemnation for the following six (6) courses: THENCE South 86°40'40" East for 186.73 feet; THENCE North 78°12'56" East for 174.29 feet (record, 173.87 feet); THENCE South 86°49'45" East for 124.74 feet (record, 125.00 feet); THENCE North 03°11'35" East for 239.86 feet (240.00 feet); THENCE South 81°45'07" West for 381.65 feet (record, 382.00 feet); THENCE South 71°11'18" West for 168.90 feet to the east R/W line of said 4th Road; THENCE along the east R/W line of said 4th Road for the following three (3) courses: THENCE along a curve to the right having a radius of 759.02 feet, a chord bearing North 04°16'50" West, chord length of 157.33 feet and an arc length of 157.61 feet; THENCE North 23°48'15" West for 46.50 feet; THENCE North 01°40'05" East for 363.23 feet; THENCE North 00°55'33" East for 94.95 feet to the POINT OF BEGINNING. Containing 53.64 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record. (The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-10.)

TRACT 4 DESCRIPTION:

A tract of land in the Northeast Quarter of the Southeast Quarter (NE 1/4 of the SE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 of the NE 1/4) of Section 16, the South Half of the Northwest Quarter (S 1/2 of the NW 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 of the NE 1/4) of Section 15, all in Township 4 South, Range 6 East, of the 6th P.M., in Marshall County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on July 27, 2023, being more particularly described as follows: BEGINNING at the Northwest (NW) corner of the SE 1/4 of the NE 1/4 of said Section 16; THENCE South 89°43'20" East along the north line of the SE 1/4 of the NE 1/4 of said Section 16 for 1323.22 feet to the Northeast (NE) corner of the SE 1/4 of the NE 1/4 of said Section 16; THENCE South 89°34'30" East along the north line of the S 1/2 of the NW 1/4 of said Section 15 for 1523.84 feet to the west line of a tract as described in Deed Book 318 on Page 623 (Marshall Co. Register of Deeds); THENCE South 00°25'30" West along the west line of said tract for 120.00 feet (record, 120 feet) to the Southwest (SW) corner of said tract; THENCE South 89°34'30" East along the south line of said tract for 519.50 feet to the west line of a tract as described in Deed Book 511 on Page 413 (Marshall Co. Register of Deeds); THENCE South 00°39'57" West along the west line of said tract for 200.00 feet to the Southwest (SW) corner of said tract; THENCE South 89°34'30" East along the south line of said tract for 603.84 feet (record, 600 feet) to the east line of the NW 1/4 of said Section 15; THENCE North 00°39'57" East along the east line of the NW 1/4 of said Section 15 for 320.00 feet (record, 320 feet) to the NW corner of the SW 1/4 of the NE 1/4 of said Section 15; THENCE South 88°29'52" East along the north line of the SW 1/4 of the NE 1/4 of said Section 15 for 1341.67 feet to the NE corner of the SW 1/4 of the NE 1/4 of said Section 15; THENCE South 00°53'02" West along the east line of the SW 1/4 of the NE 1/4 of said Section 15 for 933.57 feet; THENCE North 69°47'13" West for 240.00 feet; THENCE North 71°46'35" West for 209.00 feet; THENCE North 77°33'22" West for 738.00 feet; THENCE North 71°12'50" West for 450.00 feet; THENCE North 75°26'11" West for 180.00 feet; THENCE North 89°16'54" West for 164.00 feet; THENCE South 67°51'42" West for 132.00 feet; THENCE South 39°35'02" West for 180.00 feet; THENCE South 16°32'36" West for 266.00 feet; THENCE South 26°05'01" West for 232.00 feet; THENCE South 55°19'03" West for 204.00 feet; THENCE South 72°49'56" West for 253.00 feet; THENCE North 01°13'09" West for 516.00 feet; THENCE North 54°28'17" West for 178.00 feet; THENCE North 74°28'48" West for 191.00 feet; THENCE North 89°33'15" West for 170.00 feet; THENCE South 73°44'28" West for 198.00 feet; THENCE South 56°56'29" West for 223.00 feet; THENCE South 74°31'32" West for 562.00 feet; THENCE South 64°02'22" West for 375.00 feet; THENCE South 83°28'32" West for 269.00 feet; THENCE South 58°36'19" West for 200.00 feet; THENCE South 76°02'10" West for 185.00 feet; THENCE South 86°44'49" West for 164.82 feet; THENCE North 00°55'33" East for 42.31 feet; THENCE North 89°04'27" West for 37.64 feet to the west line of the SE 1/4 of the NE 1/4 of said Section 16; THENCE North 00°52'25" East along the west line of the SE 1/4 of the NE 1/4 of said Section 16 for 1303.15 feet to the POINT OF BEGINNING.

