



Cleveland Reasoner
President and Chief Nuclear Officer

August 26, 2025
001119

U. S. Nuclear Regulatory Commission
ATTN: Document Control Desk
Washington, DC 20555-0001

Subject: Docket No. 50-482: Request for Partial Site Release

Commissioners and Staff:

Wolf Creek Nuclear Operating Corporation (WCNOC) intends to donate a small parcel of land north of the owner-controlled area of the Wolf Creek Generating Station (WCGS). In accordance with 10 CFR 50.83, "Release of part of a power reactor facility or site for unrestricted use," this request is being submitted to ensure compliance prior to any land transfers.

In accordance with 10 CFR 50.83(b), WCNOC requests approval to remove this portion of the site from the WCGS Part 50 license. The attachment provides the supporting information for this request in accordance with 10 CFR 50.83(b) for release of a non-impacted area. This includes a description of the property and evaluations of the effect of releasing this property. The enclosure provides the Phase I Environmental Site Assessment done for the parcel of land being considered for donation. WCNOC's evaluation of the effect of releasing this property indicates that applicable regulatory requirements will continue to be met, and no change is needed to the WCGS Operating License or Technical Specifications.

The parcel in question is intended for donation to an already existing, privately owned cemetery located nearby, and the land being offered lies further north extending the cemetery away from the exclusion area and reinforcing its separation from plant operations.

WCNOC requests approval of this request by December 31, 2025.

This letter contains no commitments. If you have any questions concerning this matter, please contact me at (620) 364-4000, or Dustin Hamman at (620) 364-4204.

Sincerely,

A handwritten signature in black ink, appearing to read "Cleveland Reasoner", written in a cursive style.

Cleveland Reasoner

COR/jkt

Attachment: Supporting Information for Request for Partial Site Release

Enclosure: Stringtown Cemetery Phase I Environmental Site Assessment

cc: A. N. Agrawal (NRC), w/a
S. S. Lee (NRC), w/a
J. D. Monninger, (NRC), w/a
Director of Division of Fuel Management (NRC), w/a
Senior Emergency Preparedness Inspector (NRC), w/a
Senior Resident Inspector (NRC), w/a
WC Licensing Correspondence – WM 25-001119, w/a

Supporting Information for Request for Partial Site Release

Background

Wolf Creek Nuclear Operating Corporation (WCNOC) is evaluating the potential donation of a small parcel of land located north of the Wolf Creek Generating Station (WCGS) owner-controlled area. This parcel lies outside the restricted area, the liquid effluent release boundary, and the exclusion area boundary as defined in Updated Safety Analysis Report (USAR) Section 2.1.1.3. The WCGS exclusion area is a 1,200-meter radius circle centered on Unit 1 and encompasses approximately 1,100 acres. The exclusion area boundary coincides with the restricted area boundary.

On pages 7, 8, and 9 of this attachment, the following figures are provided:

Figure 1: Portion of WCGS USAR Figure 2.1-6 showing the exclusion-restricted area boundary, the site boundary and the approximate location of the parcel of land to be donated.

Figure 2: Satellite image showing the approximate location of the parcel of land to be donated in relation to the WCGS.

Figure 3: Close-up image showing the location of the parcel to be donated in relation to the existing Stringtown Cemetery.

Public use of Coffey County Lake has been evaluated and is permitted, except in designated restricted zones such as the Ultimate Heat Sink, Circulating Water intake and discharge areas, areas around active bald eagle nests, and regions north of the plant access road. These restrictions are communicated through instructional materials, buoys, and other appropriate markers.

This property has not been impacted by WCGS operations and was evaluated for environmental concerns. No environmental concerns have been identified. This property has not been used for activities that could have radioactively contaminated the property. In accordance with 10 CFR 50.83(b), WCNOC requests approval for the release of this non-impacted property from the jurisdiction of Facility Operating License No. NPF-42 for WCGS.

