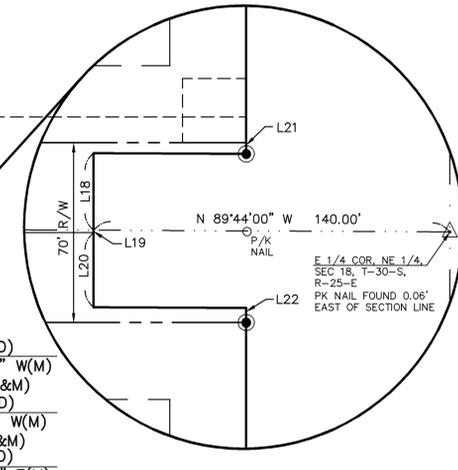


LEGAL DESCRIPTION:
 A TRACT OF LAND BEING A PORTION OF U.S. HIGHWAY NO. 69 BY-PASS RIGHT-OF-WAY, ALL OF DEED BOOK 194, PAGE 217, DEED BOOK 167, PAGE 469, DEED BOOK 260, PAGE 81, DEED BOOK 312, PAGE 257, DEED BOOK 365, PAGE 353, DEED BOOK 324, PAGE 23, DEED BOOK 184, PAGE 406, DEED BOOK 414, PAGE 177, DEED BOOK 255, PAGE 217, DEED BOOK 239, PAGE 677, DEED BOOK 237, PAGE 305 AND A PORTION OF DEED BOOK 414, PAGE 195, LESS HIGHWAY RIGHT-OF-WAY, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, CRAWFORD COUNTY, KANSAS, ALL BEING LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CRAWFORD COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 18;
 THENCE S 00°00'06" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 374.70 FEET;
 THENCE S 89°42'20" W A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 249, PAGE 334 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, CRAWFORD COUNTY, KANSAS, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH BROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED;
 THENCE S 00°00'06" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 941.16 FEET;
 THENCE N 25°49'57" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1212.50 FEET;
 THENCE N 43°35'29" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 487.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 249, PAGE 334;
 THENCE S 00°00'06" W ALONG THE WEST LINE OF SAID DEED BOOK 249, PAGE 334 A DISTANCE OF 259.70 TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;
 THENCE N 89°42'20" E ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 386.70 FEET TO THE POINT OF BEGINNING. CONTAINS 1,193,975 SF, 27.41 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.
 END OF DESCRIPTION

- BENCHMARK:**
 TBM#: RAILROAD SPIKE IN WEST FACE OF POWER POLE W/TRANSFORMER, 20'± EAST OF ALDI'S BUSINESS SIGN
 ELEV=938.22
- BASIS OF BEARINGS:**
 ASSUMED S 00°00'06" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, KANSAS.
- NOTE:**
 1. ERROR OF CLOSURE IS 1:85,930.
 2. DATE OF SURVEY: OCTOBER 31, 2003
- LEGEND:**
- MONUMENT FOUND
 - MONUMENT SET AT BLOCK CORNER
 - 1/2" REBAR W/CLS #20 CAP
 - MONUMENT SET AT SUBDIVISION CORNER IN CONCRETE
 - 1/2" REBAR W/CLS #20 CAP
 - △ SECTION CORNER, RECOVERED FROM COUNTY SURVEYOR'S RECORDS
 - ⊠ KDOT R/W MARKER
 - (P) PLATTED
 - (M) MEASURED
 - ① LOT NUMBER
 - SF SQUARE FEET
 - TTTTTT ACCESS CONTROL



CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C1	S 77°04'58" E	51.41'	51.85'	26.37'	115.00'	25°49'51"
C2	N 58°02'59" E	197.26'	208.05'	116.58'	185.00'	64°26'03"
C3	S 72°50'06" W	116.83'	118.66'	61.23'	195.00'	34°51'50"

