

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 14.1 acre parcel located in The South One half (1/2) of The Southwest One Quarter (1/4) of Section Three (3), Township Twenty-one (21) South – Range Two (2) West of the Sixth Principal Meridian.

More particularly described as follows: Commencing at The Northwest Corner of The South One-half (1/2) of The Southwest One-quarter (1/4) of said Section Three (3), Township Twenty-one (21) South – Range Two (2) West of the Sixth Principal Meridian, The Point of Beginning; thence North 89 degrees 33 minutes 34 seconds East, 708.56 feet; thence South 00 degrees 18 minutes 34 seconds East, 1,227.77 feet; thence North 83 degrees 52 minutes 52 seconds West, 123.15 feet; thence North 20 degrees 42 minutes 52 seconds West, 175.00 feet; thence North 48 degrees 42 minutes 52 seconds West, 392.00 feet; thence North 29 degrees 12 minutes 52 seconds West, 370.00 feet; thence North 02 degrees 48 minutes 02 seconds West, 187.87 feet; thence South 89 degrees 41 minutes 26 seconds West, 45.00 feet; thence North 00 degrees 18 minutes 34 seconds West, 276.50 feet to The Point of Beginning. Said parcel contains 14.1 acres, including existing public road right of way on the west side of said parcel. Said parcel is subject to any easements or restrictions of record.

Parcel # 1: A 10.0 acre parcel located in The South One half (1/2) of The Southwest One Quarter (1/4) of Section Three (3), Township Twenty-one (21) South – Range Two (2) West of the Sixth Principal Meridian.

More particularly described as follows: Commencing at The Southeast Corner of The South One-half (1/2) of The Southwest One-quarter (1/4) of said Section Three (3), Township Twenty-one (21) South – Range Two (2) West of the Sixth Principal Meridian, The Point of Beginning; thence South 89 degrees 34 minutes 22 seconds West, 371.21 feet; thence North 00 degrees 17 minutes 08 seconds West, 1,013.94 feet; thence North 89 degrees 33 minutes 34 seconds East, 179.13 feet; thence North 00 degrees 17 minutes 08 seconds West, 310.01 feet; thence North 89 degrees 33 minutes 34 seconds East, 192.15 feet; thence South 00 degrees 17 minutes 08 seconds East, 1,324.04 feet to The Point of Beginning. Said parcel contains 10.0 acres, including existing public road right of way on the south side of said parcel. Said parcel is subject to any easements or restrictions of record.

William B. Heller, P.S. 1202
September 30, 2021

For: Gary Dean Stucky
127 Blake Avenue
Moundridge, KS 67107



Report of Survey

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

Roads: Cheyenne Road is 66 feet wide, 33 feet on each side of section line. 21st Avenue is 66 feet wide, 33 feet on each side of section line. The 33 foot R/W area on the west side of the 14.1 acre parcel contains 0.2 acre. The 33 foot R/W area on the south side of 10.0 acre parcel contains 0.6 acre.

Surveys: The Original General Land Office Township Lines run by James Withrow in November 1860. Original General Land Office Subdivisions completed by Abraham Ray, completed November, 4 thru 9, 1861. Survey in Section 3, T20S-R2W by Melanie L. Thrower, dated 10-24-2004. Section corner references found at the McPherson County Public Works vault.

Field Procedure: G.P.S. positions were observed with GR3 Topcon G.P.S. receivers. 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