Description of the Property

Stringtown Cemetery Board requested a land donation from WCNOC. Currently, they own 5.11 acres 0.80 miles NNW of Site. They requested 4.46 additional acres to expand the cemetery to the north. The Board had the area surveyed and appraised. The specific parcel of land in question is outside of the WCGS exclusion area, across the Coffey County Lake, located next to an already privately owned cemetery in use. The additional parcel would be located north of the cemetery, and further from the 1,200-meter exclusion area, to allow additional land use for the cemetery. If expanding to create more burial sites, this would likely involve vegetation removal and ground-disturbing activities. Such work typically includes clearing land and grading. While there is no public documentation confirming construction or expansion plans at this time, any effort to increase burial capacity would inherently disrupt the land to some extent. The land is currently outside the WCGS exclusion area and is not impacted by plant operations.

Schedule for Property Release

This property is requested to be scheduled for release by December 31, 2025.

Results of 10 CFR 50.59 Evaluation

10 CFR 50.83(b) requires for non-impacted areas that the licensee submit the results of the evaluation performed in accordance with 10 CFR 50.59. Accordingly, WCNOG has performed a 10 CFR 50.59 review of the free release of this property.

The property transfer involves approximately 4.46 acres of the approximately 11,882 acres owned by WCNOG. This transfer does not involve property that is actively used for normal operations or that is needed for the site's Emergency Plan. The Updated Safety Analysis Report (USAR) shows the current land in Figure 2.1-6 (Figure 1 of this attachment) outside the exclusion area and has no other mention of the property.

The 10 CFR 50.59 review assessed the impact of the change in the site boundary on offsite dose calculations and effluent releases and concluded that the change:

- does not adversely affect any design function as described in the USAR,
- does not adversely affect how a design function as described in the USAR is performed or controlled,
- does not revise or replace an evaluation method used to establish design basis or safety analysis,
- does not involve a test or experiment not described in the USAR, and
- does not require a change to the Technical Specifications or Facility Operating License.

Therefore, this change in property ownership does not require prior NRC approval under the requirements of 10 CFR 50.59.

Historical Site Assessment

In accordance with 10 CFR 50.83(a)(2) a historical site assessment was performed to identify potential or known sources of radioactive material or radioactive contamination that may have affected the property to be released.

The Annual Radiological Environmental Operating Report submitted to the NRC each year includes summaries, interpretations, and analyses of trends of the results of the Radiological Environmental Monitoring Program (REMP). It also includes environmental radiation measurements taken pursuant to the locations specified in the table and figures in the Offsite Dose Calculation Manual (ODCM).

This information is used to calculate the offsite dose to the public. The radiation dose to the public in the vicinity of WCGS is calculated by using the concentration of radioactive nuclides from each gaseous effluent release coupled with historical weather conditions. The dose from WCGS gaseous radioactive effluents has been a small fraction of the limit for the maximum exposed member of the public.

Gaseous effluents from WCGS are released via monitored ground-level release points, including the Unit Vent and Radwaste Vent. Each gaseous effluent release point is continuously monitored, and periodic sampling and analysis are conducted as specified in the ODCM.

WCNOC strictly controls effluents to ensure radioactivity released to the environment is maintained as low as reasonably achievable (ALARA) and does not exceed federal release limit criteria. Effluent controls include the operation of radiation monitoring systems within the plant as well as an offsite environmental analysis program.

The Radioactive Effluent Release Report submitted to the NRC each year provides a detailed description of gaseous and liquid radioactive effluents, as well as solid waste released from WCGS. The material provided shall be consistent with the objectives outlined in the ODCM and process control program and in conformance with 10 CFR 50.36a and 10 CFR 50, Appendix I. These annual reports show that WCGS continues to be operated well within federally required limits for offsite dose to the public.

The REMP is conducted continuously for WCGS in accordance with the ODCM. As reported in the annual Radiological Environmental Operating Reports, during each yearly reporting period, hundreds of analyses are performed on hundreds of samples. Assessments of the data gathered for the yearly reports and comparing the results with preoperational data show there has been no adverse radiological impact on this property.

