#2161

N.W. CORNER
N.W. QUARTER
SEC. 13–16–19
FD 1/2" IRON BAR
USED BY K.DOT
FOR 59 HIGHWAY

163' +/–

EXISTING FENCE

EXISTING FENCE

Scale: 1" = 100'

N 88°–10'–29" E 493.34

60.00' 277.50' MEASURED 156.84'M (156.04'D)

TRACT TO BE ADDED
1.44 ACRES TOTAL
.26 ACRES R/W
1.18 ACRES TOTAL
+/–

STATE R/W 60'

156.07' MEASURED

S 01°–29'–05" E 156.13' W (156.00' D)

60.00' 277.50' MEASURED

S 88°–11'–14" W 337.50' (MEASURED–DEED)

T.P.O.B. (NEW TRACT)

OLD 59 HIGHWAY

N 01°–29'–05" W 5302.63' MEASURED (5302.63' TAYLOR)

N 01°–28'–05" W 491.45'

N 02°–07'–10" E 342.14' (D–M)

3.99 ACRES TOTAL EXISTING TRACT
.42 ACRES R/W
3.57 ACRES TOTAL +/–
DEED BOOK 255 PAGE 235

5.43 ACRES TOTAL NEW TRACT
.68 ACRES R/W
4.75 ACRES TOTAL +/–

STATE R/W 60'

306.39'

150.48'(D–M)

N 05°–43'–56" W

SET ON EXISTING R/W 34.14' BY TAYLOR

60.00'

S 88°–10'–29" W 423.20'

S 88°–10'–29" W 483.20'

T.P.O.B. (NEW TRACT)

S 88°–10'–29" W 2643.25'

SAND CREEK ROAD

S.W. CORNER
S.W. QUARTER
SEC. 13–16–19
FD 1/2" IRON BAR
USED BY K.DOT
FOR 59 HIGHWAY

S.E. CORNER
S.W. QUARTER
SEC. 13–16–19
FD 1/2" IRON BAR
USED BY K.DOT
FOR 59 HIGHWAY

LEGEND:
- DENOTES MONUMENT AS NOTED
- DENOTES 1/2" IRON BAR SURVEY CP 1135
- DENOTES 1/2" IRON BAR SURVEY CP 713
- 1/2" X 24" IRON BAR SET THIS SURVEY
- MAG NAIL SET SET THIS SURVEY
- CALCULATED CORNER NO MONUMENT SET

ALL DISTANCE SHOWN ARE MEASURED UNLESS OTHER WISE NOTED

FILED FOR RECORD
TIME 8:00 A.M.
APR 14 2011
Book Slide Page 359 D
REGISTER OF DEEDS, FRANKLIN CO., KS
INSTRUMENT # 1061
#800

REGISTER OF DEEDS KANSAS FRANKLIN COUNTY

TO BE ADDED TO EXISTING TRACT:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 19 EAST OF THE SIXTH P.M., THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS WEST 306.39 FEET MEASURED (305.50 FEET DEED) TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS WEST 186.08 FEET; THENCE NORTH 88 DEGREES 10 MINUTES 29 SECONDS EAST 337.50 FEET TO AN EXISTING 1/2" IRON BAR; THENCE SOUTH 01 DEGREES 29 MINUTES 05 SECONDS EAST 186.13 FEET MEASURED (186.00' DEED) TO AN EXISTING 1/2" IRON BAR; THENCE SOUTH 88 DEGREES 11 MINUTES 18 SECONDS WEST 337.50 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 60 FEET THEREOF TAKEN FOR HIGHWAY RIGHT OF WAY, AFTER EXCEPTION CONTAINING 1.18 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

NEW TRACT:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 19 EAST OF THE SIXTH P.M., THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS WEST 491.45 FEET; THENCE NORTH 88 DEGREES 10 MINUTES 29 SECONDS EAST 493.34 FEET TO AN EXISTING 1/2" IRON BAR; THENCE SOUTH 02 DEGREES 07 MINUTES 10 SECONDS WEST 342.14 FEET MEASURED (342.14' DEED) TO AN EXISTING 1/2" IRON BAR; THENCE SOUTH 05 DEGREES 48 MINUTES 56 SECONDS EAST 150.48 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 29 SECONDS WEST 483.20 FEET POINT OF BEGINNING; EXCEPT THE WEST 60 FEET THEREOF TAKEN FOR HIGHWAY RIGHT OF WAY, AFTER EXCEPTION CONTAINING 4.75 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

This survey has been reviewed and approved for filing, pursuant to K.S.A. [illegible] for content only and is in accordance with this oct No other warranties are expressed or implied.

Approved by: [signature] Date: 3-8-11
TIMOTHY [illegible] LS 1133

LS-1133 REGISTERED LAND SURVEYOR

CERTIFICATE OF SPLIT APPROVAL
STATE OF KANSAS
CITY OF OTTAWA
I hereby certify that this tol split has been examined and found to comply with the Subdivision Regulation of CITY OF OTTAWA, Kansas, and is, therefore, approved for recording.
Signed this 23 day of March 2011
[signature]
PLANNING DIRECTOR

Surveyor's Notes

1. The bearings shown hereon are based on South Line of S.W 1/4 section 13 bearing N 88°–10'–29" E
2. No underground or above ground utilities were located or shown this survey. by agreement with client.
3. There are no known discrepancies between ownership or possession, fences, easements, setback, structures, gaps or overlaps unless shown.
4. No Easements or setbacks shown by agreement with client.
5. Reference survey
BY JOHN E. TAYLOR LS 713
SURVEY 384
AT PUBLIC WORKS OFFICE
BY MICHAEL A. ADAMS LS 1126
UNRECORDED SURVEY

BK 5 PG 3624

12-28-2010

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

I Bryan 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 28, 2010

SURVEY PERFORMED BY: Bryan K. Cates P.L.S. #1208	SURVEY ORDERED BY ALMEDA EDWARDS S.W. QUARTER SEC. 13–16–19	JOB# 11G11145
PAGE 1 OF 1	DECEMBER 28, 2010	BOUNDARY LINE ADJUSTMENT