LESS a tract described in Deed Book 182 on Page 100 (Marshall Co. Register of Deeds), being more particularly described as follows: A certain tract parcel or strip of land in the Northeast Quarter of Section No 16 Township No 4 Range No 6 East of the 6th principal meridian for road purposes within the following described line viz; Beginning at a point 100 feet south and 25 feet east of the center of the Northeast Quarter of Section 16 aforesaid, running thence in a northeasterly direction to a point 100 feet east of said center corner of the Northeast Quarter of said Section 16, thence west along the south line of the public road to the fence corner, and thence south along the east line of the public road to the point of beginning.

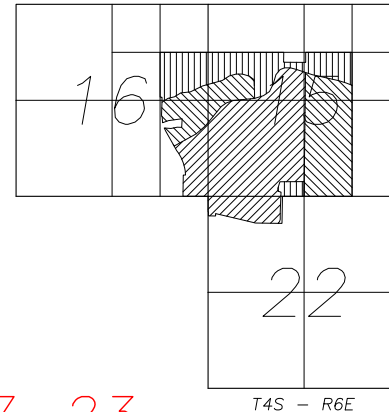
Containing 99.99 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record. (The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-10.)


TRACT 5 DESCRIPTION:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4) of Section 15, and the Northeast Quarter of the Northwest Quarter (NE 1/4 of the NW 1/4) of Section 22 all in Township 4 South, Range 6 East, of the 6th P.M., in Marshall County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on July 27, 2023, being more particularly described as follows: BEGINNING at the Southeast (SE) corner of the SW 1/4 of said Section 15; THENCE North 89°17'39" West along the south line of the SW 1/4 of said Section 15 for 595.08 feet; THENCE South 00°42'20" West for 750.32 feet; THENCE North 89°14'39" West for 110.00 feet; THENCE North 14°48'39" East for 62.00 feet; THENCE North 00°38'58" East for 212.00 feet; THENCE North 71°09'52" West for 89.00 feet; THENCE North 03°14'44" West for 72.00 feet; THENCE North 17°14'44" East for 194.00 feet; THENCE North 89°39'12" East for 667.00 feet to the east line of the SW 1/4 of said Section 15; THENCE South 00°39'57" West along the east line of the SW 1/4 of said Section 15 for 405.00 feet to the POINT OF BEGINNING. Containing 7.14 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record. (The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-10.)

WATERLINE EASEMENT DESCRIPTION:

