

# BOUNDARY DESCRIPTION

## TRACT 1

A tract of land located in the West half of the Northeast Quarter (NE/4) and the Southeast Quarter (SE/4) of Section 20, Township 31 South, Range 25 East of the 6th Principal Meridian, Crawford County, Kansas, being more particularly described by Rodney R. Zinn, PS 1559 on December 22, 2022 as follows:

Commencing at the Southwest Corner of the East Half (E/2) of said Section 20; thence N 01°54'43" W, along the West line of the Southeast Quarter (SE/4) of said Section 20, 385.00 feet to the Point of Beginning; thence continuing N 01°54'43" W, along said West line, 2240.41 feet to the Northwest Corner of the Southeast Quarter (SE/4) of said Section 20; thence N 02°19'14" W, along said West line of the Northeast Quarter (NE/4) of said Section 20, 416.95 feet; thence N 87°33'53" E, 1350.17 feet to a point on the East line of West Half (W/2) of the Northeast Quarter (NE/4); thence S 02°25'55" E, along said East line, 429.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 20; thence N 88°04'32" E, along said South line, 1351.04 feet to the East Quarter (E/4) Corner of said Section 20; thence S 02°16'30" E, along the East line of the Southeast Quarter (SE/4) of said Section 20, 2616.71 feet to the Southeast Corner thereof; thence S 87°53'29" W, along the South line of said Southeast Quarter (SE/4), 2041.47 feet; thence N 15°15'47" W, 274.31 feet; thence N 66°43'31" W, 275.00 feet; thence N 87°53'29" W, 365.00 feet to the Point of Beginning. Contains 170.916 Acres, more or less.

## TRACT 2

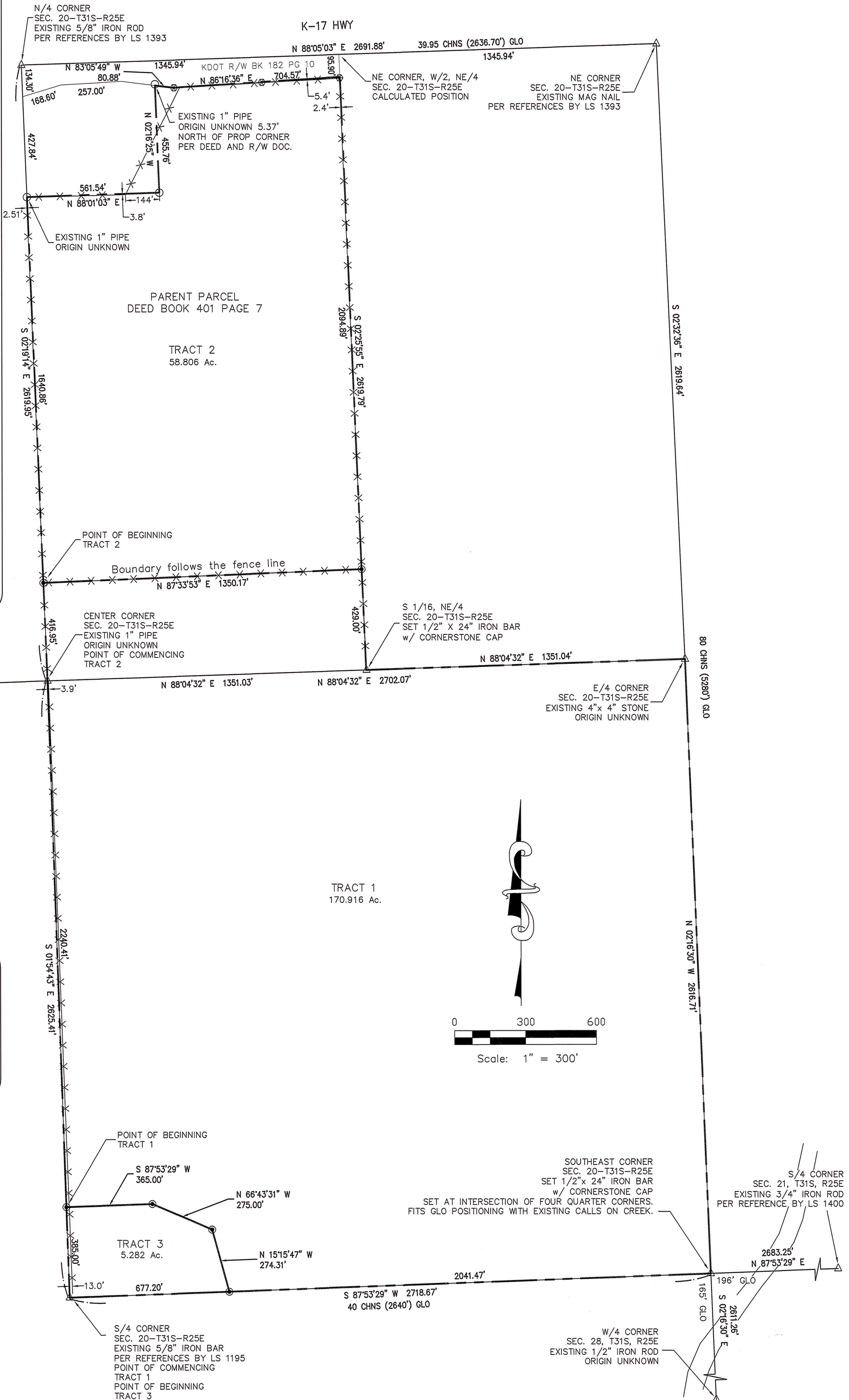
A tract of land located in the West half (W/2) of the Northeast Quarter (NE/4) of Section 20, Township 31 South, Range 25 East of the 6th Principal Meridian, Crawford County, Kansas, being more particularly described by Rodney R. Zinn, PS 1559 on December 22, 2022 as follows:

