

FOR DAVID D.

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TRACT I

620-382-8823

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 3 EAST OF THE 6TH P.M., MARION COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NW¼; THENCE ON AN ASSUMED BEARING OF N89°46'00"E ALONG THE NORTH LINE OF SAID NW¼ A DISTANCE OF 1229.00 FEET; THENCE S02°11'20"E PARALLEL WITH THE WEST LINE OF SAID NW¼ A DISTANCE OF 167.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S02°11'20"E PARALLEL WITH THE WEST LINE OF SAID NW¼ A DISTANCE OF 233.59 FEET; THENCE S89°40'14"E FOR A DISTANCE OF 498.74 FEET; THENCE S17°25'19"E FOR A DISTANCE OF 358.04 FEET; THENCE N89°46'00"E PARALLEL WITH THE NORTH LINE OF SAID NW¼ FOR A DISTANCE OF 417.86 FEET; THENCE N02°11'20"W PARALLEL WITH THE WEST LINE OF SAID NW¼ FOR A DISTANCE OF 412.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50; THENCE N39°34'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 167.90 FEET; THENCE N86°00'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 471.90 FEET; THENCE N76°15'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 103.10 FEET; THENCE S89°43'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 150.00 FEET; THENCE S67°55'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 53.90 FEET; THENCE S89°43'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 120.00 FEET; THENCE S85°25'58"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50 FOR A DISTANCE OF 19.22 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 8.80 ACRES, MORE OR LESS, EXCLUSIVE OF ROAD RIGHT OF WAY FOR U.S. HIGHWAY 50.

Leppke Real Estate TRACT

TRACT III

LEGAL DESCRIPTION: "Commercial" Tract

A tract in the Northwest quarter of Section 5, Township 22 South, Range 3 East of the 6th P.M., Marion County, Kansas; being more particularly described as follows:

Commencing at the NW corner of said NW $\frac{1}{4}$;
Thence S.02°11'20"E. (assumed) on West line of said Section 5 for a distance of 457.00 feet to the True Point of Beginning;
Thence N.10°55'46"E. on the Westerly right of way of US Highway 50 for a distance of 275.17 feet;
Thence N.87°46'00"E. on the Southerly right of way of said US Highway 50 for a distance of 585.30 feet;
Thence S.88°08'00"E on said right of way for a distance of 400.30 feet;
Thence N.85°26'00"E. on said right of way for a distance of 181.38 feet;
Thence S.02°11'20"E. for a distance of 233.59 feet;
Thence S.68°26'14"W. for a distance of 260.18 feet;
Thence S.89°38'14"W. for a distance of 983.33 feet to the West line of said NW $\frac{1}{4}$;
Thence N.02°11'20"W. on said West line for a distance of 40.90 feet to the True Point of Beginning.
Containing 8.58 acres.

Project #05832-02
Client: Leppke Real Estate

Tract III