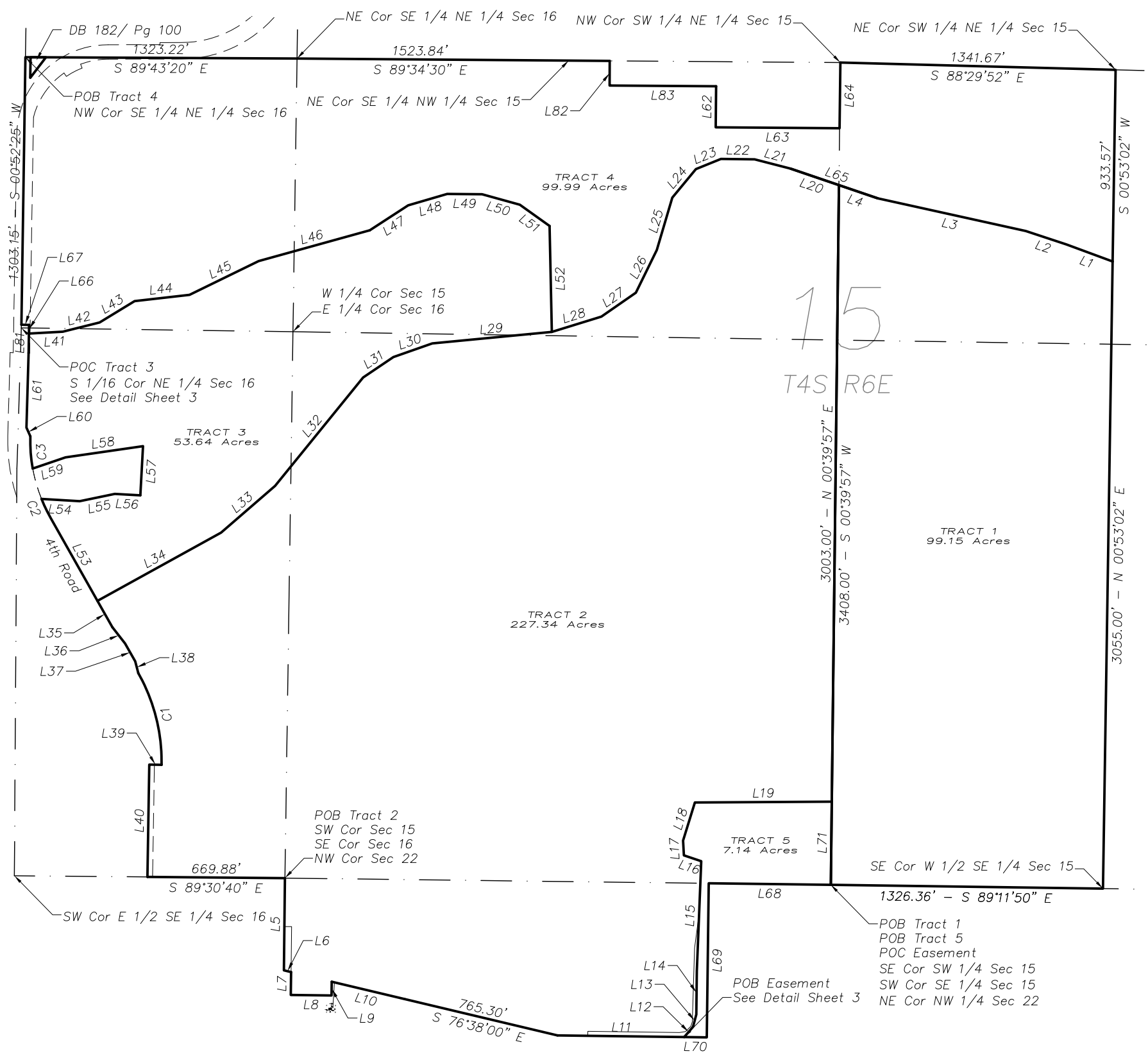
A tract of land in the Northeast Quarter of the Northwest Quarter (NE 1/4 of the NW 1/4) of Section 22, Township 4 South, Range 6 East, of the 6th P.M., in Marshall County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on July 27, 2023, being more particularly described as follows: COMMENCING at the Northeast (NE) corner of said NW 1/4; THENCE North 89°17'39" West along the north line of said NW 1/4 for 595.08 feet; THENCE South 00°42'20" West for 750.32 feet; THENCE North 89°14'39" West for 110.00 feet to the POINT OF BEGINNING; THENCE North 14°48'39" East for 62.00 feet; THENCE North 00°38'58" East for 212.00 feet; THENCE North 02°18'03" East for 277.00 feet; THENCE South 07°36'17" West for 167.00 feet; THENCE South 18°05'37" West for 23.00 feet; THENCE South 45°40'20" West for 37.00 feet; THENCE North 89°14'39" West for 446.00 feet; THENCE South 00°45'21" West for 22.00 feet; THENCE South 89°14'39" East for 470.00 feet to the POINT OF BEGINNING. Containing 0.42 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record. (The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-10.)



Project#: 233469	PLAT OF SURVEY IN SECTIONS 15, 16 & 22, T4S, R6E, OF THE 6th P.M., & BLOCK 29, RAILROAD ADDITION TO THE CITY OF WATERVILLE MARSHALL COUNTY, KANSAS
Surveyed: cjf / bew / agp / cmb	
Detailed: clt	
Reviewed: cjf	
Sheet: 1 of 3	
Requested By: Jeff Dankenbring (Agent - Midwest Land & Home) (Pishny Property)	
 ENGINEERS ARCHITECTS SURVEYORS	
CES GROUP - 605 Broadway, Marysville KS - 785.562.5148 - cesengineering.com	

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File Name: 233469 - Dankenbring_Pishny_Survey (03.0).dwg - If the surveyor's signature is not blue in color, the drawing is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.
 Date: 7/27/2023 3:45 PM



