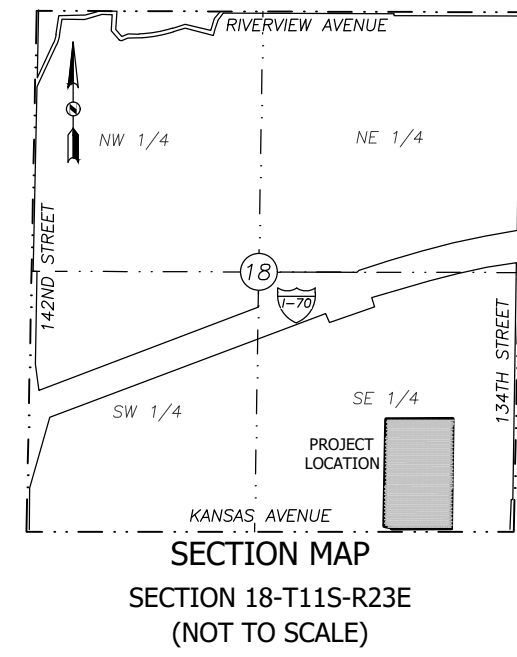
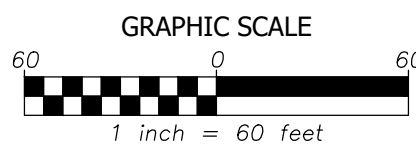


PARCEL LINE ADJUSTMENT SURVEY PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 23 EAST BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

LEGEND

- Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
- Found Survey Monument
- Found Survey Monument in Box
- (M) Monumented
- (R) Record
- (P) Platted



DESCRIPTIONS

Tract 1:
A Tract of land lying and situated in the Southeast Quarter of Section 18, Township 11 South, Range 23 East of the Sixth Principal Meridian, in Bonner Springs, Wyandotte County, Kansas, said Tract as surveyed by Steven C. Shafer, PLS 852 of BHC, KS CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of said Section 18 having a bearing of South 87° 19' 07" West, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Southeast corner of said Southeast Quarter, monumented by an aluminum disk in a monument box;
Thence South 87° 19' 07" West, 1094.55 feet, on the South line of said Southeast Quarter;
Thence North 02° 40' 53" West, 40.00 feet, perpendicular to the last described course, to the North Right-of-Way line of Kansas Avenue, and the POINT OF BEGINNING of said tract herein described;
Thence North 01° 49' 39" West, 556.48 feet;
Thence North 83° 00' 36" West, 231.14 feet, to the East line of LEI VALLEY I, a subdivision recorded as Instrument Number 2005R-11595, being filed in Book 41, Page 55;
Thence North 01° 42' 22" West, 519.70 feet, on the East line of said LEI VALLEY I, and the East line of LEI VALLEY II, a subdivision recorded as Instrument Number 2006R-11923, and filed in Book 42, Page 25 and being the West line of a parcel of land, described in a Quit Claim deed recorded as Document Number 2012R-05667;
Thence North 87° 19' 07" East, 681.33 feet, departing said East line;
Thence South 01° 49' 39" East, 855.00 feet, to the Northeast corner of a parcel of land described in a warranty deed recorded in Book 2458, Page 38;
Thence South 87° 19' 07" West, 150.00 feet, on the North line of said warranty deed, to the Northwest corner thereof;
Thence South 01° 49' 39" East, 260.00 feet, on the West line of said warranty deed, to the North Right-of-Way line of said Kansas Avenue;
Thence South 87° 19' 07" West, 304.00 feet, on said North Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 590,003 square feet or 13.5446 acres.

Tract 2:
A Tract of land lying and situated in the Southeast Quarter of Section 18, Township 11 South, Range 23 East of the Sixth Principal Meridian, in Bonner Springs, Wyandotte County, Kansas, said Tract as surveyed by Steven C. Shafer, PLS 852 of BHC, KS CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of said Section 18 having a bearing of South 87° 19' 07" West, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Southeast corner of said Southeast Quarter, monumented by an aluminum disk in a monument box;
Thence South 87° 19' 07" West, 1094.55 feet, on the South line of said Southeast Quarter;
Thence North 02° 40' 53" West, 40.00 feet, perpendicular to the last described course, to the North Right-of-Way line of Kansas Avenue and the POINT OF BEGINNING of said tract herein described;
Thence South 87° 19' 07" West, 160.45 feet, on said North Right-of-Way line;
Thence North 02° 40' 53" West, 10.00 feet, on said North Right-of-Way line;
Thence North 81° 11' 36" West, 70.25 feet, on said North Right-of-Way line, to the East line of LEI VALLEY I, a subdivision recorded as Instrument Number 2005R-11595, being filed in Book 41, Page 55;
Thence North 01° 42' 22" West, 571.34 feet, on the East line of said LEI VALLEY I;
Thence South 83° 00' 36" East, 231.14 feet, departing said East line;
Thence South 01° 49' 39" East, 556.48 feet, to the POINT OF BEGINNING, said Tract containing 130,740 square feet or 3.0014 acres.

