

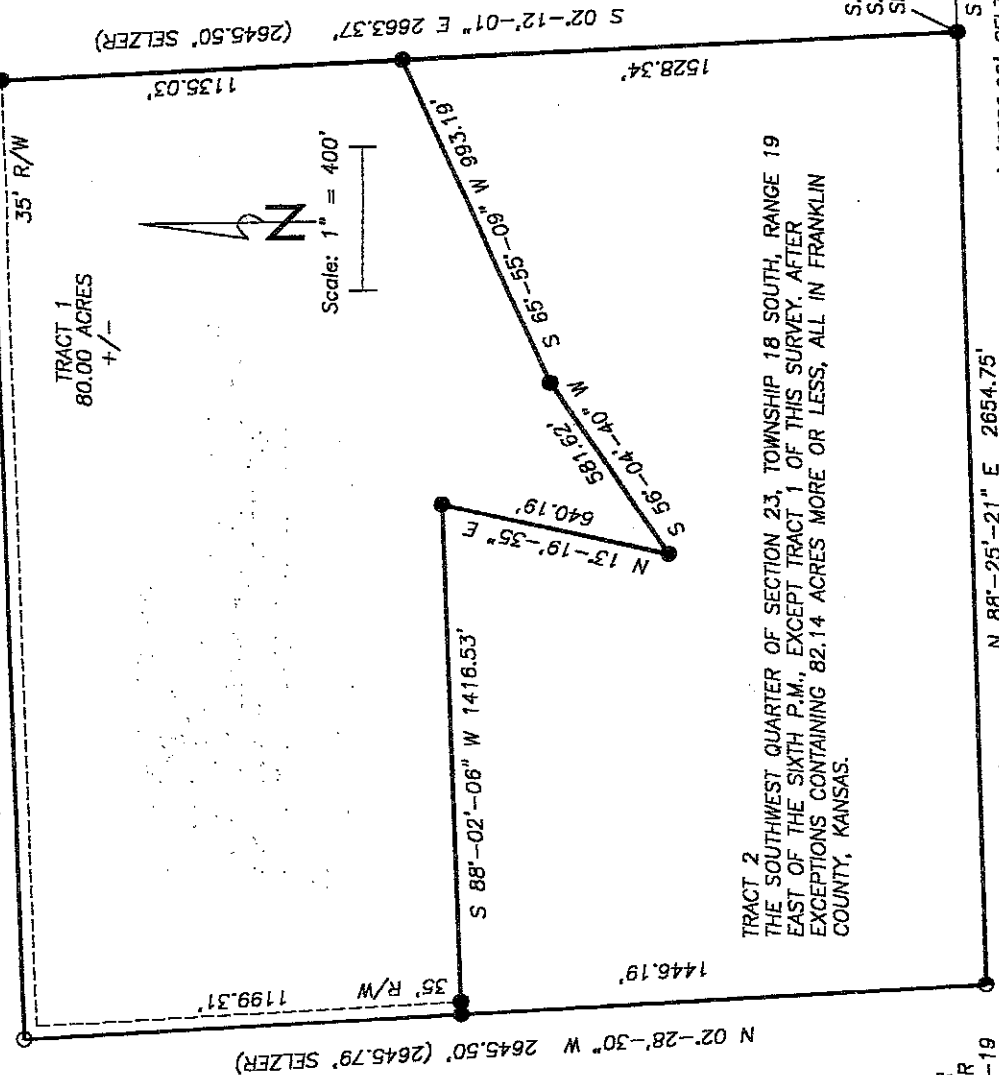
#2945

C ELLIS TERR.

N.W. CORNER
S.W. QUARTER
SEC. 23-18-19

N.E. CORNER
S.W. QUARTER
SEC. 23-18-19

N 88°-02'-06" E 2667.29' (2667.56' SELZER)



TRACT 1
80.00 ACRES
+/-

Scale: 1" = 400'

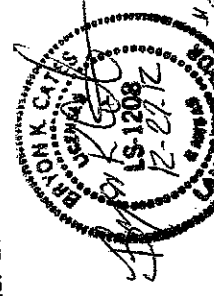
EISENHOWER ROAD

TRACT 2
THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 19
EAST OF THE SIXTH P.M., EXCEPT TRACT 1 OF THIS SURVEY. AFTER
EXCEPTIONS CONTAINING 82.14 ACRES MORE OR LESS, ALL IN FRANKLIN
COUNTY, KANSAS.

