

# PLAT OF SURVEY

## HELLER BOUNDARY SURVEYS

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JAY BULLINGER  
957 26TH AVENUE  
CANTON, KS 67428  
JUNE 3, 2005

PARCELS LOCATED IN: N.E. 1/4,  
SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 WEST

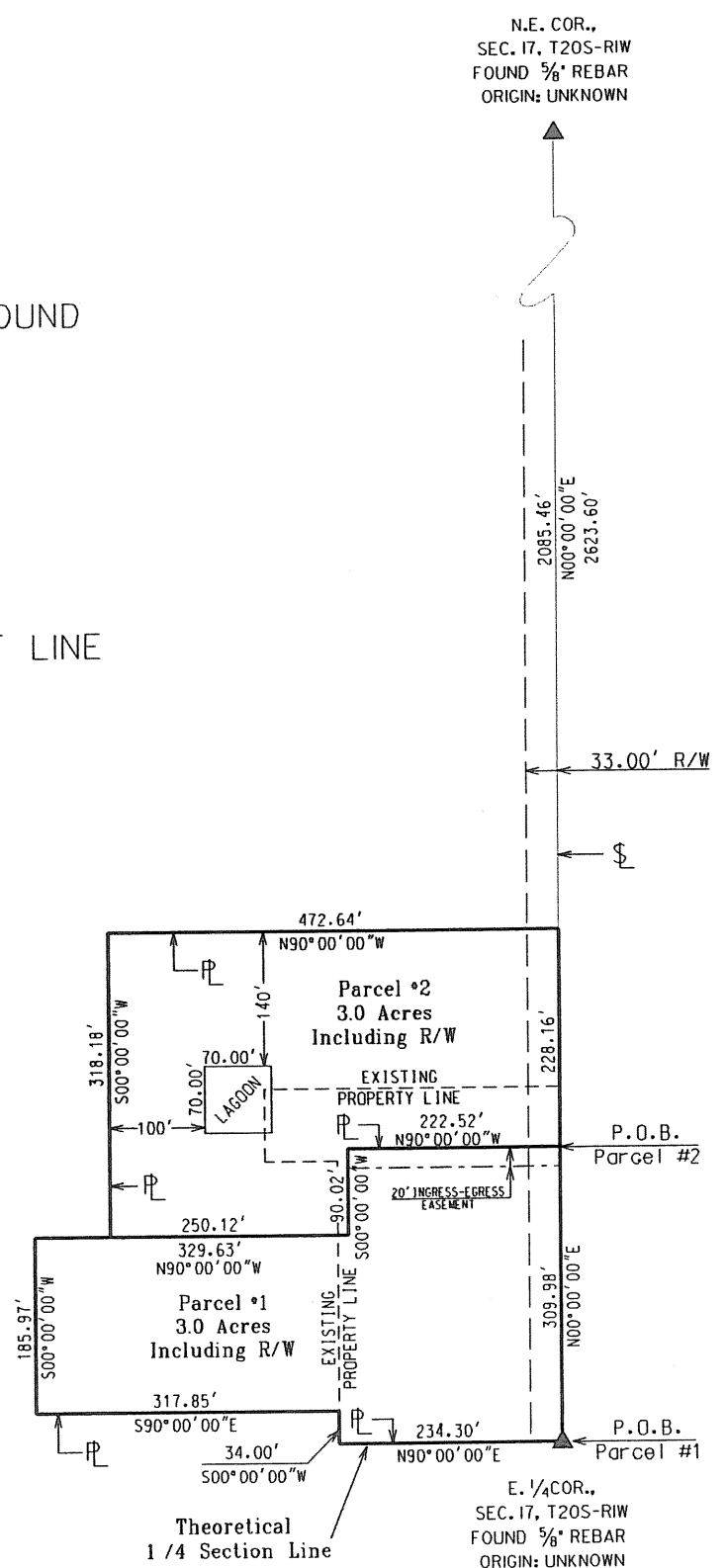
### LEGEND

- ▲ = SECTION CORNER MONUMENT FOUND
- R/W = ROAD RIGHT OF WAY
- \$ = SECTION LINE
- PL = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- = EXISTING PROPERTY LINE
- = 20' INGRESS/EGRESS EASEMENT LINE

