



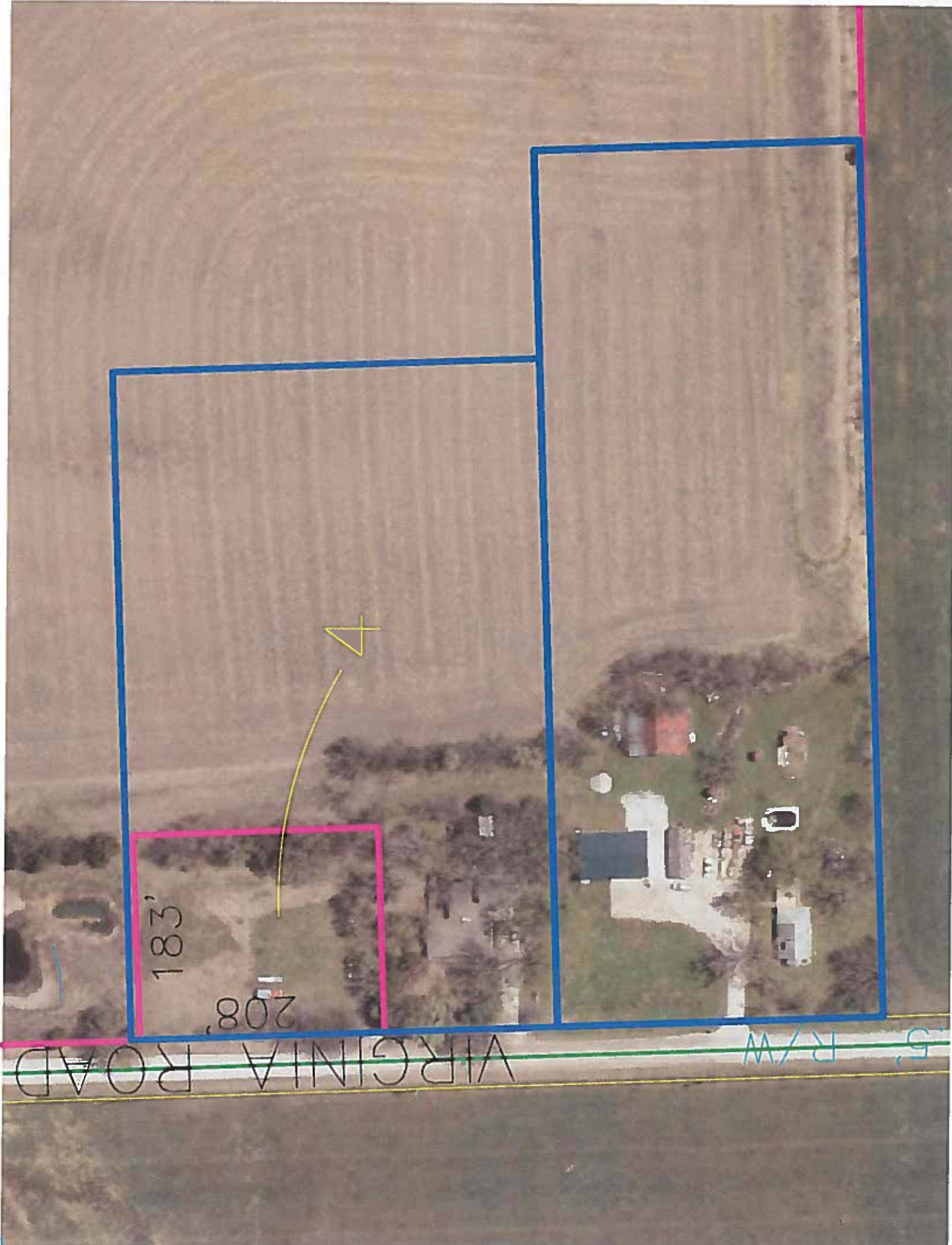
3
80.3 Ac(c)

4

183'
208'

VIRGINIA ROAD #1063

VA



183'

208'