In addition, a review of corrective action documents was completed for events that could have had a potential for releasing radioactive material to this property. The review identified no recorded events of any spills, leaks, or uncontrolled release of radioactive material on this land.

The findings of this review show the following:

1. The property has not been used for plant operations.
2. The property has not been used for storage of any radioactive material or waste.
3. There are no event records that any spills, leaks, or uncontrolled release of radioactive material have ever occurred on the property.
4. Radiological monitoring of surface water samples from Coffey County Lake and surrounding areas has consistently shown only low-level tritium activity attributable to plant operations. These levels remain well below regulatory limits, and no liquid radioactive releases have impacted the parcel of land under consideration.
5. No state or local agency has required additional groundwater monitoring or remedial actions on the property.
6. Multiple hydrogeologic studies have been conducted at WCGS. This property does not impact those studies.
7. The Radioactive Groundwater Protection Program (RGPP) conducts periodic monitoring of shallow groundwater. This program shows that shallow groundwater continues to flow predominantly south towards the Coffey County Lake. This property is located north of the plant,

therefore, no contamination of this property through normal groundwater gradient flow occurs from plant discharges.

8. In assessing the data gathered for the REMP annual report and comparing each year's results with preoperational baseline data, it is concluded that the operation of WCGS has had no adverse radiological impact on this property.

WCGS continues to implement a radiation protection program commensurate with 10 CFR Part 20. This property has no reasonable potential for residual radioactivity in excess of natural background or fallout levels; therefore, this property qualifies as a "non-impacted area" as defined in 10 CFR 50.2.

Based on the Phase I Environmental Site Assessment document, historic and cultural resources do exist in the area surrounding Stringtown Cemetery. The cemetery itself originated as a private burial ground for the Roberds family, with the first deed recorded in 1871. Subsequent deeds expanded the cemetery and transferred ownership to the Stringtown Cemetery Association. These records reflect the long-standing cultural significance of the site. Additionally, the area was historically home to several rural farm families, as confirmed by aerial photographs, a rural directory, and a personal interview with a local resident. The presence of the Santa Fe railroad right-of-way further contributes to the area's historical context. No evidence of environmental contamination or industrial activity was found, reinforcing the area's primarily agricultural and residential heritage.

Evaluation of the Effect of Proposed Property Transfer

WCNOC has evaluated the effect of transferring the property in accordance with the criteria in 10 CFR 50.83(a)(1) to ensure that WCNOC will continue to comply with applicable statutory and regulatory requirements that may be affected by the release of the property. WCNOC has confirmed that the property transfer does not require a change to the Technical Specifications or Facility Operating License.

WCNOC's results of the evaluation demonstrating compliance with each of the areas specified in 10 CFR 50.83(a)(1)(i)-(vi) are presented below:

- (i) The dose to individual members of the public does not exceed the limits and standards of 10 CFR Part 20, Subpart D. WCNOC maintains strict control over effluent releases to ensure that any radioactive discharges to the environment remain as low as reasonably achievable (ALARA) and fully comply with federal release limit criteria. These controls include the use of radiation monitoring systems within the plant and a comprehensive offsite environmental analysis program. The release of this property does not alter any existing measures in place to meet public dose limits. WCNOC has confirmed that this property has never been used for any radiological activities.
- (ii) The impact on the effectiveness of emergency planning and physical security has been evaluated. No credit is taken for this property in either the Emergency Plan or the Security Plan. Therefore, the transfer of this property has no adverse effect on either plan.
- (iii) Effluent releases remain within license conditions. Additionally, because the property is located at a considerable distance from the plant and is not situated downstream of any discharge structures, it is not at risk of being impacted by effluent release. The plant's programs to maintain effluent releases in accordance with license conditions remain in effect and the transfer

of this property does not impact those programs. As a result, effluent releases from WCGS will continue to comply with all licensing requirements.