Line Table		
Line #	Length	Bearing
L1	240.00'	N 69°47'13" W
L2	209.00'	N 71°46'35" W
L3	738.00'	N 77°33'22" W
L4	200.00'	N 71°12'50" W
L5	449.34'	S 00°38'02" W
L6	35.93'	S 76°20'38" E
L7	111.63'	S 00°40'13" W
L8	198.29'	S 89°23'17" E
L9	66.75'	N 00°44'02" E
L10	365.61'	S 76°39'16" E
L11	617.59'	S 89°14'39" E
L12	66.00'	N 40°42'55" E
L13	62.00'	N 14°48'39" E
L14	212.00'	N 00°38'58" E
L15	535.00'	N 02°18'03" E
L16	89.00'	N 71°09'52" W
L17	72.00'	N 03°14'44" W
L18	194.00'	N 17°14'44" E
L19	667.00'	N 89°39'12" E
L20	250.00'	N 71°12'50" W
L21	180.00'	N 75°26'11" W
L22	164.00'	N 89°16'54" W
L23	132.00'	S 67°51'42" W
L24	180.00'	S 39°35'02" W
L25	266.00'	S 16°32'36" W
L26	232.00'	S 26°05'01" W
L27	204.00'	S 55°19'03" W
L28	253.00'	S 72°49'56" W


Line Table		
Line #	Length	Bearing
L29	585.00'	S 84°31'06" W
L30	201.00'	S 70°35'46" W
L31	178.00'	S 56°05'52" W
L32	680.00'	S 39°04'32" W
L33	348.00'	S 49°10'40" W
L34	688.00'	S 61°05'06" W
L35	147.00'	S 29°28'21" E
L36	101.12'	S 38°00'12" E
L37	100.00'	S 29°28'21" E
L38	59.06'	S 14°45'33" E
L39	60.00'	N 89°04'09" W
L40	547.00'	S 00°55'50" W
L41	164.82'	N 86°44'49" E
L42	185.00'	N 76°02'10" E
L43	200.00'	N 58°36'19" E
L44	269.00'	N 83°28'32" E
L45	375.00'	N 64°02'22" E
L46	562.00'	N 74°31'32" E
L47	223.00'	N 56°56'29" E
L48	198.00'	N 73°44'28" E
L49	170.00'	S 89°33'15" E
L50	191.00'	S 74°28'48" E
L51	178.00'	S 54°28'17" E
L52	516.00'	S 01°13'09" E
L53	466.00'	N 29°28'21" W
L54	186.73'	S 86°40'40" E
L55	174.29'	N 78°12'56" E
L56	124.74'	S 86°49'45" E

Line Table		
Line #	Length	Bearing
L57	239.86'	N 03°11'35" E
L58	381.65'	S 81°45'07" W
L59	168.90'	S 71°11'18" W
L60	46.50'	N 23°48'15" W
L61	363.23'	N 01°40'05" E
L62	200.00'	S 00°39'57" W
L63	603.84'	S 89°34'30" E
L64	320.00'	N 00°39'57" E
L65	450.00'	N 71°12'50" W
L66	42.31'	N 00°55'33" E
L67	37.64'	N 89°04'27" W
L68	595.08'	N 89°17'39" W
L69	750.32'	S 00°42'20" W
L70	110.00'	N 89°14'39" W
L71	405.00'	S 00°39'57" W
L72	167.00'	S 07°36'17" W
L73	359.00'	S 01°42'48" W
L74	23.00'	S 18°05'37" W
L75	37.00'	S 45°40'20" W
L76	30.00'	S 81°42'31" W
L77	446.00'	N 89°14'39" W
L78	22.00'	S 00°45'21" W
L79	470.00'	S 89°14'39" E
L80	277.00'	N 02°18'03" E
L81	94.95'	N 00°55'33" E
L82	120.00'	S 00°25'30" W
L83	519.50'	S 89°34'30" E

Project#: 233469
 Surveyed: c/jf / bew / agp / cmb
 Detailed: cjt
 Reviewed: c/jf
 Sheet: 2 of 3

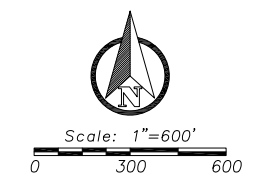
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 MARSHALL COUNTY, KANSAS

Requested By:
 Jeff Dankenbring
 (Agent - Midwest Land & Home)
 (Pishny Property)



