

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 Professional Surveyor, P.S. 1202, on July 5, 2022, in the County of McPherson, State of Kansas, surveyed the following:

A 56.0 acre parcel in The North One-half (1/2) of The Northeast Quarter (1/4) of Section Six (6), Township 20 South – Range 5 West of The Sixth Principal Meridian, more particularly described as follows: Commencing at The Northwest Corner of the Northeast One-quarter (1/4) of Section Six (6), Township Twenty (20) South – Range Five (5) West of the Sixth Principal Meridian, The Point of Beginning, thence South 89 degrees 58 minutes 13 seconds East along the north section line of said Section Six (6), 1,837.20 feet; thence South 00 degrees 01 minutes 53 seconds East to a point on the south line of The North One-half (1/2) of The Northeast Quarter (1/4), 1,327.68 feet; thence North 89 degrees 58 minutes 57 seconds West along the south line of The North One-half (1/2) of The Northeast Quarter (1/4) of said Section Six (6), 1,839.09 feet; thence North 00 degrees 03 minutes 01 seconds East along The north – south One-quarter (1/4) Section Line, 1,328.07 feet to The Point of Beginning. Said parcel contains 56.0 acres, including the existing road right of way on the south side of this parcel. Said parcel is subject to any restrictions or easements of record.

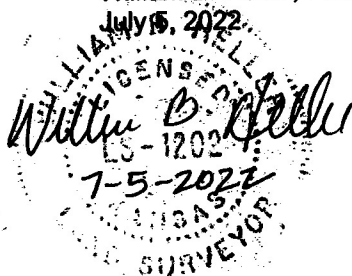
William B. Heller, P.S. 1202

July 5, 2022

For: Susan C. Nelson

1179 1st Avenue

Windom, KS 67491



Report of Survey

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

Roads: Iron Horse Road is 66 feet wide, 33 feet on each side of section line. 1st Avenue is 66 feet wide, 33 feet on each side of section line.

Surveys: Permanent Survey No. 78 of Section Six (6), Township 20 South – Range 5 West by County Surveyor, H.A. Rowland, dated March 14, 1907. Section corner references found at the McPherson County Public Works vault.

Field Procedure: G.P.S. positions were observed with a GR-3 R.T.K receiver. 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 I monumented.

Plat of Survey

William B. Heller, P.S. 1202, cellular: 620-245-8023, email: willyboskilly@yahoo.com

863 S. 9th Street, Salina, KS 67401

N. 1/4 Cor., Sec. 6, T205-R5W, Set: 1/2"x24" rebar & I.D. cap

S 89° 46' 55" E Origin: W.B. Heller S 89° 58' 13" E

2,641.98' (P.S.)

2,628.59'

N.E. Cor., Sec. 6, T205-R5W

Found: 1/2" rebar & I.D. cap

Origin: W.B. Heller

N.W. Cor., Sec. 6,

T205-R5W

Found: "PK" nail

Origin: McPherson Co.

2,540.84'

2,540.34' (P.S.)

N.W. 1/4

Sec. 6, T205-R5W

center north 1/4 Cor., Sec. 6,

T205-R5W

Set: 1/2"x24" rebar & I.D. cap

Origin: W.B. Heller

P.O.B. 1,837.20'

Wanda L. Nelson Living

Trust, dated 6-14-2018

The W. 56.0 Acres of

The N. 1/2 of The N.E. 1/4

Sec. 6, T205-R5W

Deed BK. 667, Pages 11752-11753

1,839.09'

Phillip T. & Susan C. Nelson

S 1/2, NE 1/4 Sec. 6, T205-R5W

Deed BK 666, Page 3057

S. 1/2, N.E. 1/4 Sec. 6, T205-R5W

2,636.17'

S 89° 59' 34" E

S 89° 59' 34" E

2,542.17'

center Cor., Sec. 6, T205-R5W

Set: 1/2"x24" rebar & I.D. cap

Origin: W.B. Heller

S.W. 1/4

Sec. 6, T205-R5W

S. 1/4 Cor., Sec. 6, T205-R5W

Set: 1/2"x24" rebar & I.D. cap

Origin: W.B. Heller

2,551.56' (P.S.)

2,551.21'

N 89° 45' 02" E

SE. 1/4

Sec. 6, T205-R5W

2,641.32' (P.S.)

2,643.48'

N 89° 51' 40" E

2,643.96' (P.S.)

2,645.71'

33.0'

R/W

50° 06' 28" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

N 00° 03' 01" E

2,652.46'

Scale: 1" = 660'

Legend

- ▲ = Section Corner Found
- △ = Section Corner Set
- = 1/2"x24" rebar & I.D. cap set
- = Property Pin Found
- ⊕ = Section Line
- ℙ = Property Line
- R/W = Public Road Right of Way
- (P.S.) = Previous Survey
- = Spike with flag & lath set

For: Susan C. Nelson
1179 1st Avenue
Windom, KS 67491

Date: July 5, 2022

S.E. Cor., Sec. 6, T205-R5W
Found: 5/8" rebar & I.D. Cap
Origin: W.B. Heller

W. 1/4 Cor., Sec. 6,

T205-R5W

Found: 3/4" iron pin

Origin: McPherson Co.

Found: 3/4" iron pin

Origin: McPherson Co.

Found: 3/4" iron pin

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Note: Field work performed
July 2022.

Note: All distances are calculated-measured distances