- (iv) The transfer of this land does not have any effect on the REMP or the ODCM, and neither requires revision as a result of this property transfer.
- (v) The siting criteria of 10 CFR 100 continue to be met. The transfer of this property has been reviewed with respect to the siting criteria in 10 CFR 100 and it has no effect on meeting these criteria. In addition, the limits of 10 CFR 50.67, "Alternative source term," have been reviewed and the transfer has no effect on meeting these criteria.
- (vi) Other statutory and regulatory requirements continue to be met. The transfer of this property does not result in any changes to WCGS's policies or procedures, which continue to ensure full compliance with all applicable statutory and regulatory requirements.

In summary, based on the considerations discussed above, this property transfer has no impact on WCNO's continued compliance with applicable NRC regulatory standards.

10 CFR 50.83 (b)(5)

Under 10 CFR 50.83(b)(5), a request for NRC approval of a release of non-impacted areas must include the reasons for concluding that the environmental impacts associated with the proposed release of property will be bounded by appropriate previously issued environmental impact statements.

The original Final Environmental Statement (FES) for WCGS Unit 1 was issued in June 1982. WCNO has reviewed the environmental impacts associated with the proposed release of the subject property and considered those impacts in light of the FES. The review did not identify any significant new environmental impacts or significant changes from the environmental impacts previously assessed by the NRC.

In particular, the review found that:

- The land transfer does not result in any measurable increase in offsite radiation dose or changes to effluent releases. The ODCM confirms that dose calculations are based on actual isotopic analyses, effluent flow rates and historical meteorological data, using NRC- approved models. All releases remain well below regulatory limits.
- No changes to effluent release pathways are associated with the property. The REMP continues to monitor environmental radiation levels at the revised site boundary and surrounding areas. The program includes surface water, groundwater, air, and vegetation sampling, and has consistently shown compliance with dose limits and environmental protection standards.
- The site boundary definition in the ODCM (as the boundary between unrestricted and restricted areas) remains unaffected by the release of this parcel. The property lies outside the controlled area and has not been used for plant operations or radioactive material storage.
- The meteorological model in Appendix B of the ODCM uses the XOQDOQ code and historical weather data to calculate dispersion and deposition parameters. These calculations confirm that the environmental impacts of effluents are bounded and conservative.

- The WCNOG REMP accounts for the revised site area boundary, and no increases in effects are anticipated.

Accordingly, WCNOG concludes that the environmental impacts associated with the proposed release of the subject property are bounded by the NRC's previous reviews of the WCGS facility.

Conclusion

WCNOG has evaluated the impact of releasing this property, and based on the reviews stated, the release of the property has been properly described as non-impacted. Accordingly, WCNOG requests NRC approval of the release of this property in accordance with 10 CFR 50.83(b).