**ENGINEERS
 ARCHITECTS
 SURVEYORS**

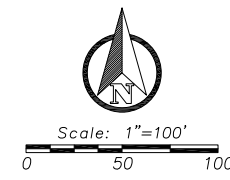
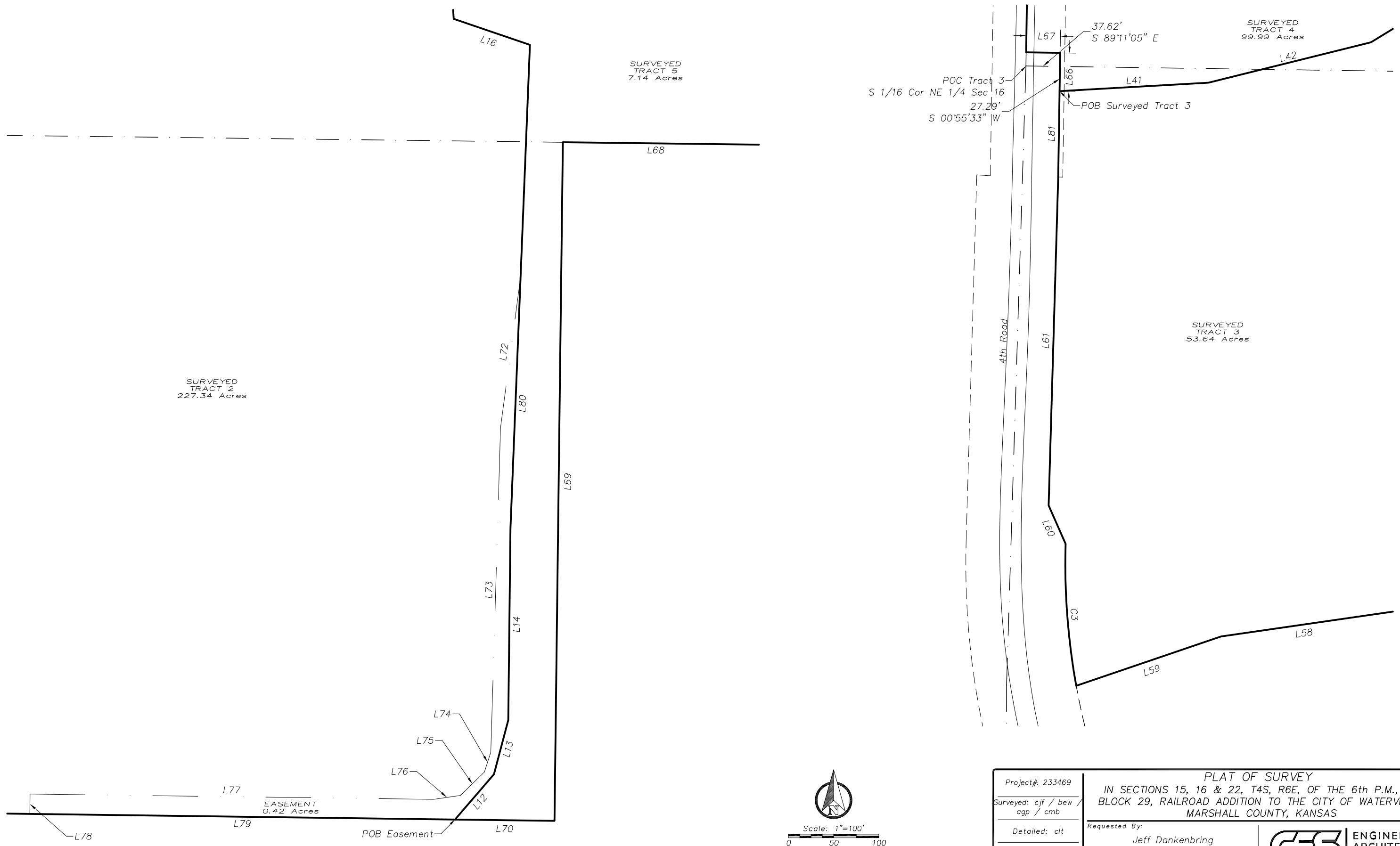
CES GROUP - 605 Broadway, Marysville KS - 785.562.5148 - cesengineering.com




Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	466.44	879.02	460.99	S 14°16'15" E
C2	100.50	759.02	100.42	N 25°40'46" W
C3	157.61	759.02	157.33	N 04°16'50" W

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Detailed: clt	Requested By:	 ENGINEERS ARCHITECTS SURVEYORS
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