

**REPORT or PLAT OF SURVEY**

**BOUNDARY DESCRIPTIONS:**

**PARENT TRACT:** (BOOK D184, PAGE 268-269)

THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER (W½ SW FR¼) OF SECTION SEVEN (7), TOWNSHIP TWENTY-THREE (23) SOUTH, RANGE SIXTEEN (16), EAST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING ALL THAT PART OF SAID (W½ SW FR¼), LYING WEST OF THE CENTER OF THE CHANNEL OF TURKEY CREEK.

**NORTH TRACT:**

A TRACT IN THE WEST HALF OF THE FRACTIONAL SOUTHWEST QUARTER, ALSO KNOWN AS GOVERNMENT LOT 2 OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 16 EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS, AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS 1368, ON NOVEMBER 16, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FR. SW¼;  
THENCE N. 00°02'05" E. (BASIS OF BEARINGS) ON THE WEST LINE OF SAID FR. SW¼ FOR 1060.00 FEET TO THE POINT OF BEGINNING;  
THENCE N. 79° 18' 09" E. FOR 1532.10 FEET TO A POINT ON THE EAST LINE OF SAID FR. SW¼, SAID POINT BEING 1368.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID FR. SW¼;  
THENCE N. 00° 21' 12" E. ON THE EAST LINE OF SAID FR. SW¼ FOR 1298.19 FEET TO THE NORTHEAST CORNER OF SAID FR. SW¼;  
THENCE N. 89° 45' 11" W. ON THE NORTH LINE OF SAID FR. SW¼ FOR 1121.54 FEET TO A IRON PIN WITH PS 1368 ID CAP ON THE EAST BANK OF TURKEY CREEK;  
THENCE CONTINUING N. 89° 45' 11" W. ON SAID NORTH LINE FOR 70.00 FEET, MORE OR LESS, TO THE CENTER OF TURKEY CREEK;  
THENCE UP THE CENTER OF TURKEY CREEK FOR 690.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID FR. SW¼;  
THENCE S. 00° 02' 05" W. ON SAID WEST LINE FOR 86.00 FEET, MORE OR LESS, TO AN IRON PIN WITH PS 1368 ID CAP ON THE SOUTH BANK OF TURKEY CREEK;  
THENCE CONTINUING S. 00° 02' 05" W. ON SAID WEST LINE FOR 264.00 FEET TO AN IRON PIN WITH PS 1368 ID CAP ON THE NORTH BANK OF TURKEY CREEK;  
THENCE CONTINUING S. 00° 02' 05" W. ON SAID WEST LINE FOR 70.00 FEET, MORE OR LESS, TO THE CENTER OF TURKEY CREEK;  
THENCE UP THE CENTER OF TURKEY CREEK FOR 840.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID FR. SW¼;  
THENCE S. 00° 02' 05" W. ON SAID WEST LINE FOR 128.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 45.49 ACRES, MORE OR LESS, AND SUBJECT TO ROAD RIGHT OF WAY ALONG THE WEST SIDE THEREOF.

**SOUTH TRACT:**

A TRACT IN THE WEST HALF OF THE FRACTIONAL SOUTHWEST QUARTER, ALSO KNOWN AS GOVERNMENT LOT 2 OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 16 EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS, AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS 1368, ON NOVEMBER 16, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FR. SW¼;  
THENCE N. 00° 02' 05" E. (BASIS OF BEARINGS) ON THE WEST LINE OF SAID FR. SW¼ FOR 1060.00 FEET;  
THENCE N. 79° 18' 09" E. FOR 1532.10 FEET A POINT ON THE EAST LINE OF SAID FR. SW¼;  
THENCE S. 00° 21' 12" W. ON SAID EAST LINE FOR 1368.00 FEET TO THE SOUTHEAST CORNER OF SAID FR. SW¼;  
THENCE N. 89° 05' 53" W. ON THE SOUTH LINE OF SAID FR. SW¼ FOR 1497.87 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 41.83 ACRES AND SUBJECT TO ROAD RIGHT OF WAY ALONG THE WEST AND SOUTH SIDES THEREOF.

