

## **Heller Boundary Surveys**

**William B. Heller, P.S. 1202 ~ Cellular: 1-620-245-8023**  
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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:

**Parcel #1:** A 118.2 acre parcel located in the Southwest One Quarter of Section Five (5), Township Eighteen (18) South – Range Three (3) West of the Sixth Principal Meridian described by William B. Heller, P.S. 1202, 8-1-2022, as follows:

More particularly described as follows: Commencing at the Southeast Corner of the Southwest One Quarter (1/4) of said Section Five (5), Township Eighteen (18) South – Range Three (3) West of the Sixth Principal Meridian, The Point of Beginning; thence South 88 degrees 36 minutes 09 seconds West, along the south section line of said Section Five (5), 1,082.98 feet; thence North 09 degrees 47 minutes 00 seconds West, 672.52 feet; thence North 00 degrees 04 minutes 24 seconds West, 174.02 feet; thence North 49 degrees 21 minutes 23 seconds West, 244.99 feet; thence North 85 degrees 57 minutes 52 seconds West, 83.15 feet; thence South 55 degrees 17 minutes 55 seconds West, 293.51 feet; thence South 05 degrees 25 minutes 56 seconds East, 281.81 feet; thence North 88 degrees 39 minutes 32 seconds East, 346.77 feet; thence South 02 degrees 22 minutes 47 seconds West, 569.87 feet to a point on the south section line of said Section Five (5); thence South 88 degrees 36 minutes 09 seconds West, 507.83 feet; thence North 08 degrees 49 minutes 34 seconds West along the east line of the abandoned Union Pacific Railroad, 2,650.32 feet to a point on the north one quarter (1/4) section line of said southwest quarter; thence North 88 degrees 09 minutes 49 seconds East along said one quarter (1/4) section line, 2,270.75 feet to The Center Corner of said Section Five (5); thence South 00 degrees 03 minutes 04 seconds East along the east one quarter section line of said Southwest One-quarter (1/4) of said Section Five (5), 2,646.19 feet to the Point of Beginning. Said parcel contains 118.2 acres, including road right of way. Said parcel is subject to any easements or restrictions of record.

**Parcel #2:** A 30.0 acre parcel located in the Southwest One Quarter of Section Five (5), Township Eighteen (18) South – Range Three (3) West of the Sixth Principal Meridian described by William B. Heller, P.S. 1202, 8-1-2022, as follows:

More particularly described as follows: Commencing at the Southwest Corner of the Southwest One Quarter (1/4) of said Section Five (5), Township Eighteen (18) South – Range Three (3) West of the Sixth Principal Meridian, The Point of Beginning; thence North 00 degrees 56 minutes 44 seconds West, along the west section line of said Section Five (5), 2,625.23 feet to The Northwest Corner of The Southwest Quarter of Section Five (5), T18S-R3W of The 6<sup>th</sup> P.M.; thence North 88 degrees 09 minutes 49 seconds East along the east-west one-quarter (1/4) section line of said Section Five (5), 315.47 feet; thence South 08 degrees 49 minutes 34 seconds East along the west line of the abandoned Union Pacific Railroad, 2,649.81 feet to a point on the south section line of said Section Five (5); thence South 88 degrees 36 minutes 09 seconds West along the south section line of said Section Five (5), 678.77 feet to the Point of Beginning. Said parcel contains 30.0 acres, including road right of way. Said parcel is subject to any easements or restrictions of record.

William B. Heller, P.S. 1202  
August 1, 2022

For: Salvatore and Annamarie Brancaccio  
4511 Rockland Drive  
Arlington, TX 76016



## Report of Survey

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

**Roads:** Rainbow Road is 66.0 feet wide, 33.0 feet on each side of the section line. The 30 acre parcel contains 0.5 acre of public road right of way on Rainbow Road. The 118.2 acre parcel contains 1.2 acre of public road right of way on Rainbow Road. The railroad right of way in this quarter section is conserved in a rail banking program. The abandoned Union Pacific Railroad right of way is 66.0 feet wide. Client requested that no property pins be set on the abandoned Union Pacific Railroad right of way. Railroad information found in The McPherson County Public Works Records Vault. Union Pacific Railroad Plans, Kansas Division, McPherson Branch, Salina to McPherson, drawing #35252, dated March 17, 1917.