SECTION CORNER TIES

South Quarter Corner
Aluminum Monument in Monument Box in East bound lane of Kansas Ave. at 138th Street

R1: 56.12 feet, South Southwest to a found plus cut on Northeast corner of a curb inlet.
R2: 56.57 feet, South Southeast to a found plus cut on Northwest corner of a curb inlet.
R3: 56.98 feet, West Southwest to a found plus cut on Northeast corner of a curb inlet.
R4: 61.23 feet, West Northwest to a found plus cut on Southeast corner of a curb inlet.
R5: 31.68 feet, Northeast to a found plus cut on the back of curb on the North side of Kansas Avenue.

East Quarter Corner
1" Reinforcing Rod 0.5 feet deep in 134th street

R1: 1.75 feet, West to the center line of pavement of 134th Street.
R2: 29.75 feet, Northeast to an underground fiber optic sign post.
R3: 17.5 feet, East Northeast to a nail and washer in the North face of a 20" tree.
R4: 43.4 feet, South Southwest to a Right-of-Way sign post.

Southeast Corner
Aluminum Monument in Monument Box in intersection of Kansas Ave. at 134th Street

R1: 43.17 feet, Southeast to a found plus cut on back of curb.
R2: 44.68 feet, Southwest to a found plus cut on back of curb.
R3: 42.90 feet, Northwest to a found plus cut on back of curb

GENERAL NOTES

- Basis of Bearings: South 87° 19' 07" West along the South line of Section 18, Township 11 South, Range 23 East, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
- The following documents were used as reference for this plat:
The plat of "LEI VALLEY I A REPLAT OF LEI VALLEY PHASE I" recorded May 6, 2005 as Instrument Number 2005R-11595, and filed in Book 41, Page 55.
The plat of "LEI VALLEY II" recorded May 17, 2006 as Instrument Number 2006R-11923, and filed in Book 42, Page 25.
The plat of "PECAN GROVE" recorded August 8, 1978 as Document Number 868727, and filed in Book 33, Page 64.
- Areas:
Parent Tract = 720,743 square feet or 16.5460 acres.
Tract 1 = 590,003 square feet or 13.5446 acres.
Tract 2 = 130,740 square feet or 3.0014 acres.
- Error of closure: Parent Tract
Precision: 1 part in 398,636
Error distance: 0.009'
Error direction: North 67° 53' 20" East
Perimeter: 3,582.0647'

Error of closure: Tract 1
Precision: 1 part in 1,020,457
Error distance: 0.003'
Error direction: South 43° 42' 03" West
Perimeter: 3,557.650'

Error of closure: Tract 2
Precision: 1 part in 267,559
Error distance: 0.006'
Error direction: South 81° 42' 43" West
Perimeter: 1,599.660'

EXECUTION

IN TESTIMONY WHEREOF: Timothy P. Courtney, has caused this instrument to be executed for the property described herein to be divided in the manner shown this _____ day of _____, 2021.

Timothy P. Courtney

EXECUTION

IN TESTIMONY WHEREOF: Jetta J. Kierl, of Courtney Family LLC, has caused this instrument to be executed for the property described herein to be divided in the manner shown this _____ day of _____, 2021.

Jetta J. Kierl

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared Timothy P. Courtney, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

My commission expires: _____

_____, Notary Public

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared Jetta J. Kierl, of Courtney Family LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

My commission expires: _____

_____, Notary Public

COUNTY SURVEYOR

This survey has been reviewed for filing pursuant to K.S.A. 58-2003, 58-2011, for content only, and is in compliance with those provisions. No other warranties are extended or implied.

Reviewed by: _____, Date _____
L. Allen Greenwood, KS PS 654
Deputy County Surveyor

ACKNOWLEDGEMENT

This Lot Split as described and shown above, has been submitted to and ratified by the Bonner Springs Planning Commission this been submitted to and approved by the Planning Commission this _____ day of _____, 2021.

Planning Commission Chairman

City Planner
Planning Commission Secretary

STATE OF KANSAS
COUNTY OF WYANDOTTE

This is to certify that this instrument was filed for record in the Registers of Deeds Office on this _____ day of _____, 2021, at _____ o'clock and is duly recorded.

Nancy W. Burns, Register of Deeds

Susie Nelson, Deputy Register of Deeds

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY that on the "Field Date" shown in the title block of this document, this survey was completed by me or under my direct supervision and was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

(See Title Block for date, seal and signature)

BHC, KS CLS-175
Steven C. Shafer, LS-852

Sheet: 1 OF 1	Issue Date: 04-06-2021	Project: PARCEL LINE ADJUSTMENT SURVEY PART OF THE SE 1/4, SECTION 18, T11S, R23E, CITY OF BONNER SPRINGS WYANDOTTE COUNTY, KANSAS	Client: PAT KIERL 13506 KANSAS AVENUE BONNER SPRINGS, KS 66012	 BHC CIVIL ENGINEERING / SURVEYING / UTILITIES 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300 <small>BHC is a trademark of Branganzi, Ramonich & Company, P.A.</small>	 STEVEN C. SHAFER LICENSED LAND SURVEYOR KANSAS LS-852	Rev.	Date	Description	Drawn	Checked
	Drawn By: KBL/JLM					Drawn By: _____	_____	_____	_____	_____