

#3424

Surveyor's Notes

1. The bearings shown hereon are based on the North line of the Northeast Fr. 1/4 Sec. 4-16-21 Assumed S 89°-40'-35" E
2. No underground or above ground utilities were located or shown this survey. by agreement
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 TODD BURROUGHS PS 1187 SURVEY BOOK 1 PAGE 91 REG.OF DEEDS FRANKLIN COUNTY KANSAS.

LEGEND:

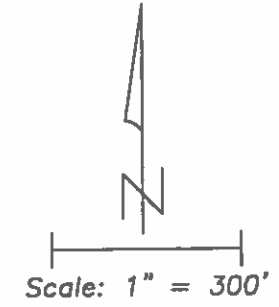
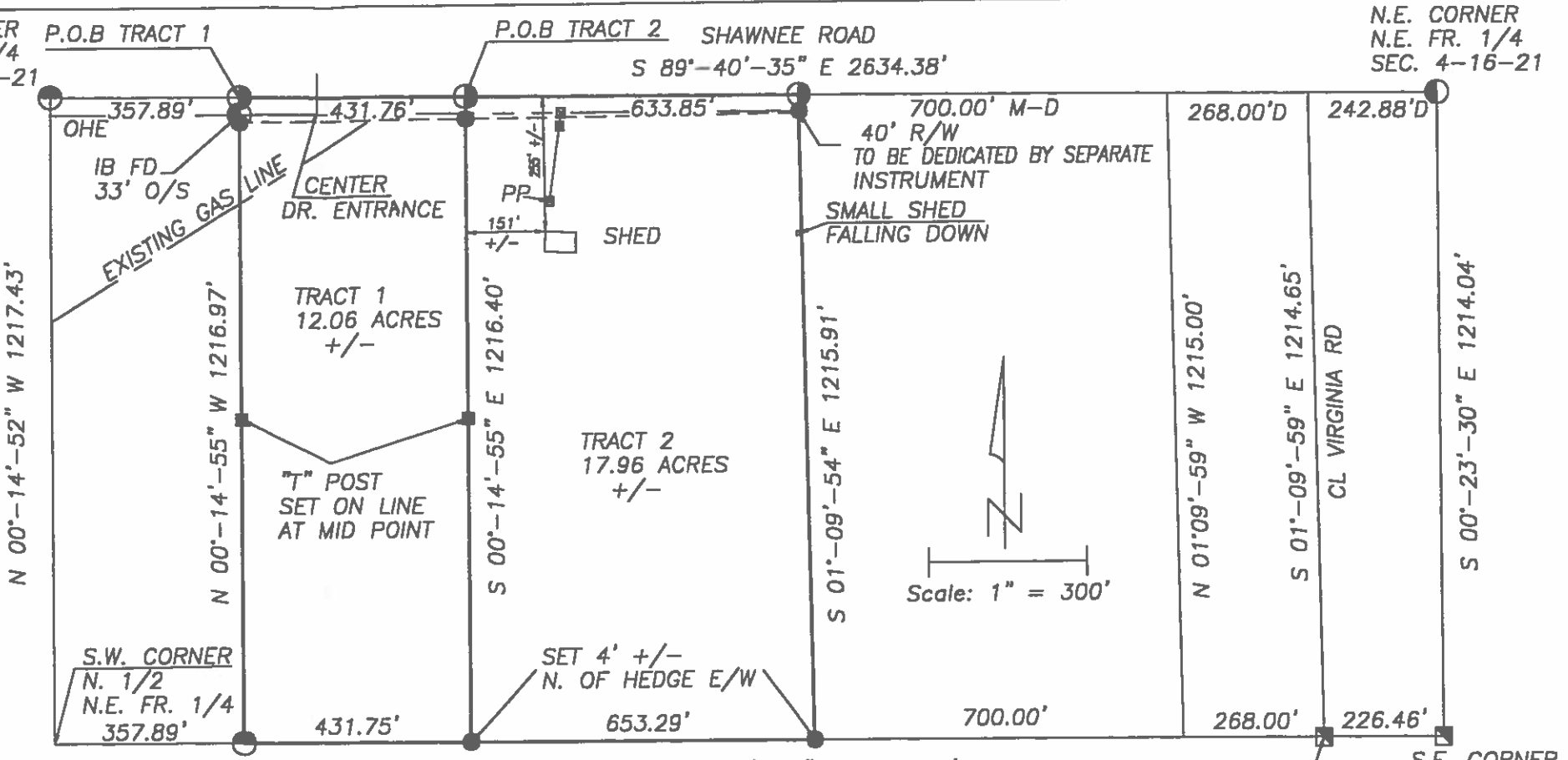
- 2" ALUM CAP W/ 1/2" IRON BAR FOUND SET BY TDG
- 1/2" IRON BAR SET BY TAYLOR PS 713
- 1/2" x 24" IRON BAR w/I.D. Cap CATES 1208 SET THIS SURVEY
- P.K. NAIL SET THIS SURVEY
- 3/8" IRON BAR FOUND

