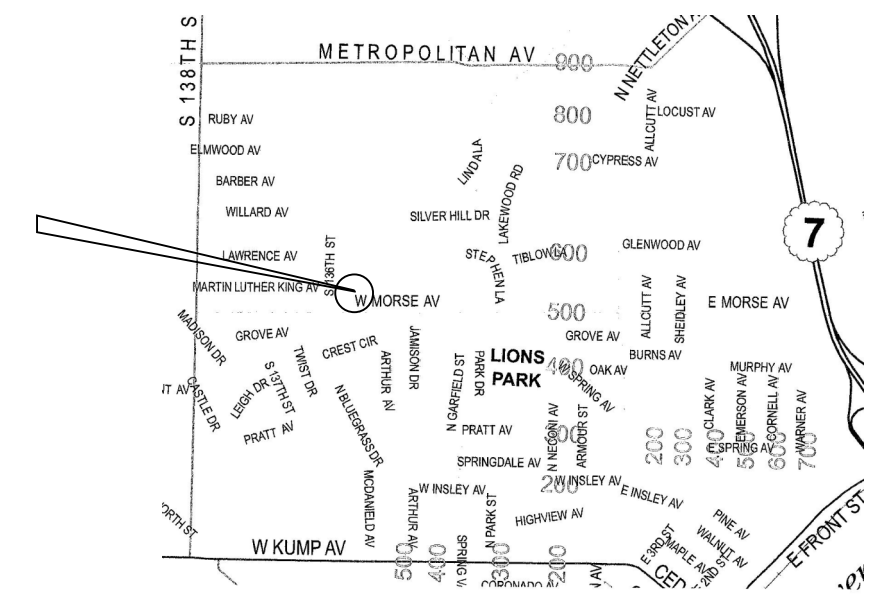


HOPKINS SUBDIVISION

A REPLAT OF THE EAST 250 FEET OF LOT 1
EAST GRANDVIEW SUBDIVISION
CITY OF BONNER SPRINGS
WYANDOTTE COUNTY, KANSAS

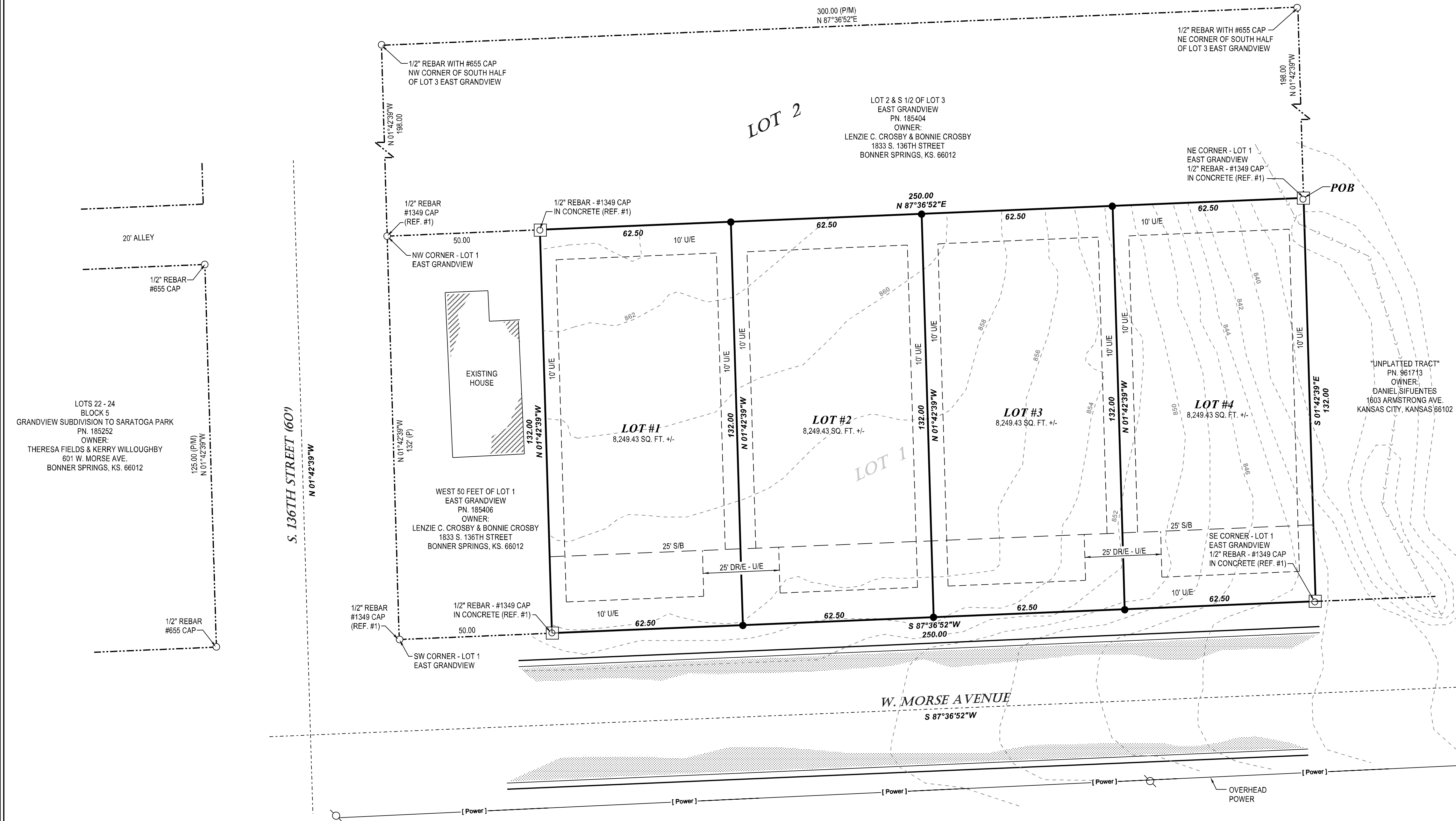
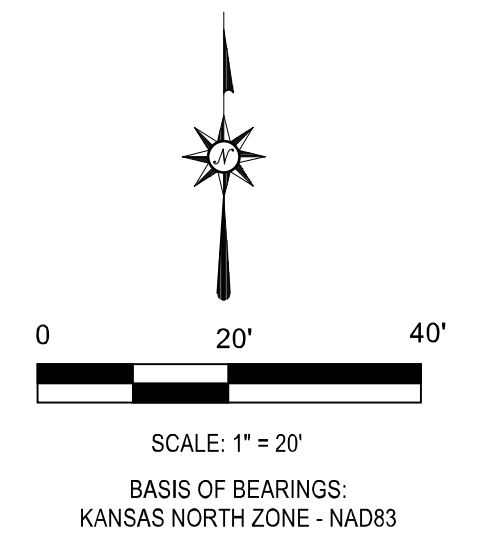
PRELIMINARY PLAT



