

- O PIN FOUND THIS SURVEY
- OPPINS SET THIS SURVEY
- B HIGHMAY RIGHT OF WAY MARKERS

STATE OF KANSAS COUNTY OF MCPHERSON). SS

I, FRANCIS R. RANKIN, PROFESSIONAL ENGINEER OF THE STATE OF KANSAS DO HERBY CERTIFY THAT UNDER MY SUPERVISON A SURVEY OF A TRACT OF LAND WAS MADE IN THE SW1/4 SECTION 16, T17S-R4W OF THE 6TH. P.M. AND DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Section 16, T17S-R4W in McPherson County Kansas, Thence East 951.6 feet; thence North to the Right-of-way line of K-4, at right angle to the South Section line of Said Section 143.30 feet and is the point of Beginning; thence continueing on North 249.10 feet; thence West parallel to the Section line 494.8 feet; thence South at Right angle 200.40 feet to a Right-of-way Marker and a point 192.0 feet North of Section line; thence East 181.0 feet to a Right-of-way Marker a point 191.9 feet North of Section line; thence South at Right angle 48.0 feet; thence East on Right-of-way line 313.8 feet to place of Beginning, the above tract contains 2.6 acres more or less, and that the accompanying plat is a true exhibit of Said Survey, as far as it is known to me

PURVEY GALLED FOR BY CLARENCE ANDERSON, REAL EST. LINDSBORG

SIGNED THIS * 20 DAY OF JULY, 1965 757

Recommended Deed Legal Description

A tract of land in the Southwest Quarter of Section 16, Township 17 South, Range 4 West of the 6th P.M. described as follows: Beginning at the Southwest corner of said Quarter Section; thence on an assumed bearing N89°55'41"E along the South line of said Quarter Section 1151.60 feet; thence N00°04'19"W 712.41 feet; thence S89°55'41"W 1151.06' to the West line of said Southwest Quarter; thence along said West line S00°01'41"E 712.41 feet to the point of beginning,

EXCEPT the following tract of land for State Highway Commission Right of Way (In McPherson County Courthouse files INRE) in the Southwest Quarter of Section 16, Township 17 South, Range 4 West described as follows: Beginning at the Southwest corner of said Quarter Section; thence North along the West line of said Quarter Section 523.9 feet; thence Easterly 358.1 feet to a point 523.5 feet North of the South line of said Quarter Section; thence Southerly at right angles 175.0 feet; thence Easterly at right angles 102.0 feet to a point 348.3 feet North of said South line; thence Southerly at right angles 157.0 feet; thence Easterly at right angles 181.0 feet to a point 191.1 feet north of said South line; thence Southerly at right angles 48.0 feet; thence Easterly 310.04 feet Measured (313.8 deed); thence Easterly 200 feet; thence southerly at right angle to the south line of said Quarter Section to said south line 142.41 feet; thence west along said south line to the point of beginning, and

EXCEPT the following tract of land surveyed by Francis R. Rankin in the Southwest Quarter of Section Sixteen, Township 17 South, Range 4 West described as follows: Commencing at the Southwest corner of Section 16, Township 17 South, Range 4 West, thence East 951.6 feet; thence North to the right-of- way of K-4, at right angle to the South section line of said 143.30 and is the point of beginning; thence continuing on North 249.20 feet; thence West parallel to the section line 494.8 feet; thence South at right angle 200.40' to a right of way marker and a point 192.0 feet north of section line; thence East 181.0 feet to a right-of-way marker a point 191.9 feet north of section line; thence South at right angle 48.0 feet; thence East on right-of-way line 313.8 feet, to the point of beginning, and

EXCEPT the West 33 feet thereof for township road easement and any other easements of record.

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Part of SW1/4 Section 16 T17S R4W of 6th P.M., McPherson County, KS

Research at courthouse found deed surveyed by Rankin in 1965 for adjacent parcel.

Research at County Public Works found survey by Rankin in 1965, KDOT K-4 highway plans of 1959, references to stones and pins at the West Quarter Corner, Southwest Corner, and South Quarter Corner. References were found in both the KDOT plans and the Rankin survey. A penciled note on the Southwest Corner Reference card at County Public Works indicated the corner was not found in 1965. County Road plans for 8th Avenue (RS 1065) showed a Southwest corner.

Field work discovered a ½ inch iron at the West Quarter Corner, which corresponded to reference notes. The Southwest corner and the South Quarter Corner were not found. This surveyor believes the county construction of 8th Avenue destroyed the Southwest corner. This surveyor believes the K-4 Highway construction of a culvert and drainage channel south of a K-4 culvert destroyed the South Quarter Corner.

From centerline stationing, section line deflection from centerline, and section corner offset provided in the KDOT K-4 Highway plans, this surveyor reestablished the destroyed corners and referenced them. This surveyor split existing culverts to located centerline of K-4 and used plan stationing for distances.

In reconstruction of adjoiner descriptions this surveyor found overlap in the Rankin survey and K-4 highway R/W. K-4 highway R/W supersedes Rankin and therefore is held in the legal description as true.

To reconstruct K-4 highway R/W this surveyor held KDOT description with new south section line location and prorated offset.

Melanie L. Thrower, P.E., L.S. Surveyed November 22, 2002