

# Heller Boundary Surveys

William B. Heller, L.S. 1202, 863 S. 9<sup>th</sup> Street, Salina, KS 67401

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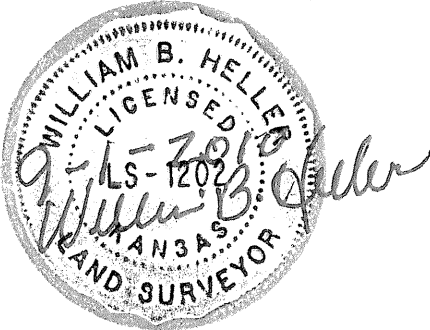
## Certificate of Survey

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:

**Legal Description Parcel #1:** Commencing at the West One Quarter (1/4) Corner of Section One (1), Township Seventeen (17) South – Range Four (4) West of the Sixth Principal Meridian, the point of beginning; thence South 89 degrees 58 minutes 09 seconds East along the East-West One Quarter (1/4) Section Line, 2,635.60 feet; thence South 00 degrees 13 minutes 18 seconds East, 2,650.94 feet; thence North 90 degrees 00 minutes 00 seconds West, 949.74 feet; thence North 00 degrees 00 minutes 24 seconds West, 33.00 feet; thence North 19 degrees 26 minutes 27 seconds West, 557.23 feet; thence North 06 degrees 31 minutes 59 seconds West, 650.67 feet; thence South 89 degrees 02 minutes 08 seconds West, 1,421.91 feet; thence North 89 degrees 17 minutes 44 seconds West, 33.00 feet; thence North 00 degrees 42 minutes 16 seconds East, 1,471.07 feet to the point of beginning. Said parcel contains 119.0 acres including road right of way. Said parcel is subject to any easements or restrictions of record.

William B. Heller, L.S. 1202  
September 1, 2010

For: Larry Dean Sjogren  
2924 11<sup>th</sup> Avenue  
Lindsborg, KS 67456



## Report of survey

Research of the records at the McPherson County Public Works office revealed the following information:

**Roads:** 11<sup>th</sup> Avenue is 66 feet wide, 33 feet on each side of section line. Wheatridge Road is 66 feet wide, 33 feet on each side of section line. Area contained on the west side of 118.9 acre parcel is 1.1 acre. Area contained on the south side of parcel is 0.7 acre.

**Surveys:** G.L.O. survey for township line survey performed by Divania Furrow November 1864. G.L.O. township subdivisions performed by Elisha Diefendorf, November 14<sup>th</sup> to the 19<sup>th</sup>, 1864. References for section corners found at the McPherson County Public Works Office. Boundary survey in the S.W. 1/4 of Section 1, T17S-R4W by Melanie L. Thrower, dated March 7, 2000. Boundary surveys in Section 1, T17S- R4W by W.B. Heller, dated 4-25-2009 and 4-30-2010.

**Field procedure:** 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.

# Plat of Survey

Heller Boundary Surveys, W.B. Heller, L.S. 1202, 863 S. 9<sup>th</sup>, Salina, KS 67401 Ph: 1-620-245-8023

W. 1/4 Cor., Sec. 1, T17S-R4W  
Found: 1/2" x 24" rebar & I.D. cap  
Origin: W.B. Heller

P.O.B.

S 89° 58' 09" E

2,635.60'

Center Cor., Sec. 1, T17S-R4W  
Found: 1/2" x 24" rebar & I.D. cap  
Origin: W.B. Heller

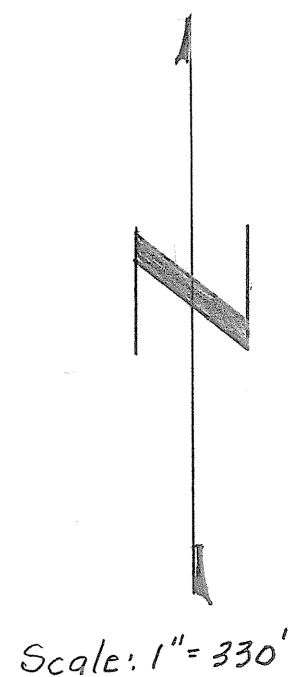
21.72' Ingress/Egress easement for property North 8.24'

Larry Dean & Mary E. Sjogren  
The S.W. 1/4 Section 1, T17S-R4W,  
except described tract shown below.  
Deed Book 606, Page 799  
119.0 acre, incl. R/W

Date: September 1, 2010  
For: Larry Dean Sjogren  
2924 11<sup>th</sup> Avenue  
Lindsborg, KS 67456

## Legend

- ▲ = Section Corner Monument Found
- = 1/2" x 24" rebar & M. Thrower I.D. cap
- = 1/2" x 24" rebar & W.B. Heller I.D. cap
- P.O.B. = Point of Beginning
- ⌘ = Section Line
- ℙ = Property Line
- R/W = Public Road Right of Way



11<sup>th</sup> Avenue  
N 0° 42' 16" E 2,652.54' (cm)  
1,471.07' (cm)

N 89° 17' 44" W  
33.00'

S 89° 02' 08" W

1,433.32' (ℙ)  
1,421.91' (cm)

Gregory W. Thomas &  
Lorye D. Thomas  
Tract in S.W. 1/4, Sec. 1, T17S-R4W  
Deed Book 254, Page 227-228  
42.7 acre, incl. R/W

N 60° 31' 59" W  
650.67' (cm)  
650.63' (ℙ)

N 19° 26' 27" W  
557.23' (cm)  
556.34' (ℙ)

N 0° 00' 24" W  
33.00'

949.74' (cm)

1,728.73' (ℙ)

2,678.47' (cm) N 90° 00' 00" W (assumed)  
Wheatridge Road

S.W. Cor., Sec. 1, T17S-R4W  
Found: 20" x 13" x 5" sandstone  
Origin: 1864 Survey, GLO  
Note: All distances are calculated/measured unless noted.

S. 1/4 Cor., Sec. 1, T17S-R4W  
Found: 1/2" rebar  
Origin: unknown