SCALE: 1" = 200'

0 100 200 300 400

BEARINGS ASSUMED  
ON N. - S. SECTION LINE  
BETWEEN THE E. 1/4 CORNER  
AND N.E. CORNER OF  
SECTION 17, T20S-R1W



William B. Heller, L.S. 1202  
June 3, 2005

For: Jay Bullinger  
957 26<sup>th</sup> Avenue  
Canton, KS 67428



## Report of Survey

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

**Roads:** 26<sup>th</sup> Avenue contains 66.00 feet of road right of way, 33.00 feet on each side of section line. 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 26<sup>th</sup> Avenue is 33.00 feet wide. Parcel #1 contains 0.23 acre of road right of way. Parcel #2 contains 0.17 acre of road right of way.

**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. I did not set monuments on the ground for this survey at the request of the Jay Bullinger. All angles and distances read with a Nikon DTM-522 total station.

# Heller Boundary Surveys

William B. Heller, R.L.S. ~ 734 N. 1<sup>st</sup> 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 Northeast Quarter (1/4) of Section Seventeen (17), Township Twenty (20) South, Range One (1) West of the Sixth Principal Meridian, described as follows:

Commencing at the East One Quarter (1/4) Corner of Section Seventeen (17), Township Twenty (20) South, Range One (1) West of the Sixth Principal Meridian, also the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, 309.98 feet along the East Section Line of said Section Seventeen; thence North 90 degrees 00 minutes 00 seconds West, 222.52 feet; thence South 00 degrees 00 minutes 00 seconds West, 90.02 feet; thence North 90 degrees 00 minutes 00 seconds West, 329.63 feet; thence South 00 degrees 00 minutes 00 seconds West, 185.97 feet; thence South 90 degrees 00 minutes 00 seconds East, 317.85 feet; thence South 00 degrees 00 minutes 00 seconds West, 34.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 234.30 feet to the point of beginning. Said parcel contains 3.0 acres including road right of way and is subject to any other easements or restrictions of record.

### Legal Description Parcel #2:

A parcel in the Northeast Quarter (1/4) of Section Seventeen (17), Township Twenty (20) South, Range One (1) West of the Sixth Principal Meridian, described as follows:

Commencing at the East One Quarter (1/4) Corner of Section Seventeen (17), Township Twenty (20) South, Range One (1) West of the Sixth Principal Meridian; thence North 00 degrees 00 minutes 00 seconds East, 309.98 feet along the East Section Line of said Section Seventeen (17) to the point of beginning; thence continuing North 00 degrees 00 minutes 00 seconds East, 228.16 feet along the East Section Line of said Section Seventeen (17); thence North 90 degrees 00 minutes 00 seconds West, 472.64 feet; thence South 00 degrees 00 minutes 00 seconds West, 318.18 feet; thence North 90 degrees 00 minutes 00 seconds East, 250.12 feet; thence North 00 degrees 00 minutes 00 seconds East, 90.02 feet; thence North 90 degrees 00 minutes 00 seconds East, 222.52 feet to the point of beginning. Said parcel contains 3.0 acres including road right of way and is subject to any other easements or restrictions of record.

### Legal Description 20.00' Ingress and egress easement:

An ingress and egress easement 20.00 feet wide in the Northeast Quarter (1/4) of Section Seventeen (17), Township Twenty (20) South, Range One (1) West of the Sixth Principal Meridian, described as follows:

Commencing at the East One Quarter (1/4) Corner of Section Seventeen (17), Township Twenty (20) South, Range One (1) West of the Sixth Principal Meridian; thence North 00 degrees 00 minutes 00 seconds East, 309.98 feet along the East Section Line of said Section Seventeen (17) to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West, 222.52 feet; thence South 00 degrees 00 minutes 00 seconds West, 20.00 feet; thence South 90 degrees 00 minutes 00 seconds East, 222.52 feet; thence North 00 degrees 00 minutes 00 seconds East, 20.00 feet to the point of beginning. Said easement contains 0.10 acre including road right of way and is subject to any other easements or restrictions of record.