

Ordered by:
KS COMMERCIAL
Ed Eller

Date of Field Work:
June 25, 2024

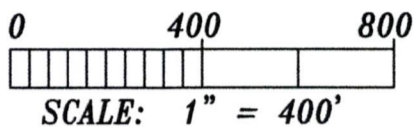
TANKING SURVEY

25850 L Road
Circleville, Ks 66416
(785) 924-3367

Plat of Survey

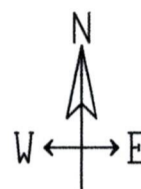
Andrew P. Tanking
Licensed Land Surveyor

- Existing San. Sewer Manhole
- Nothing Set at the Request of the Client
- ⊗ 5/8" Bar Found
- / Calculated Position (No Bar Fnd.)
- 1/2" X 24" Bar Set w/Plastic Cap Stamped A.P.T. LS 1314
- △ Section Corner Found
- (m) = Measured Dimension
- (p) = Platted Dimension
- (c) = Calculated Dimension
- P.O.B. = Point of Beginning

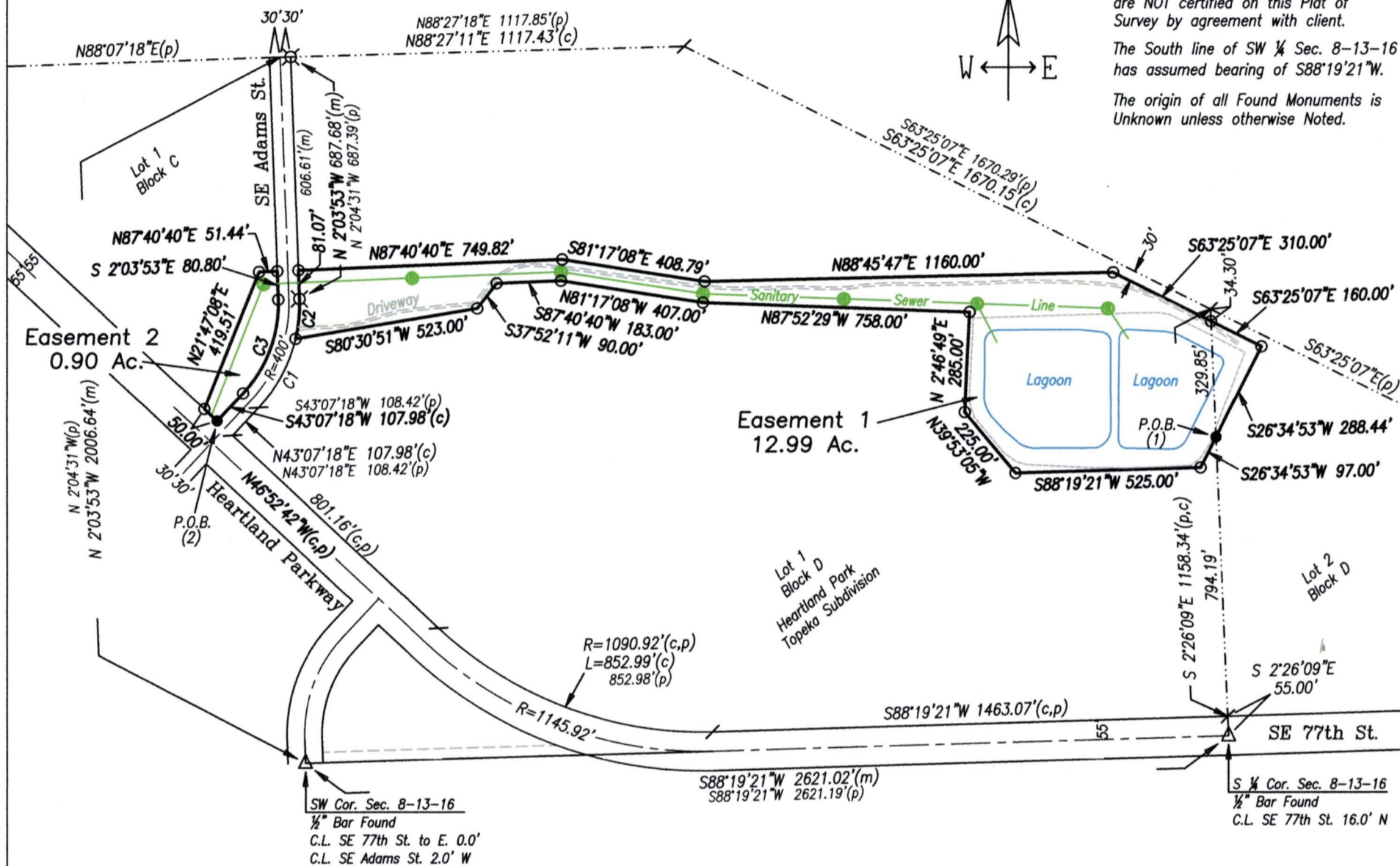


Curve Table

Curve	Radius	Length	Chord
C1	430.00'(c,p)	224.81'(c)	N28°08'39"E 222.26'
C2	430.00'(c,p)	114.31'(c)	N 5°33'03"E 113.97'
C3	370.00'(c) 370.00'(p)	291.80'(c) 291.87'(p)	S20°31'42"W 284.30'



NOTES:
R/W, Setbacks, and Easements are NOT certified on this Plat of Survey by agreement with client.
The South line of SW 1/4 Sec. 8-13-16 has assumed bearing of S88°19'21"W.
The origin of all Found Monuments is Unknown unless otherwise Noted.



DESCRIPTION (Easement 1):

An Easement for the purpose of Ingress/Egress, Maintenance and Usage of Sanitary Sewer Line and Lagoons, located in Lots 1 and 2, Block D, Heartland Park Topeka Subdivision, in Section 8, Township 13 South, Range 16 East of the 6th P.M., Shawnee County, Kansas, described by Andrew P. Tanking, PS 1314, on June 27, 2024, as follows: Commencing at the Southeast corner of said Lot 1; Thence North 2°26'09" West along the East line of said Lot 1 a distance of 794.19 feet to the True POINT OF BEGINNING; Thence South 26°34'53" West 97.00 feet; Thence South 88°19'21" West 525.00 feet; Thence North 39°53'05" West 225.00 feet; Thence North 2°46'49" East 285.00 feet; Thence North 87°52'29" West 758.00 feet; Thence North 81°17'08" West 407.00 feet; Thence South 87°40'40" West 183.00 feet; Thence South 37°52'11" West 90.00 feet; Thence South 80°30'51" West 523.00 feet to a point on the West line of said Lot 1; Thence