NEW TRACT 1:

A TRACT IN THE NORTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M. LEGAL AS FOLLOWS BY BRYON K. CATES PS 1208, NOVEMBER 15TH 2021; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., IN FRANKLIN COUNTY, KANSAS, THENCE S89°40'35" E 357.89 FEET ALONG THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING S89°40'35" E 431.76 FEET; THENCE S00°14'55"E 1216.40 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST FRACTIONAL QUARTER; THENCE N89°45'03"W 431.75 FEET ON SAID LINE; THENCE N00°14'55"W 1216.97 FEET TO THE POINT OF BEGINNING, CONTAINING 12.06 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

NEW TRACT 2:

A TRACT IN THE NORTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M. LEGAL AS FOLLOWS BY BRYON K. CATES PS 1208, NOVEMBER 15TH 2021; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., FRANKLIN COUNTY, KANSAS; THENCE S89°40'35" E 789.65 FEET ALONG THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING S89°40'35" E 633.85 FEET; THENCE S01°09'54"E 1215.91 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST FRACTIONAL QUARTER; THENCE N89°45'03"W 653.29 FEET ON SAID LINE; THENCE N00°14'55"W 1216.40 FEET TO THE POINT OF BEGINNING, CONTAINING 17.96 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.



PARENT TRACT DEED
BOOK 299 PAGE 230
FRANKLIN COUNTY,
REG. OF DEEDS OFFICE

CERTIFICATE OF (LOT SPLIT) APPROVAL
STATE OF KANSAS
FRANKLIN COUNTY
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 _____

KENNETH A. COOK PLANNING DIRECTOR

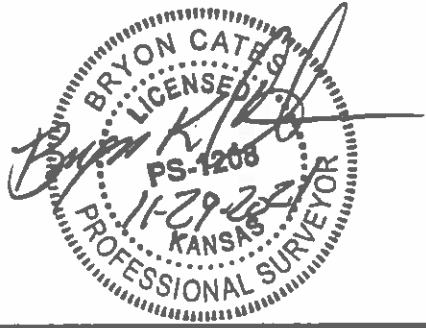
CERTIFICATE OF COUNTY TREASURER

State of Kansas)
County of Franklin)
THIS IS TO CERTIFY THAT THERE ARE NO UNPAID TAXES, SPECIAL
ASSESSMENTS OR TAX LEINS OUTSTANDING AGAINST THIS PROPERTY.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

This survey has been reviewed and approved for filing,
pursuant to K.S.A. 58-2005
for content only and is in compliance with this act
No other warranties are extended or implied.

Approved by: *James D. Schmitz* Date: 11/23/2021
JAMES D. SCHMITZ Ks. P.S.-727

JODY EDWARDS -- COUNTY TREASURER



CATES SURVEYING INC.
Bryon K. Cates PS 1208
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 NOVEMBER 15, 2021

SURVEY PERFORMED BY: Bryon K. Cates PS #1208

SURVEY ORDERED BY: MRS. CLARK
IN THE NORTHEAST FR. QUARTER OF SECTION 4-16-21
FRANKLIN COUNTY, KANSAS.