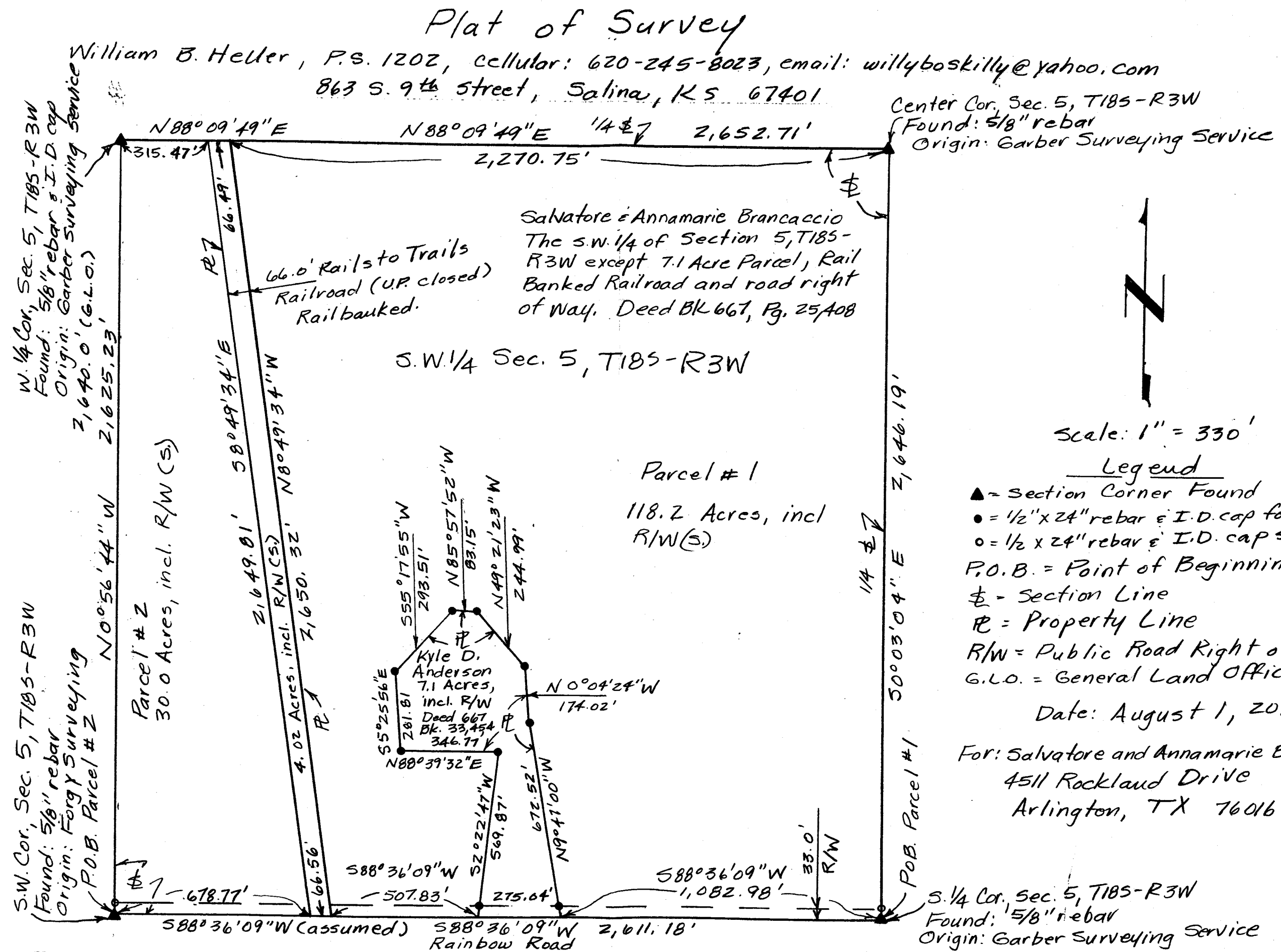
**Surveys:** Original General Land Office subdivision by Divania Furrow, completed April 6, 1865. A 7.1 acre boundary survey by W.B. Heller, July 5, 2019. Section corner references found at the McPherson County Public Works vault.

**Field Procedure:** I used the centerline of two timber trestles on the Union Pacific Railroad for the centerline of the sixty-six-foot abandoned railroad right of way. G.P.S. positions were observed with R.T.K., Topcon GR-3 G.P.S. receivers. All distances are calculated/measured distances. I set 1/2" x 24 " rebars with I.D. caps at the property pins monumented.

Note: All distances are calculated/measured distances.  
Note: Field work performed July - August 2022.

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Note: This survey is a retrace ment and client requests no pins be set on the abandoned Union Pacific Railroad right of way.



Date: August 1, 2022  
For: Salvatore and Annamarie Brancaccio  
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