Northerly along said West line, on a curve to the left, having a Radius of 430.00 feet, a Length of 114.31 feet, and a chord which bears North 5°33'03" East 113.97 feet; Thence continuing along said West line, North 2°03'53" West 81.07 feet; Thence leaving said West line, North 87°40'40" East 749.82 feet; Thence South 81°17'08" East 408.79 feet; Thence North 88°45'47" East 1160.00 feet; Thence South 63°25'07" East 310.00 feet to the East line of said Lot 1; Thence continuing South 63°25'07" East into Lot 2 of said Block D, 160.00 feet; Thence South 26°34'53" West 288.44 feet to the POINT OF BEGINNING; containing 12.99 acres.

DESCRIPTION (Easement 2):

An Easement for the purpose of Ingress/Egress, Maintenance and Usage of Sanitary Sewer Line and Lagoons, located in Lot 1 Block C, Heartland Park Topeka Subdivision, in Section 7, Township 13 South, Range 16 East of the 6th P.M., Shawnee County, Kansas, described by Andrew P. Tanking, PS 1314, on June 27, 2024, as follows: BEGINNING at the Southeast corner of said Lot 1, said point being at the intersection of the North right-of-way line of Heartland Parkway and the West right-of-way line of SE Adams Street; Thence North 46°52'42" West along the North right-of-way of Heartland Parkway 50.00 feet; Thence leaving said right-of-way line, North 21°47'08" East 419.51 feet; Thence North 87°40'40" East 51.44 feet to the West right-of-way line of SE Adams Street; Thence Southerly along the West right-of-way line of SE Adams Street the following courses: South 2°03'53" East 80.80 feet; Thence along a curve to the right having a Radius of 370.00 feet, a Length of 291.80 feet, and a chord which bears South 20°31'42" West 284.30 feet; Thence South 43°07'18" West 107.98 feet to the POINT OF BEGINNING; containing 0.90 acre.

I hereby certify that a survey of the above described property was made by me or under my direct supervision on June 25, 2024, and is correct to my belief and knowledge.



Andrew P. Tanking, RLS 1314

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