

CERTIFICATE OF SURVEY
AG LOT SPLIT

AMERICAN SURVEYING
Steve Tufte & Garret Tufte
7531 Hwy 59, Oskaloosa, Kansas 66066
785-231-8090

REFERENCE SURVEY
BY A. TANKING; 02/12/2002
PLAT BOOK 8, PAGE 470

BUILDING SETBACK LINES
Current Building or Setback line distances shall be ascertained from the Jefferson Co. Planning and Zoning Dept. prior to any improvements being made on the property.

ADDRESS: NEMAHA RD., VALLEY FALLS, KS
DATE OF SURVEY: 04/11/25 JOB NO: JF2-032725
ORDERED BY: ED JACOBY

THIS SURVEY DOES NOT CERTIFY OWNERSHIP

BEARINGS ARE ASSUMED
ORIGIN OF MONUMENTS
UNKNOWN UNLESS NOTED OTHERWISE



SCALE
1" = 200'

LEGEND

- = FOUND 1/2" REBAR WITH CAP NO. 1314
- = FOUND 1/2" REBAR, NO CAP
- = SET 1/2" x 24" REBAR WITH CAP NO.1252
- = NO MONUMENT SET
- M = MEASURED DIMENSION
- C = CALCULATED DIMENSION
- D = DIMENSION AS SHOWN IN THE OWNER'S DEED, DOC. NO. 2025R0643
- R/W = ROAD RIGHT-OF-WAY
- CL = CENTERLINE
- POB = POINT OF BEGINNING
- OHE = OVERHEAD ELECTRIC LINE
- WM = WATER METER
- XX = FENCE

THIS AG LOT SPLIT
IS HEREBY APPROVED
STEPHAN A. METZGER
JEFFERSON CO. ZONING ADMINISTRATOR

2025R1080
DELIA HESTON, REGISTER OF DEEDS
JEFFERSON COUNTY, KS
RECORDED ON:
05/20/2025 03:46:10 PM
REC FEE: 38.00
INDEBT: 0.00
PAGES: 2

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 05/20/2025

Julie A. Dumble
COUNTY CLERK

REMAINING TRACT DESCRIPTION

A tract of land located in the Northwest Quarter of Section 31, Township 8 South, Range 19 East of the Sixth P.M., Jefferson County, Kansas, described by Stephan Tufte, PS No. 1252 on April 19, 2025, as follows: Commencing at the Southwest corner of said Northwest Quarter; thence N02°00'19"W assumed bearing, along the West line of said Northwest Quarter 747.43 feet for the Point of Beginning; thence N88°37'17"E 1423.28 feet; thence N02°06'06"W 612.31 feet; S88°37'17"W 1422.25 feet to said West line; thence S02°00'19"E along said West line 612.30 feet to the Point of Beginning. Containing 20.00 acres, more or less. Subject to easements of record and public road right-of-way.

LOT DESCRIPTION

A tract of land located in the Northwest Quarter and the Southwest Quarter of Section 31, Township 8 South, Range 19 East of the Sixth P.M., Jefferson County, Kansas, described by Stephan Tufte, PS No. 1252 on April 19, 2025, as follows: Beginning at the Southwest corner of said Northwest Quarter, said point also being the Northwest corner of said Southwest Quarter; thence N02°00'19"W assumed bearing, along the West line of said Northwest Quarter 747.43 feet; thence N88°37'17"E 1423.28 feet; thence S02°06'06"E 220.84 feet to the centerline of the abandoned Kansas City and Northwestern Railroad; thence S43°44'44"E along said abandoned Railroad centerline 141.08 feet; thence leaving said abandoned Railroad on a bearing S82°52'19"W 577.00 feet; thence S39°39'41"W 481.73 feet to the South line of said Northwest Quarter, said point also being on the North line of said Southwest Quarter; thence continuing S39°39'41"W 40.39 feet; thence S79°11'16"W 602.81 feet to the West line of said Southwest Quarter; thence N02°00'00"W along said West line 128.09 feet to the Point of Beginning. Containing 20.00 acres, more or less. Subject to easements of record and public road right-of-way.

PARENT TRACT DESCRIBED IN DOC. NO. 2025R0643

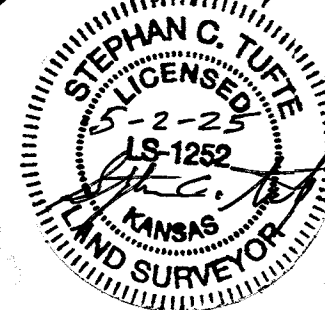
Reviewed in Compliance
with K.S.A. 58-2005

William Noll 5/9/2025
William Noll, Kansas PS No. 1599
Jefferson County Reviewer

CERTIFICATION

I certify that this plat map and the survey on which it is based, were prepared and conducted by me or under my direct supervision.

Stephan C. Tufte, Kansas PS No. 1252



INGRESS-EGRESS EASEMENT DESCRIPTION

A 20 feet wide strip of land located in the Northwest Quarter of Section 31, Township 8 South, Range 19 East of the Sixth P.M., Jefferson County, Kansas, 10.00 feet on each side of the following described centerline, described by Stephan Tufte, PS No. 1252 on April 19th, 2025, as follows: Commencing at the Southwest corner of said Northwest Quarter; thence N02°00'19"W assumed bearing, along the West line of said Northwest Quarter 747.43 feet; thence N88°37'17"E 571.00 feet for the Point of Beginning; thence S44°08'00"E 125.00 feet; N87°40'12"E 78.00 feet to the centerline of a pond dam; thence N68°15'00"E along said pond dam centerline 356.00 feet; thence N84°58'33"E 78.00 feet; thence S58°06'47"E 70.00 feet and there terminating, the sidelines of said centerline to be extended or subtended to their points of intersection. Containing 0.32 acres, more or less.

