



0 800 1600

SCALE IN FEET
BEARINGS BASED ON GEODETIC NORTH
MAXIMUM CLOSURE CALCULATION=
TRACT 1 = 1/77436436.667

REFERENCE DOCUMENTS:

DEED 2025-00633
DEED 2020-00103
SURVEY BY ALLENBRAND & DREWS, JAN 2020
FILED SLIDE #P020-00003
SURVEY BY LEE, APR 07 FILED SLIDE # P007-00022
KS HISTORICAL SOCIETY REFERENCE REPORTS (KSHS)

GENERAL NOTES:

NO GAPS OR OVERLAPS FOUND. EASEMENTS, SETBACKS,
AND OTHER ENCUMBRANCES OF RECORD ARE NOT
SHOWN BY SPECIFIC AGREEMENT WITH CLIENT.

LEGEND

- △ -FOUND SECTION CORNER AS NOTED
- -FOUND IRON BAR SET BY LEE, 2007
OR AD ASSOC., JAN 2020
- × -CALCULATED POINT, NO MONUMENT SET
- -SECTION LINES
- -SURVEYED PROPERTY LINES

A PRIVATE SURVEY WAS COMPLETED
09 MAY 2025 FOR ROB GRAINGER OF
A TRACT LOCATED IN SECTION 10,
TOWNSHIP 19 SOUTH, RANGE 24 EAST,
MIAMI COUNTY, KANSAS.

PARENT TRACT:
DEED 2025-00633

TRACT 1, DERIVED FROM THE PARENT
TRACT DESCRIBED ABOVE, IS THUS
DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND LOCATED IN
SECTION 10, TOWNSHIP 19 SOUTH,
RANGE 24 EAST OF THE 6TH PRINCIPAL
MERIDIAN, MIAMI COUNTY, KANSAS,
FURTHER DESCRIBED BY

L. FRANK YOUNG, KS. LICENSE #LS-960
ON 09 MAY 2025, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER

OF SAID SECTION 10; THENCE S88°12'16"W

ON THE NORTH LINE OF SAID SECTION 10

A DISTANCE OF 5306.52 FEET TO THE

NORTHWEST CORNER OF SAID SECTION 10;

THENCE S01°59'56"E ALONG THE WEST

LINE OF SAID SECTION 10 TO THE

SOUTHWEST CORNER OF SAID SECTION 10

A DISTANCE OF 5291.72 FEET;

THENCE N88°11'59"E ALONG THE SOUTH

LINE OF THE SOUTHWEST QUARTER OF

SAID SECTION 10 A DISTANCE OF 2660.92

FEET TO THE SOUTHWEST CORNER OF THE

SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE N88°11'49"E ALONG THE SOUTH

LINE OF SAID SOUTHWEST QUARTER A

DISTANCE OF 1330.39 FEET TO THE

SOUTHEAST CORNER OF THE SOUTHWEST

QUARTER OF SAID QUARTER;

THENCE N02°06'57"W ALONG THE EAST LINE

OF SAID SOUTHWEST QUARTER OF THE

SOUTHEAST QUARTER A DISTANCE OF 1322.94

FEET TO THE NORTHEAST CORNER OF SAID

SOUTHWEST QUARTER OF THE SOUTHEAST

QUARTER;

THENCE S88°11'52"W ALONG THE NORTH LINE

OF SAID SOUTHWEST QUARTER OF THE

SOUTHEAST QUARTER A DISTANCE OF

629.89 FEET TO A POINT ON THE CENTERLINE

OF MIDDLE CREEK;

THENCE N31°25'27"W ALONG SAID CENTERLINE

A DISTANCE OF 211.68 FEET;

THENCE N17°21'01"W ALONG SAID CENTERLINE

A DISTANCE OF 276.25 FEET;

THENCE N20°33'18"E ALONG SAID CENTERLINE

A DISTANCE OF 97.83 FEET;

THENCE N61°04'42"E ALONG SAID CENTERLINE

A DISTANCE OF 134.58 FEET;

THENCE N43°56'38"E ALONG SAID CENTERLINE

A DISTANCE OF 97.79 FEET;

THENCE N39°45'57"W ALONG SAID CENTERLINE A DISTANCE OF 97.63 FEET;

THENCE N75°05'53"W ALONG SAID CENTERLINE A DISTANCE OF 287.44 FEET;

THENCE N38°18'01"W ALONG SAID CENTERLINE A DISTANCE OF 314.31 FEET;

THENCE N29°00'56"E ALONG SAID CENTERLINE A DISTANCE OF 105.52 FEET;

THENCE N68°24'53"E ALONG SAID CENTERLINE A DISTANCE OF 269.22 FEET;

THENCE N22°41'40"E ALONG SAID CENTERLINE A DISTANCE OF 64.52 FEET

TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE N88°11'57"E ALONG SAID NORTH LINE A DISTANCE OF 762.46 FEET TO THE

SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER

OF SAID SECTION 10;

THENCE N88°11'57"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 200.44 FEET;

THENCE N02°08'54"W A DISTANCE OF 761.88 FEET;

THENCE N88°11'55"E A DISTANCE OF 338.05 FEET;

THENCE N84°23'03"E A DISTANCE OF 394.23 FEET;

THENCE S88°51'41"E A DISTANCE OF 397.08 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE N02°10'36"W ALONG SAID EAST LINE TO THE POINT OF BEGINNING A DISTANCE OF 1877.65 FEET. TRACT 1 CONTAINS 520.07 ACRES, MORE OR LESS.

NOTE:

THIS SURVEY IS A RETRACEMENT OF SEVERAL PREVIOUS SURVEYS OF SEVERAL ADJOINING PARCELS, COMBINING BOUNDARIES INTO ONE MASTER DESCRIPTION. CENTERLINE

OF MIDDLE CREEK IS TAKEN FROM SURVEY BY LEE IN 2007 AND WAS FOUND TO REASONABLY REPRESENT THE CURRENT CENTERLINE FOUND IN 2025. PINS WERE FOUND

IN PLACE AS SHOWN.

I, L. FRANK YOUNG, DO HEREBY CERTIFY THE ABOVE SURVEY WAS CONDUCTED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY

KNOWLEDGE.

Approved _____

Date: _____

Richard A. Weiss LS 1216

This survey has been reviewed pursuant

to KSA 58-2005 and is in compliance

with this act. No other warranties are

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