CERTIFICATE OF SURVEY

2016R12725

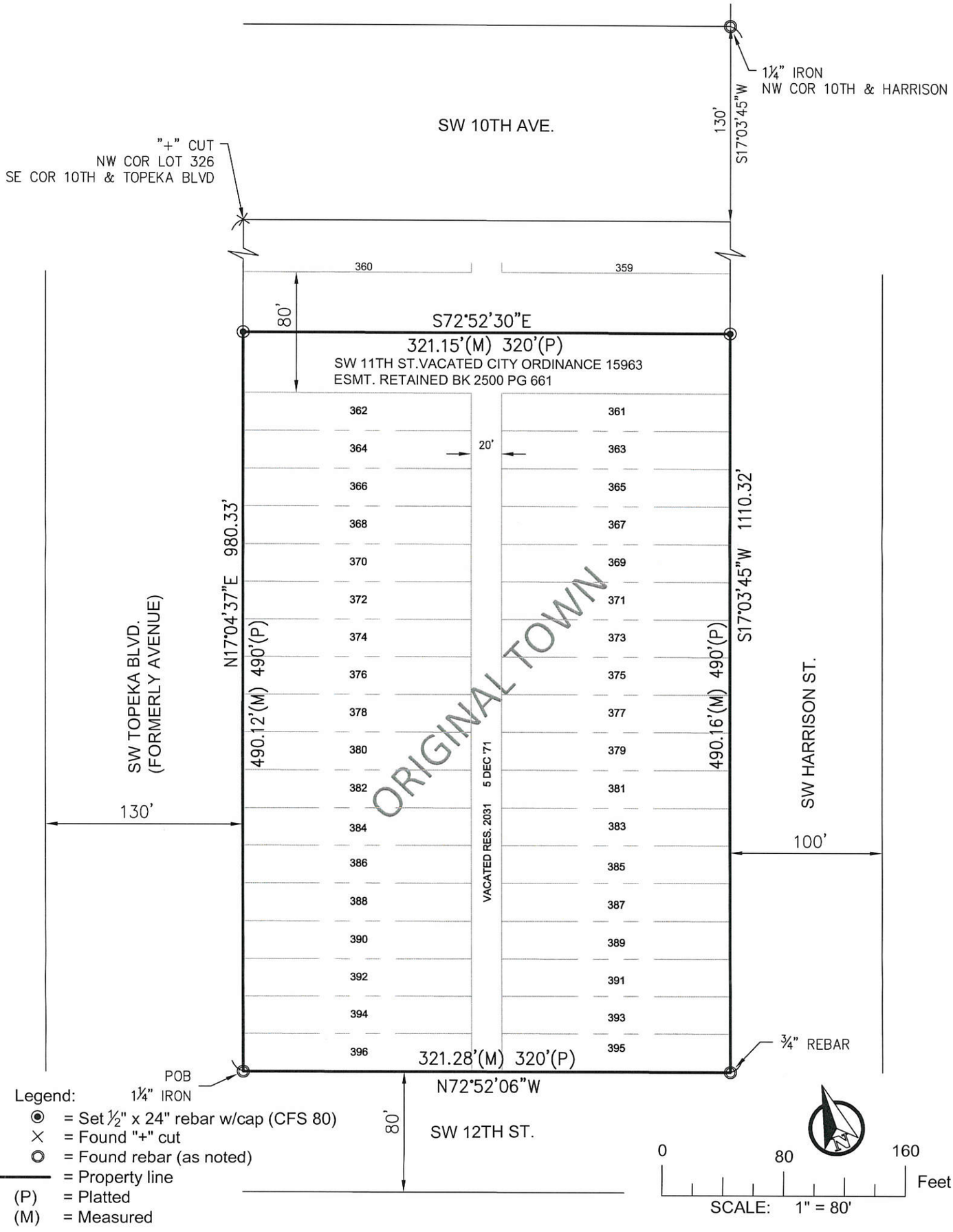
SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
07/18/2016 2:18:57 PM
DEBT: 0.00

DATE 07/14/16

PROJECT NUMBER 16-5154

ORDERED BY KANSAS DEPT. OF ADMIN.

QUARTER SW SECTION 31 TWP. 11 RG. 16 COUNTY SHAWNEE STATE KANSAS



Legend:
- ◉ = Set ½" x 24" rebar w/cap (CFS 80)
- × = Found "+" cut
- ◎ = Found rebar (as noted)
- ——— = Property line
- (P) = Platted
- (M) = Measured

Notes:
1) Assumed N17°04'37"E along East right of way line of SW Topeka Blvd.
2) Used Certificate of Survey recorded in Bk 5069 Pg 95 as reference survey.
3) Easements, Setbacks and other restrictions were not part of this survey as per agreement with client.

CFS ENGINEERS
cfse.com
2930 SW Woodside Dr, Topeka, KS 66614
o: 785-272-4706 f: 785-272-4736

CERTIFICATE OF SURVEY

DATE 07/14/16

PROJECT NUMBER 16-5154

ORDERED BY KANSAS DEPT. OF ADMIN.

QUARTER SW SECTION 31 TWP. 11 RG. 16 COUNTY SHAWNEE STATE KANSAS

LEGAL DESCRIPTION: BK 1780 PG 555
All of Lots 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394 & 396 on Topeka Avenue; also Lots 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393 & 395 on Harrison Street, all in Original Town, City of Topeka, Shawnee County, Kansas.

SURVEYORS DESCRIPTION:
All of Lots 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394 & 396 on Topeka Avenue; also Lots 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393 & 395 on Harrison Street, together with the South half of SW 11th Street between SW Topeka Boulevard and SW Harrison Street, vacated by ordinance 15963 and the alley between SW Topeka Boulevard and SW Harrison Street from SW 11th Street to SW 12th Street, vacated by Resolution 2031, December 5, 1971, all in Original Town, City of Topeka, Shawnee County, Kansas more particularly described as follows:

Beginning at the Northeast corner of SW 12th Street and SW Topeka Boulevard (formerly Topeka Avenue), said point being the Southwest corner of said Lot 396 on Topeka Avenue; thence North 17 degrees 04 minutes 37 seconds East on the East right of way line of SW Topeka Boulevard a distance of 490.12 feet; thence South 72 degrees 52 minutes 30 seconds East a distance of 321.15 feet to a point on the West right of way line of SW Harrison Street; thence South 17 degrees 03 minutes 45 seconds West on said West right of way line a distance of 490.16 feet to the Northwest corner of SW 12th Street and SW Harrison Street, said point being the Southeast corner of said Lot 395 on Harrison Street; thence North 72 degrees 52 minutes 06 seconds West a distance of 321.28 feet to the point of beginning.

Contains 157,439 square feet or 3.61 acres of land more or less.

I hereby certify that this a true and accurate map of survey made 6-30-16 under my direct supervision.

DAVID ANTHONY TAYLOR
LICENSED
1364
07-14-16
KANSAS
LAND SURVEYOR

David A. Taylor P.S. 1364
Cook Flatt and Strobel Engineers, P.A.

Reviewed by Shawnee County Surveyor only for compliance with KSA 58, Article 20, this 18th day of July, 2016.

Deborah J. Thomas P.S. 1461

CFS ENGINEERS
cfse.com
2930 SW Woodside Dr, Topeka, KS 66614
o: 785-272-4706 f: 785-272-4736