Figure 1

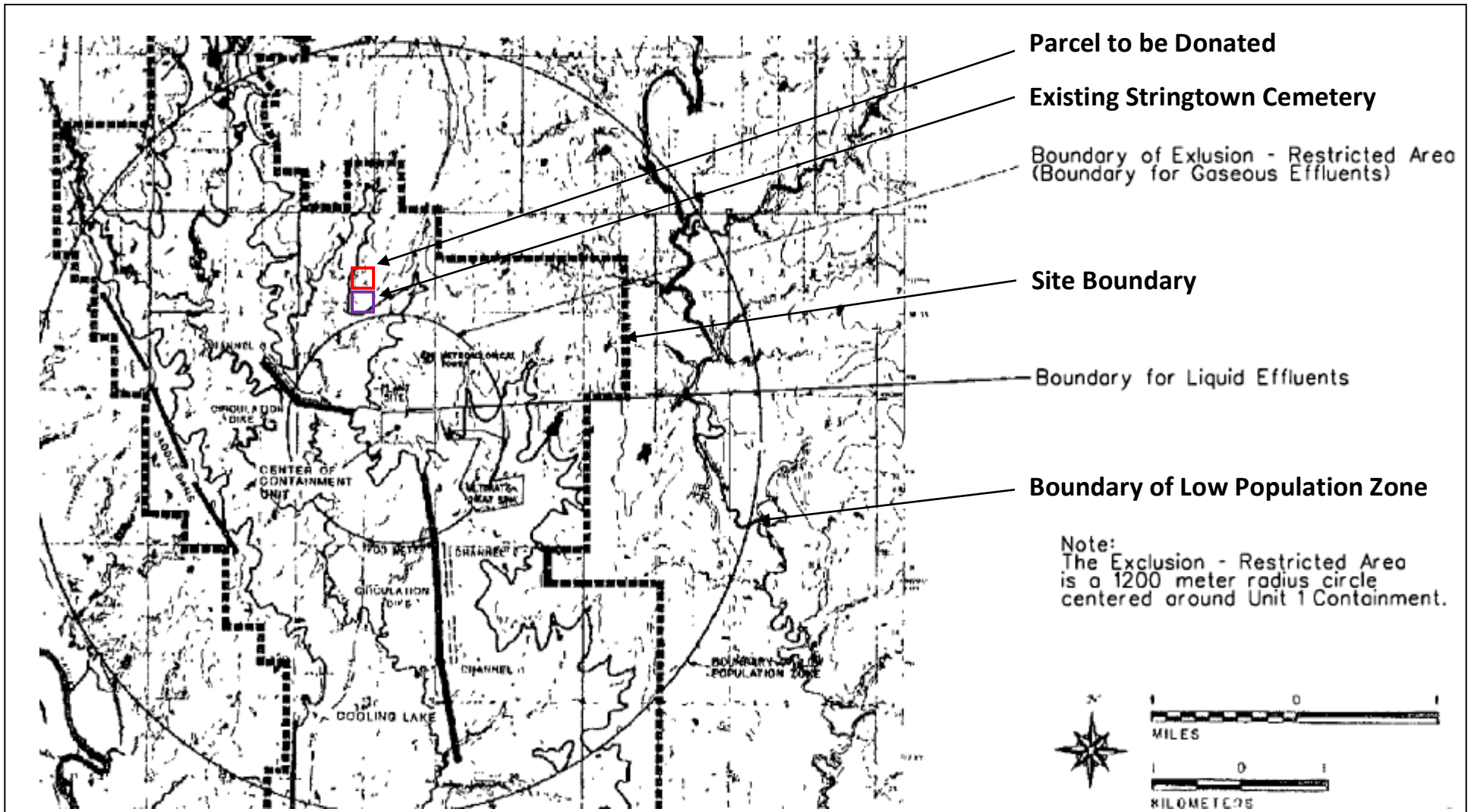
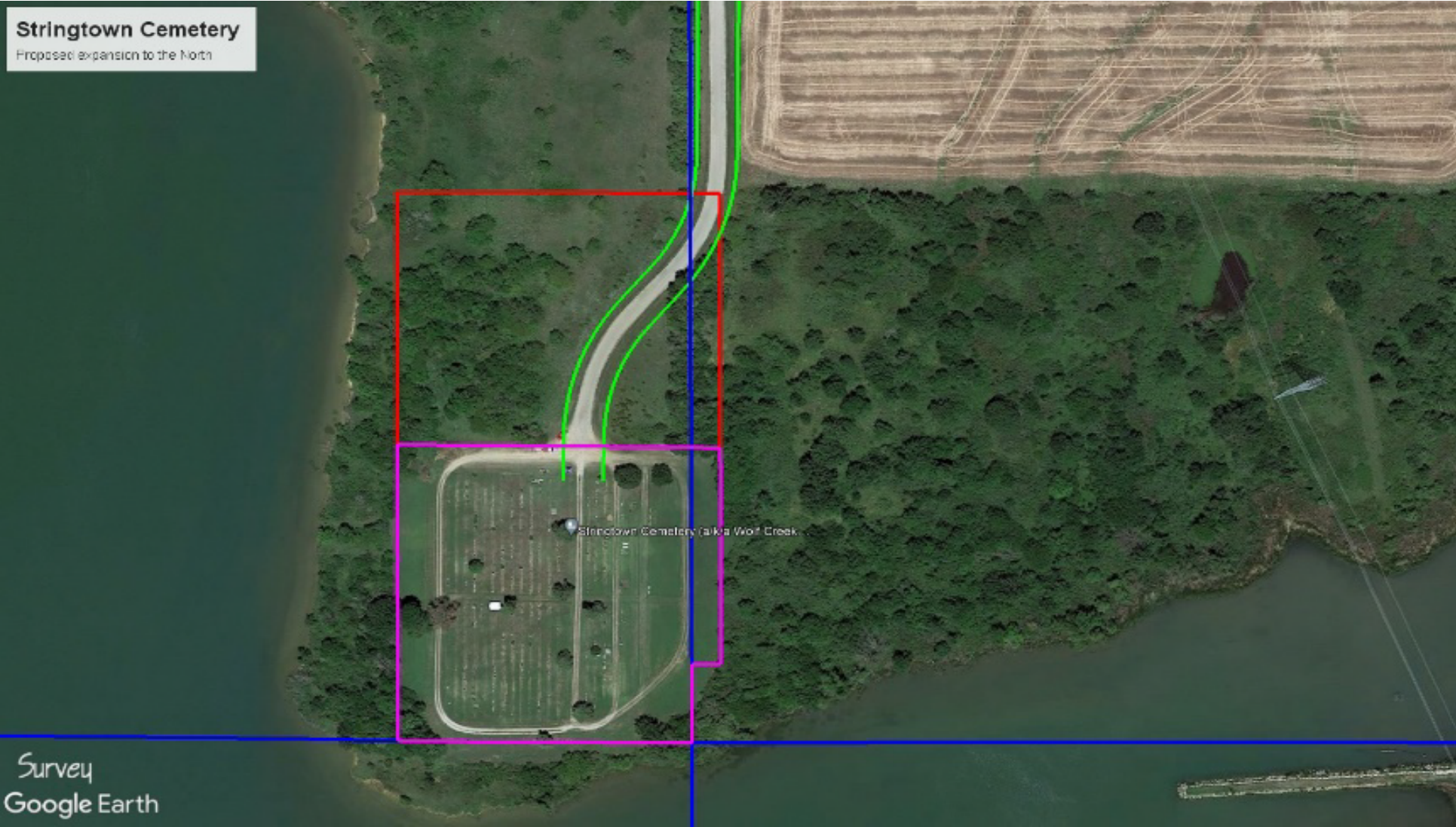