**INGRESS AND EGRESS EASEMENT:**

A TRACT FOR THE PURPOSE OF AN INGRESS AND EGRESS IN THE WEST HALF OF THE FRACTIONAL SOUTHWEST QUARTER, ALSO KNOWN AS GOVERNMENT LOT 2 OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 16 EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS, AS DESCRIBED BY AARON C. DAVIS, PS 1368, ON NOVEMBER 16, 2023, AND BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FR. SW¼;  
THENCE N. 00°02'05" E. (BASIS OF BEARINGS) ON THE WEST LINE OF SAID FR. SW¼ FOR 1060.00 FEET TO THE POINT OF BEGINNING;  
THENCE N. 87° 02' 00" E. FOR 24.00 FEET;  
THENCE N. 65° 56' 30" E. FOR 40.00 FEET;  
THENCE N. 73° 01' 00" E. FOR 41.00 FEET;  
THENCE S. 68° 05' 00" E. FOR 68.00 FEET;  
THENCE S. 73° 34' 00" E. FOR 20.00 FEET;  
THENCE S. 74° 24' 00" E. FOR 61.00 FEET;  
THENCE S. 55° 10' 00" E. FOR 78.00 FEET;  
THENCE S. 85° 35' 00" E. FOR 44.00 FEET;  
THENCE N. 64° 28' 00" E. FOR 39.00 FEET;  
THENCE N. 44° 05' 00" E. FOR 32.00 FEET;  
THENCE N. 07° 50' 00" W. FOR 101.11 FEET AND THERE TERMINATING.

THIS SURVEY WAS REVIEWED FOR COMPLIANCE WITH  
KSA 58-2001 THROUGH 58-2005 ONLY AND IS  
APPROVED FOR RECORDING/FILING.  
APPROVED \_\_\_\_\_ LIC# \_\_\_\_\_  
DATE \_\_\_\_\_



Certification:  
State of Kansas) ss  
County of Coffey)

This is to certify and acknowledge that I, Aaron C. Davis, a licensed Land Surveyor in said County and State, did prepare this report under my direct supervision. Further, that this report and survey does not certify, with the client's knowledge, to ownership, easements and other restrictions of record, unless otherwise shown or stated. Further, that the locations of certain corners may have been determined but not physically marked as direct by the client. Field date is shown below.

NOTE: This document is not original unless the signature and date are blue ink.

CLIENT: DAVID RANES

<b>GeoTech, Inc.</b> 115 W. 5th AVE, EMPORIA, KS 66801 (620) 342-7491 www.geotechinc.net	PROJECT #:	FIELD DATE:	DRAWN BY:	SHEET(S)
	23274-02	GRX1 SOKKIA 11/06 - 11/15/2023	ACD	2 OF 2

**REPORT or PLAT OF SURVEY**

TRACTS IN THE FRACTIONAL WEST HALF OF THE  
SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 SOUTH,  
RANGE 16 EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS.