LOCATION MAP
NO SCALE

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- (P/M) PLATTED AND MEASURED
- POB POINT OF BEGINNING
- D/EI SHARED DRIVEWAY EASEMENT
- (P) PLATTED



DEED DESCRIPTION

THE EAST 250 FEET OF LOT 1, IN EAST GRANDVIEW, A SUBDIVISION IN BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS.

SURVEYORS DESCRIPTION

THE EAST 250 FEET OF LOT 1, IN EAST GRANDVIEW, A SUBDIVISION IN BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE, S 01°42'39"E, 132.00 FEET ALONG THE EAST LINE OF LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, S 87°36'52"W, 250.00 FEET ALONG THE SOUTH LINE OF LOT 1; THENCE, N 01°42'39"E, 132.00 FEET TO THE NORTH LINE OF LOT 1; THENCE, N 87°36'52"E, 250.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINS 0.76 ACRES / 32,997.71 SQ. FT. +/-

OWNER / DEVELOPER

MARK HOPKINS
12348 KANSAS AVENUE
BONNER SPRINGS, KS. 66012
816-682-3791

UTILITIES

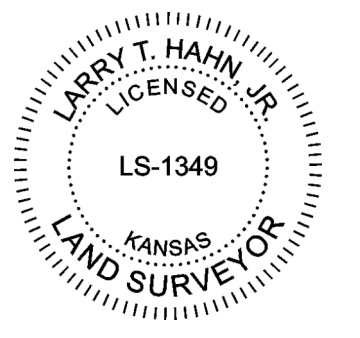
ELECTRIC / EVERGY
WATER / CITY OF BONNER SPRINGS
GAS / ATMOS
SEWER / CITY OF BONNER SPRINGS
TELEPHONE / AT&T

BENCHMARK

1/2" WITH #1349 CAP IN CONCRETE
AT THE SOUTHEAST CORNER OF LOT 4
EL. 842.88 - NAVD88

REFERENCES:

1. SURVEY THIS PARCEL (FEBRUARY, 2015)
LT HAHN
2. EAST GRANDVIEW SUBDIVISION PLAT - BK. 12, PG. 61 (1915)



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF MAY, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE 'KANSAS MINIMUM STANDARDS' FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

HAHN SURVEYING
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