Figure 2



Figure 3



Stringtown Cemetery

Phase I Environmental Site Assessment

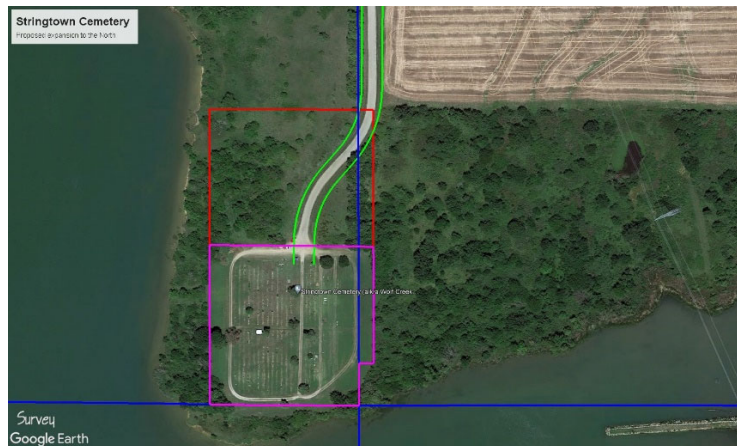
This document serves as the Phase I Environmental Site Assessment for the land owned by Everyg Kansas South, Inc. (an undivided 47% interest), Everyg Metro Inc. (an undivided 47% interest), and Kansas Electric Power Cooperative, Inc. (an undivided 6% interest) that is being considered for donation to the Stringtown Cemetery District. Throughout the remainder of this document the land being considered for donation will be referred to as "Everyg's Property". The focus of this Environmental Site Assessment will include a historic review of Stringtown Cemetery deeds, rural residency in the immediate vicinity of the cemetery, and those historic land use practices that may have resulted in environmental contamination.

