HELLER BOUNDARY SURVEYS

William B. Heller, L.S. 1202, 863 S. 9th Street, Salina, KS 67401 Cellular phone: 620-245-8023, Email: willyboskilly@yahoo.com

Certificate of Survey

This is to certify and acknowledge that I, William B. Heller, a registered land surveyor in the County of McPherson, State of Kansas, surveyed the following:

<u>Legal Description:</u> A parcel in the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventeen (17) South, Range Three (3) West of the Sixth Principal Meridian.

More particularly described as follows: Commencing at the West One Quarter Corner of said Section Sixteen (16), Township Seventeen (17) South, Range Three (3) West of the Sixth Principal Meridian; thence South 00 degrees 12 minutes 47 seconds West, 537.53 feet; thence North 89 degrees 43 minutes 46 seconds East, 180.20 feet to the point of beginning; thence North 89 degrees 43 minutes 46 seconds East, 200.00 feet; thence South 00 degrees 09 minutes 22 seconds East, 201.31 feet; thence South 89 degrees 36 minutes 01 seconds West, 200.00 feet; thence North 00 degrees 09 minutes 22 seconds West, 201.80 to the point of beginning. Said parcel contains 0.93 acre excluding existing public road right of way. Said tract is subject to any easements or restrictions of record.

William B. Higher, L.S. 1202

For: Conley Nichols 423 W. State Street Lindsborg, KS 67456

Report of Survey

Research of the records at the McPherson County Public Works Department and McPherson County Court House revealed the following information:

<u>Roads:</u> Cole Street is 60 feet wide, 30 feet wide on each side of the centerline of Cole Street. Union Street is 55 feet wide, 27.5 feet on each side of centerline of Union Street. Jackson Street is 70 feet wide, 35 feet on each side of the centerline of Jackson Street. K.D.O.T. road construction plans for Cole Street reconstruction, project #81B-59K-4222-01, dated December 16, 1992.

<u>Surveys:</u> Section corner references found at the McPherson County Public Works vault. Boundary survey by F.R. Rankin, dated October 7, 1969. Boundary survey by Melvin V. Ferguson, dated May 13, 1974. Boundary survey by Melanie L. Thrower, dated May 2, 2002. Boundary surveys by Duncan Durr, dated July 9, 2002. Boundary surveys by W.B. Heller, dated May 29, 2007 and May 27, 2010. Boundary survey by Forgy-Allen, no date.

<u>Field Procedure:</u> Distances and angles read with a Nikon DTM 522 Total Station. All distances are calculated/measured distances. I set 1/2" x 24 " rebars at the property pins monumented. The location of Jackson Street does not fit physical evidence. The lots located east of Jackson Street are east of the east right of way line of Jackson Street.

Date: June 12, 2011 For: Conley Nichols 423 W. State Street Lindsborg, KS 67456 Scale: 1 "= 80 Legend = Section Corner Found
= property pin found
= property pin set (1/2"xz4"rebar = I.D. cop)
#= Property Line RS \$ = Section Line PW = Public Road Light of Way P.O.B. = Point of Beginning Will4 Cor., Sec16, TI75-R3W Found: "+" cut in concrete Origin: unknown f Survey 863 S. 9te \$ 589°52'12"W 175 161.62 (cm) Cole 30 162.00'(R) 30 G COLEST. - 537,53 (cm) 534,40 (R) to Cole St. H (K) 200,00 22 Plat Heller Boundary Surveys, W. B. Heller, L.S. 1202 201.28 Street 235 S. Cole St. James D. Baxter Cole N 89°43'46"E 180.20'(cm) 180.00'(R) 200 '(Cm) 200 '(R) P.O.B. . Colest Scott R. E Judy L. Becker 2,627.46'(BL.M.) 2,640.0'(G.L.O.) 2,639.94'(cm) 1,80'(cm) 201.31'ccm) 3 ,,22,60,05 0.93 Ac. 0.93 Ac. excluding R/W 2 525 E. Union St. 60 mley Nichols N Jackson v, So Conley Nichols 239 200'(12) 70'R/W 87.25'cm) N 180.00 (cm)(R) 200'(cm) 589036'01"W ~ 87.25 cm) 3 N88° 32'19"E 36.48. NO°12'47"E Union Street -119,93'(cm) 120.00'(R) 5890 35'20"W N0°00'00" E 9554med. 250,43' (cm) Richard Je 80 Alta Peppiatto 250.00'(Z) 99.58 30' R/W 303 S. Cole St. 524 E. Union St. S.W. Cor. Sec. 16, T175-R3W Found: 1/2" rebay & I.D. cap Origin: W.B. Heller Pg. 2/2