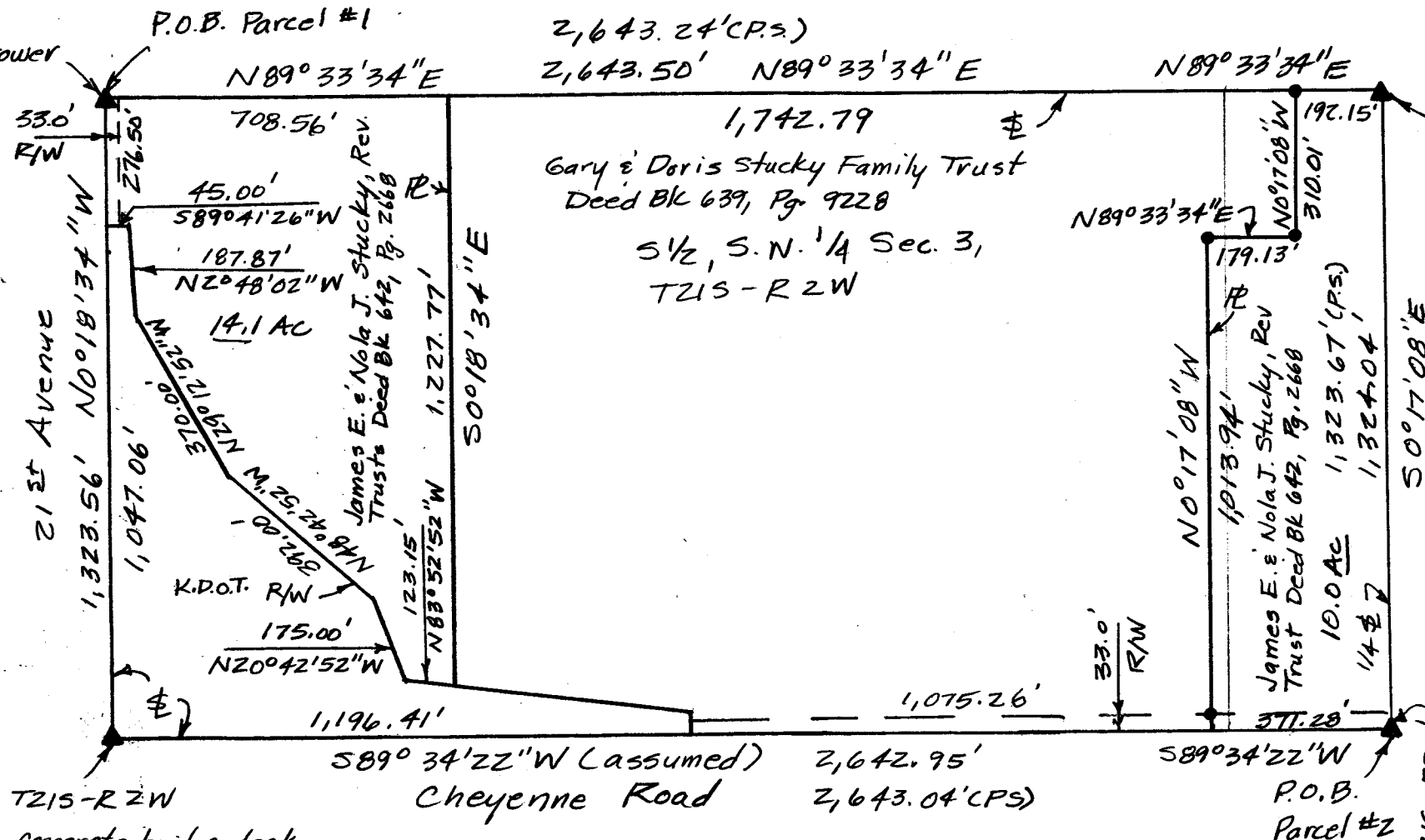
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Parcels in The South One Half (1/2) of The Southwest One Quarter (1/4) of Section 3, T21S-R2W

W. 1/4 Cor., S.W. 1/4 Sec. 3, T21S-R2W

Found: 1/2" Rebar

Origin: Melanie Thrower



S.W. Cor., Sec. 3, T21S-R2W

Found: "+" cut in concrete bridge deck
Origin: MP Co. Website

Scale: 1" = 330'

Legend

- ▲ = Section Corner Monument Found
- = 1/2" x 24" rebar & I.D. cap set
- P.O.B. = Point of Beginning
- ⊕ = Section Line
- P = Property Line
- R/W = Public Road Right of Way
- (P.S.) = Previous Survey

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Note: The McPherson County road right of way is a easement and is included in the legal descriptions.

Note: K.D.O.T. road right of way is owned by The State of Kansas.

Note: All distances are calculated-measured distances. Field work performed September 2021.