

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, Professional Surveyor #1202, on May 3, 2023, in the County of McPherson, State of Kansas, surveyed the following parcel located in Section Sixteen (16), Township Seventeen (17) South – Range Three (3) West of The Sixth Principal Meridian:

A 0.44 acre parcel more particularly described as follows: Commencing at the West One-quarter (1/4) Corner of Section Sixteen (16), Township Seventeen (17) South – Range Three (3) West of The 6th Principal Meridian; thence North 89 degrees 21 minutes 47 seconds East along the east-west one-quarter (1/4) section line, 44.00 feet to a point on the east right of way line of Cole Street; Thence South 00 degrees 51 minutes 07 seconds East parallel with the west section line of said Section Sixteen (16), 16.50 feet; thence North 89 degrees 21 minutes 47 seconds East; 146.00 feet to The Point of Beginning; thence North 89 degrees 21 minutes 47 seconds East, 190.00 feet; thence South 00 degrees 51 minutes 07 seconds East, 100.00 feet; thence South 89 degrees 21 minutes 47 seconds West, 190.00 feet; thence North 00 degrees 51 minutes 07 seconds West, 100.00 feet to The Point of Beginning. Said parcel contains 0.44 acre, excluding existing road right of way. Said parcel is subject to any restrictions or easements of record.

William B. Heller, P.S. 1202

May 3, 2023

William B. Heller
5-3-2023

For: Brian and Victoria Freeman
403 N. 3rd Street
Lindsborg, KS 67456

Report of Survey

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

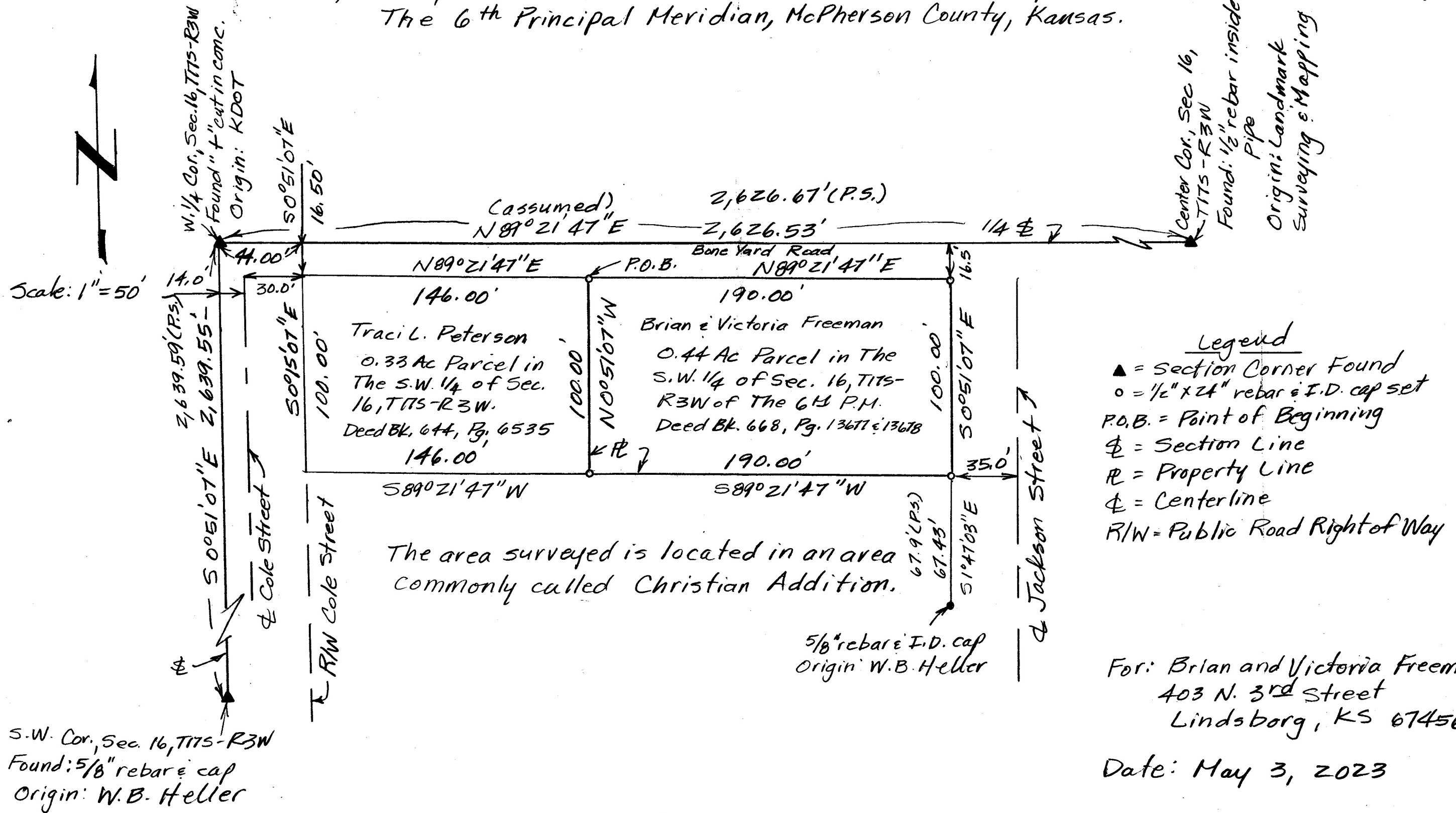
Roads: Cole Street is 60 feet wide, 44 feet on east side of section line at this parcel. The Bone Yard Road is located on a 16.5 foot strip parallel with the east - west one quarter (1/4) section line.

Surveys: Section corner references found at the McPherson County Public Works vault. Boundary survey by F.R. Rankin, dated October 7, 1969. Boundary Survey by Melanie L. Thrower, dated May 2, 2002. Boundary survey by W.B. Heller, dated May 27, 2010. The subject lot is the east 190.00 feet of a parent lot that extends from the east right of way line of Jackson Street to the west Section line of said Section 16. The west lot of this parent lot contains 44.00 feet of Cole street on the west side of it. This parcel was surveyed from the deed information found at The McPherson County Register of Deeds.

Field Procedure: G.P.S. positions were observed with a GR-3 R.T.K. receiver and Surveyor + Data Collector. All distances are calculated/measured distances. I set 1/2" x 24 " rebars at the property pins monumented. I set "60D" spikes for line points between boundary pins.

Plat of Survey

Heller Boundary Surveys, William B. Heller, P.S. 1202, cell ph: 620-245-8023, email: willyboskilly@yahoo.com
Address 863 S 9th St., Salina, KS 67401, A 0.44 Acre Parcel in The S.W. 1/4 of Section 16, T17S-R3W of
The 6th Principal Meridian, McPherson County, Kansas.



Note: All distances are calculated - measured distances. All distances are deed distances.