

PLAT OF SURVEY

HELLER BOUNDARY SURVEYS

WILLIAM B. HELLER, R.L.S.~734 N. 1ST.ST., LINDSBORG, KS. 67456 HOME PHONE: 1-785-227-2759 ~ CELLULAR: 1-785-227-5279 e-mail: wheller@ks-usa.net

SURVEY FOR:

Robert S. & Janice Freeborn 2260 12TH Ave. Lindsborg, KS 67456 September 22, 2004

PARCELS IN N.W. 1/4,

SECTION 8, TOWNSHIP 18 SOUTH-RANGE 3 WEST

LEGEND

▲ = SECTION CORNER MONUMENT FOUND

• = 1/2" X 24' REBAR W/ PLASTIC CAP SET

P.O.B. = POINT OF BEGINNING

R/W = RIGHT OF WAY

PROPERTY LINE

E SECTION LINE

SCALE: 1"=400'

0 200 400 600 800

BEARINGS ASSUMED

ON THE E-W SECTION LINE

BETWEEN THE N.W. COR. & N. 1/4COR.

OF SEC. 8, T18S-R3W



Heller Boundary Surveys

William B. Heller, R.L.S. ~ 734 N. 1st St., Lindsborg, KS 67456 Home Phone: 1-785-227-2759 ~ Cellular: 1-785-227-5279

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:

A parcel in the Northwest Quarter of Section Eight (8), Township Eighteen (18) South, Range Three (3) West of the Sixth Principal Meridian, described as follows:

Commencing at the West One Quarter (1/4) Corner of Section Eight (8), Township Eighteen (18) South, Range Three (3) West of the Sixth Principal Meridian, also the point of beginning; thence North 88 degrees 56 minutes 04 seconds East, 1,104.85 feet along the E-W 1/4 section line; thence North 13 degrees 11 minutes 30 seconds East, 66.25 feet; thence South 89 degrees 27 minutes 13 seconds West, 79.70 feet; thence North 09 degrees 32 minutes 32 seconds East, 172.41 feet; thence North 61 degrees 10 minutes 50 seconds West, 91.60 feet; thence North 83 degrees 08 minutes 33 seconds East, 171.90 feet; thence North 21 degrees 51 minutes 47 seconds West, 121.88 feet; thence South 87 degrees 02 minutes 57 seconds West, 113.35 feet; thence North 69 degrees 05 minutes 25 seconds West, 71.57 feet; thence North 13 degrees 21 minutes 30 seconds West, 109.91 feet; thence South 89 degrees 48 minutes 29 seconds West, 576.25 feet; thence South 79 degrees 52 minutes 07 seconds West, 152.54 feet; thence South 87 degrees 15 minutes 13 seconds West, 179.29 feet to a point on the West Section Line of said Section Eight (8); thence South 00 degrees 18 minutes 08 seconds West 521.40 feet to the point of beginning. Said parcel contains 13.0 acres excluding road right of way and is subject to any other easements or restrictions of record.

Legal Description Parcel #2:

A parcel in the Northwest Quarter of section Eight (8), Township Eighteen (18) South, Range Three (3) West of the Sixth Principal Meridian, described as follows:

Commencing at the Northwest Corner of Section Eight (8), Township Eighteen (18) South, Range Three (3) West of the Sixth Principal Meridian, the point of beginning; thence South 00 degrees 18 minutes 08 seconds West, 2080.69 feet along the West Section Line of said Section Eight (8); thence North 87 degrees 15 minutes 13 seconds East, 179.29 feet; thence North 79 degrees 52 minutes 07 seconds East, 152.54 feet; thence North 89 degrees 48 minutes 29 seconds East, 576.25 feet; thence South 13 degrees 21 minutes 30 seconds East, 109.91 feet; thence South 69 degrees 05 minutes 25 seconds East, 71.57 feet; thence North 87 degrees 02 minutes 57 seconds East, 113.35 feet; thence South 21 degrees 51 minutes 47 seconds East, 121.88 feet; thence South 83 degrees 08 minutes 33 seconds West, 171.90 feet; thence South 61 degrees 10 minutes 50 seconds East, 91.60 feet; thence South 09 degrees 32 minutes 32 seconds West, 172.41 feet; thence North 89 degrees 27 minutes 13 seconds East, 79.70 feet; thence South 13 degrees 11 minutes 30 seconds West, 66.25 feet; thence North 88 degrees 56 minutes 04 seconds East, 519.32 feet; thence North 27 degrees 00 minutes 34 seconds West, 1,073.30 feet to the beginning of a curve concave to the Northeast, Length: 939.17 feet, Delta: 18 degrees 47 minutes 00 seconds, degree of curve: 02 degrees 00 minutes 00 seconds and a radius of 2864.79 feet; thence North 08 degrees 17 minutes 22 seconds West, 749.22 feet to a point on the North Section Line of said Section Eight (8); thence South 88 degrees 40 minutes 57 seconds West, 731.41 feet to the point of beginning. Said parcel contains 51.3 acres including road right of way and is subject to road right of way and any other easements or restrictions of record.

William B. Heller, L.S. 1202 September 22, 2004 For: Robert S. Freeborn 2260 12th Avenue Lindsborg, KS 67456



Report of Survey

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

Roads: Rainbow Road contains 66.00 feet of road right of way, 33.00 feet on each side of section line. This road right of way contains 0.5 acre. This road right of way originates with a statute passed in 1872 by the Kansas State Legislature and ratified by the board of county commissioners that same year. Road right of way on the west side of 13th Avenue is 50.00 feet wide. This road right of way contains 0.2 acre. This right of way runs northeast of the West Section Line of Section 8 near the Northwest Corner of Section 8, T18S-R3W. This 50.00' road right of way originates May 13, 1890, road record "A", page 64,65. Parcel #1 contains no road right of way. Parcel #2 contains 0.7 acre of road right of way. Parcel #2 contains approximately 2.1 acres of railroad right of way. Railroad right of way on the east side of this parcel is 66.00 feet wide, 33.00 feet on each side of the centerline of the rail road. The rail road is considered abandoned. The parcel is staked to the centerline of the railroad due to the abandoned status of the rail road.

Surveys: References located at the McPherson County Public Works vault. Copies of G.L.O. plat and notes located at the McPherson County Public Works vault. Survey #33 by J.D. Chamberlain of Section 8,T18S-R3W, dated approximate 1870. Survey by Forgy-Allen Surveying, S.E. corner Section 6,T18S-R3W. Survey by Kaw Valley Engineering, Section 8, T18S-R3W, dated April 1988. Survey by W.B. Heller for the south line of Robert Freeborn property, dated 9-4-2001. Survey by W.B. Heller for Jay Meyers, dated 5-22-2002. Union Pacific Railroad plans located at the McPherson County Public Works vault. The septic lagoon, well and water hydrant on the north side of parcel #1 are located in the boundary of said 13.0 acre parcel. I set 1/2" x 24" rebar with plastic I.D. caps at the property pins I monumented. All angles and distances read with a Nikon DTM-522 total station.