

JULY 6, 2011

B06_0983

PROPOSED EASEMENT IN LOT 1, BLOCK 1, JOHNSON'S BOAT-RV ADDITION

A STRIP OF LAND BEING 20 FEET IN WIDTH, OVER A PORTION OF LOT 1, BLOCK 1, JOHNSON'S BOAT-RV ADDITION A FINAL PLAT TO SAID COUNTY OF GEARY, STATE OF KANSAS, RECORDED IN PLAT BOOK F AT PAGE 46, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER SAID LOT 1;
THENCE ALONG AN ASSUMED BEARING OF N 89°42'43" E, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF RUCKER ROAD AS NOW ESTABLISHED, A DISTANCE OF 81.32 FEET TO THE POINT OF BEGINNING OF THE STRIP OF LAND TO BE DESCRIBED;
THENCE CONTINUING N 89°42'43" E ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 21.28 FEET;
THENCE S 19°42'05" W A DISTANCE OF 50.02 FEET;
THENCE S 00°17'17" E A DISTANCE OF 130.61 FEET;
THENCE S 29°42'38" E A DISTANCE OF 175.88 FEET;
THENCE S 62°04'35" E A DISTANCE OF 156.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD AS NOW ESTABLISHED;
THENCE S 02°10'15" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 22.21 FEET;
THENCE N 62°04'35" W A DISTANCE OF 171.86 FEET;
THENCE N 29°42'38" W A DISTANCE OF 177.46 FEET;
THENCE S 81°26'52" W A DISTANCE OF 81.90 FEET;
THENCE N 08°33'08" W A DISTANCE OF 20.00 FEET;
THENCE N 81°26'52" E A DISTANCE OF 80.10 FEET;
THENCE N 00°17'17" W A DISTANCE OF 128.11 FEET;
THENCE N 19°42'05" E A DISTANCE OF 46.27 TO THE POINT OF BEGINNING.
END OF DESCRIPTION

BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF N 89°42'43" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS.