

TRACT SPLIT

PREPARED FOR: GREG WOOLARD
TRACTS IN THE EAST HALF OF SOUTHWEST QUARTER
SECTION 6-T12-R23E
COUNTY OF WYANDOTTE
STATE OF KANSAS
DATE: JULY 5, 2021

OWNER OF RECORD:
SHARON L. SPENCER
3620 LORING DRIVE
BONNER SPRINGS, KS. 66012

PN. 964901

CENTER 6-T12S-R23E (3C)
1/2" REBAR
1. ENE 36.55 TO "H" CUT ON SW CORNER OF HEADWALL
2. SE 28.69 TO PK NAIL IN TOP OF FENCE POST
3. SW 54.98 TO MAG NAIL IN POWER POLE
4. S 3.00 +/- TO CENTERLINE OF TRAVELED WAY OF ARCHER ROAD

PROJECT LOCATION



LOCATION MAP
NO SCALE

PARENT TRACT 3397-0566

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS.

TRACT #1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 1210.16 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT;
THENCE, N 87°50'53"E, 888.00 FEET ALONG SAID NORTH LINE;
THENCE, S 03°54'05"E, 987.10 FEET;
THENCE, S 87°50'53"W, 878.76 FEET;
THENCE, N 04°26'15"W, 987.43 FEET TO THE POINT OF BEGINNING.
CONTAINS 20.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.
AS SURVEYED BY LARRY T. HAHN, LS #1349, JULY, 2021.

TRACT #2

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 1210.16 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE, S 04°26'15"E, 987.43 FEET TO THE POINT OF BEGINNING OF THIS TRACT;
THENCE, N 87°50'53"E, 878.76 FEET;
THENCE, N 03°54'05"W, 987.10 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE, N 87°50'53"E, 322.00 FEET ALONG SAID NORTH LINE TO THE CENTER OF SAID SECTION 6;
THENCE, S 06°50'19"E, 2659.12 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;
THENCE, S 88°06'07"W, 1321.74 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE, N 04°26'15"W, 1659.06 FEET TO THE POINT OF BEGINNING.
CONTAINS 56.91 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.
AS SURVEYED BY LARRY T. HAHN, LS #1349, JULY, 2021.

PLANNING COMMISSION APPROVAL

THIS TRACT SPLIT, AS DESCRIBED AND SHOWN HEREON, HAS BEEN SUBMITTED TO AND RATIFIED BY THE BONNER SPRINGS PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

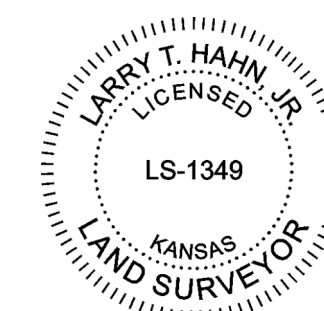
PLANNING COMMISSION CHAIRMAN _____

PLANNING COMMISSION SECRETARY
MARK LEE

COUNTY SURVEYOR

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO K.S.A. 53-2003, 58-2005 AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

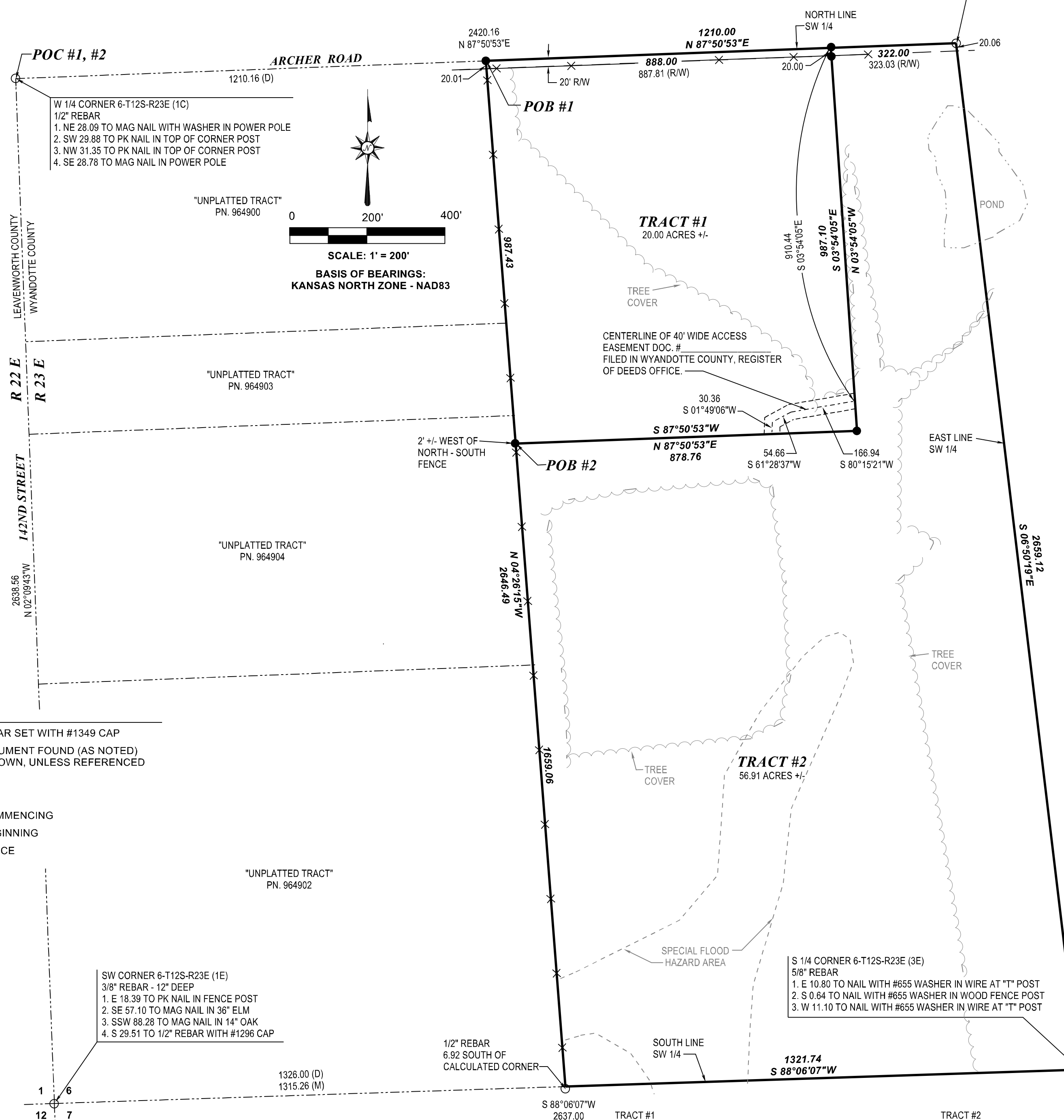


LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JULY, 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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BASEHOR, KANSAS 66007
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POC #1, #2

W 1/4 CORNER 6-T12S-R23E (1C)
1/2" REBAR
1. NE 28.09 TO MAG NAIL WITH WASHER IN POWER POLE
2. SW 29.88 TO PK NAIL IN TOP OF CORNER POST
3. NW 31.35 TO PK NAIL IN TOP OF CORNER POST
4. SE 28.78 TO MAG NAIL IN POWER POLE

"UNPLATTED TRACT"
PN. 964900
SCALE: 1" = 200'
BASIS OF BEARINGS:
KANSAS NORTH ZONE - NAD83

TRACT #1
20.00 ACRES +/-

TRACT #2
56.91 ACRES +/-

LEAVENWORTH COUNTY
WYANDOTTE COUNTY
R 22 E
R 23 E
142ND STREET
2638.56
N 02°09'43"W

"UNPLATTED TRACT"
PN. 964903

"UNPLATTED TRACT"
PN. 964904

"UNPLATTED TRACT"
PN. 964902

SW CORNER 6-T12S-R23E (1E)
3/8" REBAR - 12" DEEP
1. E 18.39 TO PK NAIL IN FENCE POST
2. SE 57.10 TO MAG NAIL IN 36" ELM
3. SSW 88.28 TO MAG NAIL IN 14" OAK
4. S 29.51 TO 1/2" REBAR WITH #1296 CAP

S 1/4 CORNER 6-T12S-R23E (3E)
5/8" REBAR
1. E 10.80 TO NAIL WITH #655 WASHER IN WIRE AT "T" POST
2. S 0.64 TO NAIL WITH #655 WASHER IN WOOD FENCE POST
3. W 11.10 TO NAIL WITH #655 WASHER IN WIRE AT "T" POST

1/2" REBAR
6.92 SOUTH OF
CALCULATED CORNER

- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
 - (D) DEEDED
 - (M) MEASURED
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - ✕ EXISTING FENCE

- REFERENCES:
1. 3397-0566
 2. 2020R-14483
 3. 2007R-01334
 4. 2017R-0279

NOTE:
1. THIS SURVEY DOES NOT SHOW ALL EASEMENTS OR OWNERSHIP.
2. NO TITLE INFORMATION WAS PROVIDED ON THIS SURVEY.
3. FENCE LINES DO NOT DENOTE PROPERTY LINES.
4. TRACT #2 IS IN A SPECIAL FLOOD HAZARD AREA.
FEMA MAP #20209C0117E, EFFECTIVE 09/02/2015.

TRACT #1
(TRAVERSE SUMMARY)
HORIZONTAL DISTANCE: 3,741.29 FEET
AREA: 871579.64 SQ. FT. / 20.00 ACRES
RELATIVE: 1.642,080 LINEAR: 0.006 FEET DIRECTION: S 40°19'37"E
NORTHING: 0.004 FEET EASTING: -0.004 FEET

TRACT #2
(TRAVERSE SUMMARY)
HORIZONTAL DISTANCE: 7,827.78 FEET
AREA: 2479072.53 SQ. FT. / 56.91 ACRES
RELATIVE: 1.994,892 LINEAR: 0.008 FEET DIRECTION: S 14°59'09"W
NORTHING: 0.008 FEET EASTING: 0.002 FEET