

# PLAT OF SURVEY

# HELLER BOUNDARY SURVEYS

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SURVEY FOR:
Royce D. & Gail D. Regehr
207 8TH Ave.
Inman, KS 67546
November 4, 2004

PARCELS IN E. 1/2,

SECTION 29, TOWNSHIP 21 SOUTH-RANGE 4 WEST

## EGEND

\* = SECTION CORNER MONUMENT FOUND

\* = SECTION CORNER MONUMENT SET

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

P.O.B. = POINT OF BEGINNING

R/W = RIGHT OF WAY

PEROPERTY LINE

SECTION LINE

SCALE: 1"=400'

O 200 400 600 800

BEARINGS ASSUMED

ON THE N-S SECTION LINE
BETWEEN THE E. 1/4 COR. & S.E. COR.

OF SEC. 29, T2IS-R4W



## 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: 1-785-820-0701

## 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 #1:

A parcel in the East Half (1/2) of Section Twenty-nine (29), Township Twenty-one (21) South, Range Four (4) West of the Sixth Principal Meridian, described as follows:

Commencing at the Northeast Corner of said Section 29, T21S-R4W thence South 00 degrees 13 minutes 44 seconds East, 2,244.55 feet along the East Section Line of said Section 29 to the point of beginning; thence continuing South 00 degrees 13 minutes 44 seconds East along the East Section Line of said Section 29, 403.25 feet to the East One Quarter (1/4) Corner of said Section 29; thence South 00 degrees 00 minutes 00 seconds East along the East Section Line of said Section 29, 872.05 feet; thence South 89 degrees 28 minutes 46 seconds West, 1,212.58 feet; thence North 00 degrees 02 minutes 44 seconds West, 1,275.30; thence North 89 degrees 28 minutes 46 seconds East, 1,211.98 feet to the point of beginning. Said parcel contains 35.5 acres including existing road right of way. Said parcel is subject to any easements or restrictions of record.

#### Legal Description #2:

A parcel in the East Half (1/2) of Section Twenty-nine (29), Township Twenty-one (21) South, Range Four (4) West of the Sixth Principal Meridian, described as follows:

Commencing at the Northeast Corner of said Section 29, T21S-R4W thence South 00 degrees 13 minutes 44 seconds East, 2,628.28 feet along the East Section Line of said Section 29 to the point of beginning; thence continuing South 00 degrees 13 minutes 44 seconds East along the East Section Line of said Section 29, 19.53 feet to the East One Quarter (1/4) Corner of said Section 29; thence South 00 degrees 00 minutes 00 seconds East along the East Section Line of said Section 29, 10.13 feet; thence South 88 degrees 34 minutes 07 seconds West, 628.34 feet; thence South 01 degrees 08 minutes 06 seconds East, 250.15 feet; thence South 84 degrees 54 minutes 44 seconds West, 592.11 feet; thence North 00 degrees 02 minutes 44 seconds West 420.69 feet; thence South 89 degrees 13 minutes 33 seconds East, 583.26 feet; thence South 00 degrees 45 minutes 38 seconds East, 82.29 feet, thence North 88 degrees 24 minutes 44 seconds East, 629.17 feet to the point of beginning. Said parcel contains 5.7 acres including existing road right of way. Said parcel is subject to any easements or restrictions of record.

William B. Heller, L.S. 1202 November 4, 2004

For: Royce D. and Gail D. Regehr 207 8<sup>th</sup> Avenue Inman, KS 67546

### Report of Survey

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

Roads: Road right of way on the East side of section 29, T21S-R4W, 66 feet, 33 feet on each side of section line. This road right of way width originates from a State Statute passed is 1872 declaring all section lines public roads. State Highway Commission project 17-4, dated 1928 confirming the 66' road right of way corridor on 8<sup>th</sup> Avenue. Parcel # 1 contains 1.0 acre of road right of way on the East side. Parcel # 2 contains 0.02 acre of right of way on the East side.

Surveys: Section corner references found at the McPherson County Public Works vault. I found the S.W. Section Corner, W. 1/4 Section Corner, N.W. Section Corner, N. 1/4 Section Corner, N.E. Section Corner, E. 1/4 Section Corner, S.E Section Corner in good condition. Survey section 29, T21S-R4W by Duncan W. Durr, dated 10-16-1991. Excavation and the recovery of the N. 1/4 corner of Section 29, T21S-R4W by KDOT, project 61-59-K8253-01. Survey in the S.W. 1/4 of Section 29, T21S-R4W by F.R. Rankin, dated March 22, 1977. G.L.O. Subdivision plat and field notes for T21S-R4W by Stuck and Hill, November 1860. I considered the S. 1/4 corner of section 29, T21S-R4W lost and set the S. 1/4 corner of Section 29, T21S-R4W on line and half way. The Center corner of Section 29, T21S-R4W is set at the intersection of the 1/4 Section Lines.

Field Procedure: I used a Nikon DTM-522 total station to read distances and turn angles. I placed 1/2" x 24" rebars with plastic I.D. caps at the property pins I set.