Everyg's Property is located in Coffey County, Kansas, Hampden Township, in Section 6, Township 21 South Range 16 East. The legal description of the land, as surveyed and described by Aaron C. Davis, PS1368, of GeoTech, Inc. on March 4, 2024, is as follows:

A tract in the North Half (N $\frac{1}{2}$) of Section Six, Township Twenty-one South, Range Sixteen East of the 6th Prime Meridian, Coffey County, Kansas, and being more particularly described as follows:

Commencing at the Southwest corner of the Fractional NW $\frac{1}{4}$ of said Section Six;
Thence North 88° 51' 01" East on the South line of said Fractional NW $\frac{1}{4}$ for 1848.00 feet (28 chains);
Thence North 01° 51' 56" West parallel with the East line of said Fractional NW $\frac{1}{4}$ and on the West line of the original cemetery (Deed Book 137 pg. 75) for 470.00 feet to the Northwest corner of said original cemetery and the point of beginning;
Thence continuing North 01° 51' 56" West parallel with the East line of said Fractional NW $\frac{1}{4}$ for 400.00 feet;
Thence North 88° 51' 01" East parallel with the South line of said Fractional NW $\frac{1}{4}$ for 485.30 feet, to a point 44 feet East of the East line of said Fractional NW $\frac{1}{4}$;
Thence South 01° 51' 56" East for 400.00 feet to the Northeast corner of the original cemetery (Deed Book 137, pg. 75);
Thence South 88° 51' 01" West along the North line of said original cemetery for 485.30 feet to the point of beginning. Containing 4.46 acres and subject to road easement.

The survey results prepared by GeoTech Inc. are included as Attachment #1. GeoTech Inc. also prepared an illustration of Everyg's Property and the land currently owned by Stringtown Cemetery.



Stringtown Cemetery

Phase I Environmental Site Assessment

Stringtown Cemetery Deed History

According to the HistoryGeo.com website, (<https://www.historygeo.com/v3/viewers/>) the first land owner of the NW¼ of Section 6, Township 21 South, Range 16 East was Elliot James. In 1860, James Buchanan, President of the United States, granted Elliot James a patent for the property as "Bounty Land" for his military service. Elliot James never registered a deed for this property in Coffey County.

Later, Stringtown Cemetery began as a private cemetery for the Roberds family. On January 28, 1871, Timothy and Phoebe Roberds recorded the first deed for formation of a unnamed cemetery. (Deed Book L page 574). On November 12, 1887, Sylvanus Roberds recorded a deed that awarded additional acreage to the Wolf Creek Cemetery. (Deed Book 45 page 245). On February 26, 1931, the Trustees of the Wolf Creek Cemetery Association recorded a deed that transferred ownership of the land to Stringtown Cemetery Association. (Deed Book 102 page 61). On June 2, 1980, W.F. Dreiling, Peoples National Bank and Trust Company, Trustee, recorded a deed granting additional acreage to Stringtown Cemetery Association. (Deed Book 137 page 75).

Copies of each of the Stringtown Cemetery deeds noted above are included as Attachment #2.

Rural Residency

This Environmental Site Assessment utilized two aerial photographs, excerpts from a Coffey County Rural Directory and a personal interview to confirm the rural residency of Section 6, Township 21 South, Range 16 East.

A Kansas Geological Survey website (<https://www.kgs.ku.edu/Magellan/Aerials/index.html>) was utilized to located historical aerial photographs of Coffey County. On August 2, 1944, a photograph captured an image of Stringtown Cemetery and the local farm residents. Historically, seven rural farm families lived in the immediate vicinity of Stringtown Cemetery. On March 28, 1978, a photograph captured an image of Stringtown Cemetery, but due to construction of Wolf Creek Generating Station, the rural farm residents had been displaced.