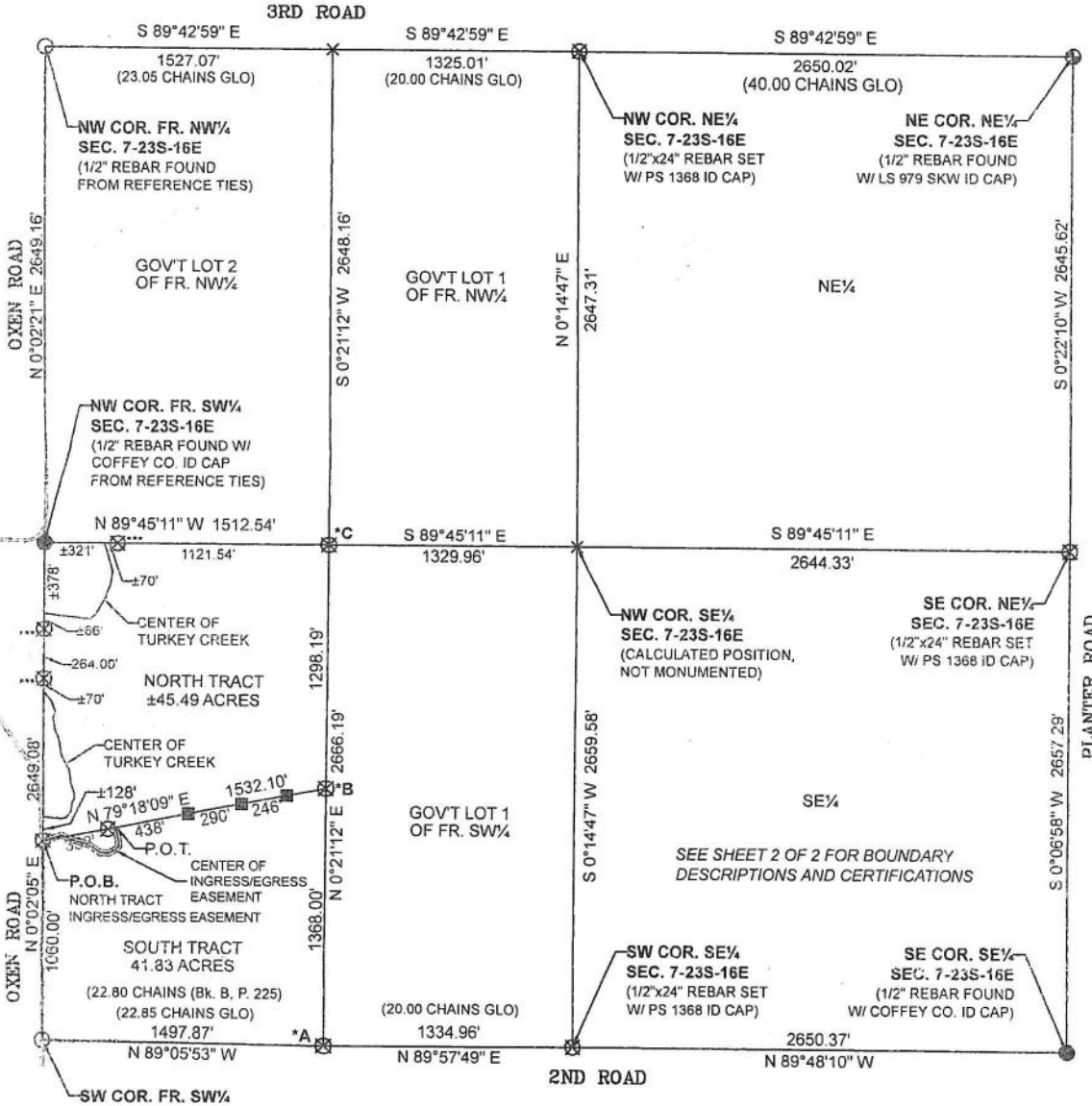
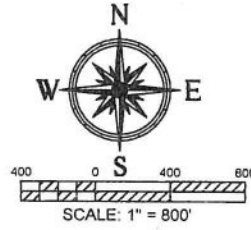
ALL DISTANCES ARE MEASURED UNLESS OTHERWISE DENOTED.

SEE SECTION CORNER REFERENCE REPORTS ON FILE AT STATE  
HISTORICAL SOCIETY AND COUNTY ENGINEERS OFFICE FOR MORE  
INFORMATION ON SECTION CORNERS.

**BASIS OF BEARINGS:**  
"TRUE NORTH" USING RTK GPS AND  
CARLSON SURVEYING SOFTWARE.

**LEGEND:**

- ☒ -1/2"x24" REBAR SET W/ PS 1368 ID CAP
- WITNESS CORNER SET ON BANK OF CREEK
- POINT ON LINE SET PER CLIENT (60D NAIL AND LATH)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION



**\*SURVEY NOTES:**

- A: STONE SET BY COFFEY COUNTY SURVEYOR (1880) WAS SEARCHED FOR, BUT NOT FOUND. CORNER WAS ESTABLISHED IN CENTER OF ROAD AS DETERMINED BY FENCES ON THE NORTH AND SOUTH SIDES OF THE VACATED ROAD AND IN LINE WITH OLD FENCE AND HEDGE TO THE NORTH AND OLD FENCE TO THE SOUTH EXTENDED (BEST EVIDENCE OF ORIGINAL POSITION FROM PRIOR SURVEY BY COFFEY COUNTY SURVEYOR AS RECORDED IN BOOK B OF SURVEYS AT PAGE 31 IN THE COFFEY COUNTY ROAD AND BRIDGE OFFICE).
- B: CORNER FALLS 7.0' EAST OF HEDGE LINE TO THE SOUTH.
- C: CORNER FALLS 8.0' NORTH AND 2.0' WEST OF CORNER FENCE POST (FENCE WEST AND SOUTH).

CLIENT: DAVID RANES

**GeoTech, Inc.**

115 W. 5th AVE., EMPORIA, KS 66801  
(820) 342-7491 www.geotechinc.net

PROJECT #:

23274-02

FIELD DATE:

GRX1 SOKKIA  
11/06 - 11/15/2023

DRAWN BY:

ACD

SHEET(S)

1 OF 2