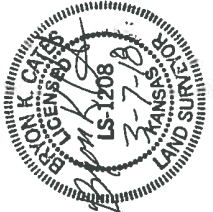
VIRGINIA ROAD

5' R/W



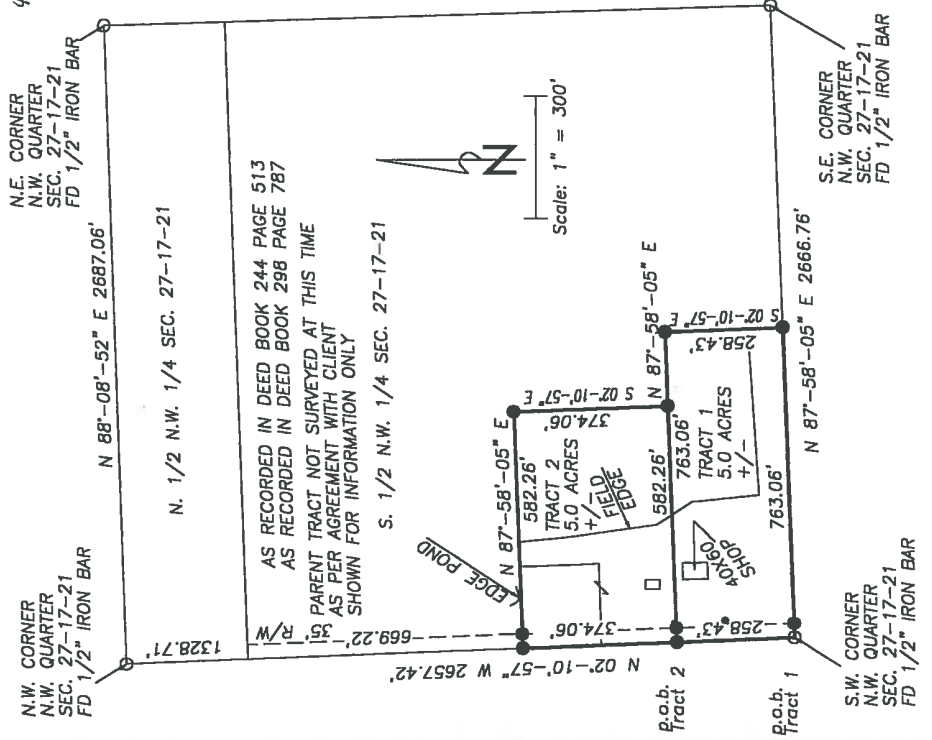
11/15/18

- LEGEND:
- 1/2" x 24" IRON BAR FOUND ON SURVEY # 2610 BY TDG
 - 1/2" x 24" IRON BAR w/I.D. Cap CATES 1208 SET THIS SURVEY
 - EXISTING H2O METER



Surveyor's Notes
 1. The bearings shown hereon are based on West Line of N.W. 1/4 Section 27 Assumed N 02°-10'-57" W
 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 TAYLOR DESIGN GROUP OR TAYLOR SURVEYING SURVEY # 640 AND # 2610 FRANKLIN COUNTY PUBLIC WORKS OFFICE



TRACT 1
 BEGINNING AT A 1/2" IRON BAR AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., THENCE NORTH 02 DEGREES 10 MINUTES 57 SECONDS WEST 285.43 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER, TO A 1/2" IRON BAR; THENCE NORTH 87 DEGREES 58 MINUTES 05 SECONDS EAST 763.06 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, BEING MARKED WITH A 1/2" IRON BAR; THENCE SOUTH 02 DEGREES 10 MINUTES 57 SECONDS EAST 285.43 FEET TO SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, BEING MARKED WITH A 1/2" IRON BAR; THENCE SOUTH 87 DEGREES 58 MINUTES 05 SECONDS WEST 763.06 FEET TO THE POINT OF BEGINNING; CONTAINING 5.00 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

TRACT 2
 COMMENCING AT A 1/2" IRON BAR AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., THENCE NORTH 02 DEGREES 10 MINUTES 57 SECONDS WEST 285.43 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING, BEING MARKED WITH A 1/2" IRON BAR; THENCE NORTH 02 DEGREES 10 MINUTES 57 SECONDS WEST 374.06 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER, TO A 1/2" IRON BAR; THENCE NORTH 87 DEGREES 58 MINUTES 05 SECONDS EAST 582.26 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, BEING MARKED WITH A 1/2" IRON BAR; THENCE SOUTH 02 DEGREES 10 MINUTES 57 SECONDS EAST 374.06 FEET, BEING MARKED WITH A 1/2" IRON BAR; THENCE SOUTH 87 DEGREES 58 MINUTES 05 SECONDS WEST 582.26 FEET TO THE POINT OF BEGINNING; CONTAINING 5.00 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

CERTIFICATE OF LOT SPLIT APPROVAL
 I hereby certify that this 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 _____ day of _____, 2018.

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2003, 58-2005, 58-2011, and K.A.R. 66-12-1 for content only and is in compliance with the Subdivision Regulation of Franklin County, Kansas.
 No. other warranties are extended or implied.

Approved by: JAMES D. SCHMITZ Date: _____
 LARRY WALROD - Planning Director

CATES SURVEYING INC.
 Bryon K. Cates PS 1208
 Professional Surveying Services
 790 Pawnee Rd. Ponoma, KS 66076
 Phone 785-566-3391 Fax 785-566-3391

SURVEY PERFORMED BY: Bryon K. Cates PS #1208
 SURVEY ORDERED BY: CAROL BUCHINGHAM-ROBERTS
 IN THE NORTHWEST QUARTER SEC. 27-17-21
 JOB# 18031738
 SCALE: 1" = 300'

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 MARCH 7, 2018

LOT SPLIT & BOUNDARY LINE ADJUSTMENT SURVEY
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