Commencing at the Southwest Corner of the Northeast Quarter of said Section 20; thence N 02°19'14" E, along the West line of said Northeast Quarter, 416.95 feet to the Point of Beginning; thence continuing N 02°19'14" W, along said West line, 1640.86 feet to a point being 562 feet, more or less, South of the North line of said Northeast Quarter (NE/4) as referenced in Deed Book 401 at Page 7 of the Cherokee County Register of Deeds office, thence N 88°01'03" E, 561.54 feet; thence N 02°16'25" W, 455.76 feet to a point on the South right-of-way line of Northeast Highway 171 as recorded in Deed Book 182 at Page 10; thence S 83°05'49" E, along the South right-of-way of said Highway 171, 80.88 feet; thence N 86°16'36" E, along said right-of-way, 704.57 feet; thence S 02°25'55" E, along the East line of the West half (W/2) of said Northeast Quarter (NE/4), 2094.89 feet; thence S 87°33'53" W, 1350.17 to the Point of Beginning. Contains 58.806 Acres, more or less.

## TRACT 3

A tract of land located in the Southeast Quarter (SE/4) of Section 20, Township 31 South, Range 25 East of the 6th Principal Meridian, Crawford County, Kansas, being more particularly described by Rodney R. Zinn, PS 1559 on December 22, 2022 as follows:

Beginning at the Southwest Corner of the Southeast Quarter (SE/4) of said Section 20; thence N 87°53'29" E, along the South line of said Southeast Quarter (SE/4), 677.20 feet; thence N 15°15'47" W, 274.31 feet; thence N 66°43'31" W, 275.00 feet; thence N 87°53'29" W, 365.00 feet to a point on the West line of said Southeast Quarter (SE/4); thence S 01°54'43" E, along said West line, 385.00 feet to the Point of Beginning. Contains 5.282 Acres, more or less.



## LEGEND

- Existing Iron Rod  
Origin Unknown (unless noted)
- Set 1/2"x24" Iron Rod/Cap  
(unless otherwise noted)
- ⊗ Right of Way Monument
- △ Section Corner  
Origin Unknown (unless noted)
- Boundary Line
- - - Fence line
- (GLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way

## SURVEYOR'S NOTES

- The bearings shown hereon are based upon the Kansas State Plane Coordinate System, South Zone.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground, above ground utilities, nor improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.

## SURVEY REVIEW

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

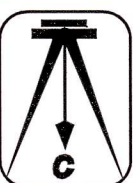
James D. Schmitz, PLS No. 727

## SURVEYOR'S CERTIFICATION

I, Rodney R. Zinn, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on October 17, 2022 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.

**RODNEY R. ZINN**  
PS 1559  
1-4-2023  
KANSAS  
PROFESSIONAL SURVEYOR

Rodney R. Zinn, PS 1559  
r.zinn@cornerstone-rs.com



**CORNERSTONE**  
Regional Surveying, LLC

Serving Kansas, Missouri & Oklahoma  
111A W. 4th Street, Pittsburg KS 66762 Ph: 620-235-1166

DRAWN BY: RRZ	DATE: 11-11-2022	JOB NO. 4-2209414K
CHECKED BY: RRZ	REVISION DATE: 1-4-2023	REFERENCE JOB NO. N/A
PREPARED FOR: Lisa Palmer-O'Malley		

**BOUNDARY SURVEY of a portion of the  
E/2 of SECTION 20, TOWNSHIP 31 SOUTH,  
RANGE 25 EAST of the 6th P.M.  
CHEROKEE COUNTY, KANSAS**