PROPERTY/EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°16'00" E	123.76'
L2	N 25°49'57" E	253.49'
L3	N 25°49'57" E	35.00'
L4	S 64°10'03" E	329.54'
L5	S 64°10'03" E	60.81'
L6	N 25°49'57" E	22.24'
L7	S 64°10'03" E	177.20'
L8	S 25°49'57" W	53.89'
L9	N 00°00'06" E	56.90'
L10	N 89°59'54" W	75.26'
L11	N 64°10'03" W	109.00'
L12	N 12°02'27" W	93.99'
L13	N 89°42'20" E	117.00'
L14	S 64°10'03" E	261.81'
L15	S 25°49'57" W	54.44'
L16	N 00°17'40" W	140.02'
L17	N 00°17'40" W	153.76'
L18	S 00°00'06" W	30.00'
L19	S 00°00'06" W	0.93'
L20	S 00°00'06" W	29.07'
L21	S 00°00'06" W	4.35'
L22	S 00°00'06" W	5.65'
L23	S 64°10'03" E	112.99'
L24	S 89°59'54" E	80.04'
L25	S 00°00'06" W	50.50'
L26	N 89°59'54" W	102.68'
L27	S 67°17'56" W	21.76'
L28	S 64°10'03" E	163.86'
L29	S 25°49'57" W	13.00'
L30	S 64°10'03" E	20.00'
L31	S 25°49'57" W	20.00'
L32	S 89°44'00" W	28.71'
L33	N 00°16'00" E	163.61'
L34	N 89°44'00" W	86.25'
L35	S 25°49'57" W	240.92'

SECTION CORNER TIES (HORIZONTAL DISTANCE)

NE CORNER, NE 1/4, SECTION 18, T-30-S, R-25-E

CHISELED "+" FOUND IN CONCRETE AT THE INTERSECTION OF BROADWAY AND ATKINSON

- CHISELED "+" FOUND IN NORTHEAST CORNER OF CONCRETE TRAFFIC SIGNAL LIGHT POLE BASE 100.59' SW
- CHISELED "+" FOUND IN TOP OF CURB AT MID POINT OF RADIUS OF CURB ISLAND 58.18' NW
- CHISELED "+" FOUND IN SOUTHWEST CORNER OF CONCRETE TRAFFIC SIGNAL LIGHT POLE BASE 65.79' NE
- CHISELED "+" FOUND IN TOP OF CURB AT MID POINT RADIUS 54.31' SE

SE CORNER, NE 1/4, SECTION 18, T-30-S, R-25-E

MAGNETIC MARKER FOUND 0.10' BELOW ASPHALT SURFACE

- MAGNETIC NAIL W/WASHER IN NORTH FACE OF POWER POLE W/LIGHT 38.26' ESE
- MAGNETIC NAIL W/WASHER IN EAST FACE OF POWER POLE W/LIGHT 76.99' NW
- TOP BOLT IN SOUTHWEST CORNER OF TRAFFIC SIGNAL LIGHT POLE BASE 87.89' NE
- CENTERLINE 27TH STREET 24.43' E
- CENTERLINE OF BROADWAY (NORTH-SOUTH) IN-LINE

NW CORNER, NE 1/4, SECTION 18, T-30-S, R-25-E

PK NAIL FOUND IN ASPHALT ROAD

- PK NAIL NAIL W/WASHER IN WEST FACE OF POWER POLE W/LIGHT 26.70' NNE
- TOP OF FIRE HYDRANT 42.90' N
- 600 W/WASHER IN NORTH FACE OF POWER POLE W/LIGHT 129.55' WSW
- CENTERLINE ATKINSON ROAD 2.00' N

GRAPHIC SCALE

100 0 50 100 200 300 400
 (IN FEET)
 1 inch = 100 ft.

FINAL PLAT

PITTSBURG TOWN CENTER
 TO
PITTSBURG, KANSAS
KAW VALLEY ENGINEERING, INC.
 2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040

DATE OF PREPARATION: MAY 20, 2004 PROJECT NO. A03D1149 SHEET 1 OF 2

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