



# KAW VALLEY ENGINEERING, INC.

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Address: 14700 West 114<sup>th</sup> Terrace  
Lenexa, KS 66215

## EXHIBIT B

### Permanent Fence Easement

All that part of a tract of land described in a Kansas Warranty Deed found in Book 1833, at Page 583 (all documents mentioned hereon are as filed in the Wyandotte County Register of Deeds Office), lying in the Southwest Quarter of the Southeast Quarter of Section 36, Township 11 South, Range 24 East, of the Sixth Principal Meridian in the City of Kansas City, Wyandotte County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 13th day of August 2024 as follows:

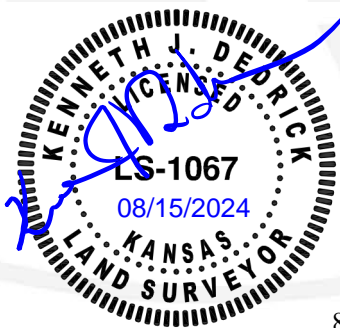
**Commencing** at a 3/8" rebar marking the Northwest corner of said Southwest Quarter; thence South 01°57'54" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1983 (HARN) North Zone) (South 00°10' West deed) on the West line of said Southwest Quarter, a distance of 111.84 feet (all distance references are in U.S. Survey Feet) to a Mag Nail marking the Northwest corner of said deed; thence departing said West line South 61°01'17" East (South 58°43'40" East deed) on the North line of said deed, a distance of 31.48 feet to a 1/2" rebar with CLS-20 cap marking a point on the East right-of-way line of South 51st Street as established by a 27.00 foot Easement, filed as Document No. 2015R-09299 and the **POINT OF BEGINNING**; thence continuing South 61°01'17" East (South 58°43'40" East deed) on said North line, a distance of 297.44 feet to a point; thence departing said North line North 89°51'43" West, a distance of 163.76 feet to a point; thence South 67°15'13" West, a distance of 47.44 feet to a point; thence North 89°37'18" West, a distance of 47.13 feet to a point on said East line; thence North 01°57'54" West on said East line, a distance of 161.84 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, October 9, 2020 (KVE Project C20S0645) and contains 19,587 square feet or 0.450 acres more or less.

End of Description

### **State of Kansas**

I, Kenneth J. Dedrick, being a duly registered and licensed Professional Surveyor in the State of Kansas, hereby certify that this real property description was prepared by me or under my direct supervision and is correct to the best of my belief and ability.



8/14/24 4:38 PM

Kenneth J. Dedrick LS-1067

Date

\\VMLX-FILE\Projects\C20\_0645-2\C3D21\CST\0645-2EXB\_Fence.dwg, 8/14/2024 4:44:00 PM, JasonK

POINT OF COMMENCING  
3/8" BAR NW CORNER, SW/4, SE/4  
SEC 36-11-24

S 01°57'54" E 111.84' (M)  
S 00°10' W 110.00' (D)

S 61°01'17" E 31.48' (M)  
S 58°43'40" E' (D)

POINT OF BEGINNING  
1/2" REBAR W/ CLS-20 CAP

WEST LINE, SW/4, SE/4, SEC 36-11-24 S 01°57'54" E 1323.95'  
MAG NAIL  
S 51ST STREET (R/W VARIES)  
R/W 27.00'  
1212.11

N 01°57'54" W 161.84'

(DOC NO. 2015R-09299)

NORTH LINE KANSAS WARRANTY DEED  
S 61°01'17" E 297.44' (M)

SPECIAL WARRANTY DEED  
(DOC NO 2012R-02184)  
TURNER RECREATION COMMISSION

S 58°43'40" E (D)

N 89°51'43" W 163.76'

S 67°15'13" W 47.44' KANSAS WARRANTY DEED  
(BK 1833, PG 583)

N 89°37'18" W 47.13'

THE TURNER UNIFIED SCHOOL DISTRICT #202

3.5" BRASS DISK IN MON. BOX  
SW CORNER, SE/4  
SEC 36-11-24



SCALE: 1" = 50'

KENNETH J. DEDRICK  
KANSAS PS NO. 1067



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EXHIBIT "B"  
PROJECT #: C20S0645-2  
KANSAS CITY, KS  
PAGE 2 OF 2  
DATED: AUGUST 13, 2024