JOB# 21112031

SCALE: 1" = 300'

No. _____

AGREEMENT FOR GRANT OF PUBLIC ROAD AND UTILITY EASEMENT TO FRANKLIN COUNTY

This AGREEMENT FOR GRANT OF PUBLIC ROAD AND UTILITY EASEMENT TO FRANKLIN COUNTY made and entered into this 17 day of DECEMBER, _____, by and between William F. Coughenour and Ginger Coughenour, hereinafter called GRANTOR and FRANKLIN COUNTY, KANSAS, hereinafter called GRANTEE.

WHEREIN, it is UNDERSTOOD and AGREED between the Parties, that GRANTOR hereby grants to GRANTEE a Public Road and Utility Easement described as follows:

The North 40 feet of a tract of land described as follows:

The West 757.89 feet of the N 1/2 of the NE fr. 1/4 of Section 4, Township 16, Range 21, Franklin County, Kansas; EXCEPT Commencing at the NW Corner of the NE Fr. 1/4 of said Section 4; THENCE South 89°40'35" East a distance 357.89 feet; THENCE South 00°14'52" East a distance 1216.96 feet; THENCE North 89°45'03" West a distance of 357.89 feet; THENCE North 00°14'52" West a distance 1217.43 feet to the place of beginning said exception containing 10.00 acres, more or less; and

The N 1/2 of the NE Fr. 1/4 of Section 4, Township 16, Range 21; EXCEPT all East of the center of the County Road; EXCEPT beginning at a point on the North line of said Section 4, 242.88 feet West of the NE/c of said Section 4; THENCE South along the centerline of a County Road to the South line of the N 1/2 of the NE 1/4 of said Section 4; THENCE West 268 feet; THENCE North to the North line of said Section 4; THENCE East 268 feet to the point of beginning; and EXCEPT beginning at a point on the North line of the N 1/2 of the NE Fr. 1/4 of said Section 4, 242.88 feet West of the NE/c of said Section 4; THENCE South along the centerline of a County Road to the South line of the N 1/2 of the NE 1/4 of said Section 4; THENCE West 268 feet to the Point of Beginning; THENCE West along the South line of said N 1/2 a distance of 700 feet; THENCE North to the North line of said Section 4; THENCE East along the North line of said Section 4 a distance of 700 feet, more or less, to a point on the North line that is 510.88 feet West of the NE/c of said Section 4; THENCE South to the Point of Beginning; and EXCEPT the West 757.89 feet of the N 1/2 of the NE Fr. 1/4 of said Section 4.

It is FURTHER AGREED by the Parties that the GRANTEE shall be responsible for removing and replacing any fencing and/or access improvements within the Right of Way existing at the time of execution of the granting of this permanent Right of Way, wherein the GRANTEE initiates or causes the removal or replacement of said fencing or access improvements in order to accommodate road or drainage improvements, including maintenance or repairs of the road or drainage system.

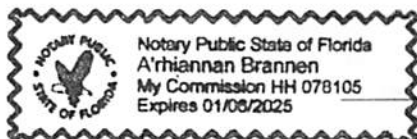
In Witness Whereof, said parties of the first part have hereunto set their hands the day and year first above written

William F. Coughenour
William F. Coughenour (GRANTOR)

Ginger Coughenour
Ginger Coughenour (GRANTOR)

STATE OF KANSAS
COUNTY OF FRANKLIN

On this 17 day of December, 2021, before me, a Notary Public in and for Franklin County, Kansas, personally appeared William F. Coughenour and Ginger Coughenour, to me known to be the same person(s) named in and who executed the foregoing instrument and acknowledged that he (they) executed the same as his (their) voluntary act and deed.



A Brannen
Signature of Notary Public

ACCEPTED THIS _____ day of _____, ____.

FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS

Colton M. Waymire - Chair

ATTEST:

Janet Paddock - County Clerk