S.W. CORNER
S.W. QUARTER
SEC. 23-18-19

N 88°-25'-21" E 2654.75'
N 88°-01'-45" E 5320.68' (5320.92' SELZER)

FILED FOR RECORD
TIME 3:45 PM
JAN 17 2013



LEGEND:

- 1/2" IRON BAR FOUND ORIGIN UNKNOWN
- 1/2" IRON BAR FOUND SET BY SELZER LS 982
- 5/8" IRON BAR FOUND ORIGIN UNKNOWN
- 1/2" X 24" IRON BAR SET THIS SURVEY

Book 1208
Page 375 F
REGISTERED PROFESSIONAL SURVEYOR
INSTRUMENT # 202

CATES SURVEYING INC.
Bryon K. Cates
Professional Surveying Services
790 Pawnee Rd. Pomona, KS 66076
Phone 785-566-3391 Fax 785-566-3391

I Bryon K. Cates, A Professional Land Surveyor in the State of Kansas
do hereby certify that this Plat represents the true and accurate results
of a survey conducted on the ground under my direct supervision on
DECEMBER 27, 2012

Surveyor's Notes

- The bearings shown hereon are based on North Line of Southwest Quarter Section 23-18-19. Assumed N 88°-02'-06" E
- No underground or above ground utilities were located or shown this survey. by agreement with client.
- There are no known discrepancies between ownership or possession, fences, easements, setback, structures, gaps or overlaps unless shown.

LEGAL: TRACT 1

BEGINNING AT AN EXISTING 1/2" IRON BAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 19 EAST OF THE SIXTH, P.M., THENCE NORTH 88 DEGREES 02 MINUTES 06 SECONDS EAST 2667.29 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, BEING MARKED WITH A 1/2" IRON BAR; THENCE SOUTH 02 DEGREES 12 MINUTES 01 SECONDS EAST 1135.03 FEET ON THE EAST LINE OF SAID SOUTHWEST QUARTER TO A 1/2" IRON BAR; THENCE SOUTH 65 DEGREES 55 MINUTES 09 SECONDS WEST 933.19 FEET TO A 1/2" IRON BAR BY AN EXISTING HEDGE POST; THENCE SOUTH 56 DEGREES 04 MINUTES 40 SECONDS WEST 581.62 FEET TO A 1/2" IRON BAR; THENCE NORTH 13 DEGREES 19 MINUTES 35 SECONDS EAST 640.19 FEET TO A 1/2" IRON BAR; THENCE SOUTH 88 DEGREES 02 MINUTES 06 SECONDS WEST 1416.53 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER, BEING MARKED WITH A 1/2" IRON BAR; THENCE NORTH 02 DEGREES 28 MINUTES 30 SECONDS WEST 1199.31 FEET TO THE POINT OF BEGINNING, CONTAINING 80.00 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

NOTE:

THERE WAS A SURVEY BY ROBERT SELZER LS 982 ON OCTOBER 18, 1990 THAT SURVEY HE HAD A CALCULATED POINT FOR THE SOUTH QUARTER CORNER. AND DID NOT SET OR FIND THIS LOCATION. I SET THIS LOCATION, BY PHYSICAL LOCATION OF THE NORTH, SOUTH FENCE AND IN LINE WITH THE STONE FENCE TO THE EAST.

CERTIFICATE OF SPLIT APPROVAL

STATE OF KANSAS
FRANKLIN COUNTY

I hereby certify that this BLA/lot split has been examined and found to comply with the Subdivision Regulation of Franklin County, Kansas, and is, therefore, approved for recording.
Signed the 15th day of JANUARY, 2013

S.E. CORNER
S.W. QUARTER
SEC. 23-18-19

S.E. CORNER
S.W. QUARTER
SEC. 23-18-19

LARRY D. WALROD
PLANNING DIRECTOR

This survey has been reviewed and approved for filing,
pursuant to K.S.A. 82-2005,
for content only. No other warranties are made or implied.

Approved by: 1-15-13
Date: 1-22-13
JOEY HANSEN
PLS 1133

SURVEY ORDERED BY KEITH BROCK
SOUTHWEST QUARTER OF SECTION 23-18-19 FRANKLIN COUNTY

SURVEY PERFORMED BY: Bryon K. Cates PLS #1208

PAGE 1 OF 1
DEC. 27, 2012

LOT SPLIT SURVEY

JOB# 12081263
SCALE: 1" = 400'