The 1944 aerial photograph highlights the Stringtown Cemetery location relative to the farmsteads in the area. Initially, the names of the local farm families were identified by using a Coffey County Rural Directory. Subsequently, Larry Skillman, the Stringtown Cemetery Board President, was interviewed to confirm the accuracy of the Rural Directory. Mr. Skillman was born on March 22, 1941 and as the fourth generation of his family to live in Coffey County, he has strong first-hand knowledge of who his neighbors were and where they lived.

The 1944 aerial photograph also clearly identifies the Santa Fe railroad right-of-way that existed in the vicinity of Stringtown Cemetery.

A markup copies of both the 1944 and 1978 aerial photographs have been included as Attachment #3. The excerpts from the Coffey County Rural Directory have been included as Attachment #4.

Stringtown Cemetery

Phase I Environmental Site Assessment

Historical Land Use Practices

Historical land use practices were determined by using the 1944 aerial photograph, the 1978 aerial photograph and the personal interview with Mr. Skillman.

Both the 1944 and 1978 aerial photographs were digitally enlarged and enhanced to allow visualization of exact location of Stringtown Cemetery. This same process was utilized to recognize the exact locations of the surrounding farmsteads and the agricultural practices that have occurred in the vicinity of the Stringtown Cemetery. Only standard family farming practices consistent with planting row crops and livestock management were identified. Mr. Skillman confirmed this conclusion. He also confirmed that no rural markets or retail activities of any kind ever existed in vicinity of the Stringtown Cemetery. Additionally, Mr. Skillman confirmed no other types of business activities, such as blacksmith shops or concentrated animal feeding operations, have existed in the vicinity of Stringtown Cemetery.

Potential Environmental Contamination

This Environmental Site Assessment utilized the two aerial photographs, the GeoTech Inc. survey, the Kurtz Auction & Realty Service appraisal and the personal interview with Mr. Skillman to address the potential for environmental contamination in the vicinity of Stringtown Cemetery.

Both the 1944 and 1978 aerial photographs only visualized standard family farming practices in the area surrounding Stringtown Cemetery. Neither the GeoTech Inc. survey nor the Kurtz appraisal recognized any type of environmental concerns. The personal interview with Mr. Skillman provided the strongest evidence that nothing out of the ordinary occurred in this rural community. Mr. Skillman was able to provide first-hand knowledge that no catastrophic events such as train derailments ever occurred near Stringtown Cemetery.

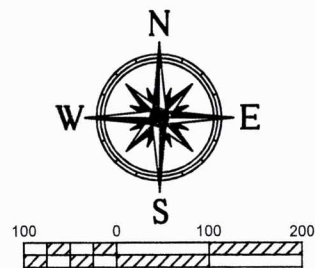
The appraisal prepared by Kurtz Auction & Realty Service has been included as Attachment #5.

It is noted that on August 1, 1975 the Santa Fe Railroad filed a Declaration of Abandonment for their right-of-way in Coffey County. (Deed Book 132 pages 79–85). Also on June 7, 1976, The Peoples National Bank and Trust Company as Trustee, recorded a permanent road right-of way easement to Coffey County. (Deed Book S pages 531-532). This was for the abandonment of a portion of the present-day Native Road west of the cemetery. Neither document acknowledged any environmental concerns associated with the abandonments.

This Environmental Site Assessment did not recognize or uncover evidence of environmental contamination within Stringtown Cemetery or on Evergy's Property surrounding the cemetery.

Attachment #1
GeoTech Inc. Report or Plat of Survey

AN ADDITION TO STRINGTOWN CEMETERY IN THE
NORTHWEST AND NORTHEAST FRACTIONAL QUARTERS
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 16 EAST OF
THE 6TH P.M., COFFEY COUNTY, KANSAS.



BASIS OF BEARINGS:
KANSAS STATE PLANE, SOUTH ZONE USING RTK
GPS AND CARLSON SURVEYING SOFTWARE

SEE SECTION CORNER REFERENCE REPORTS
ON FILE AT STATE HISTORICAL SOCIETY AND
COUNTY ENGINEERS OFFICE FOR MORE
INFORMATION ON SECTION CORNERS.

- ⊗ -1/2"x24" REBAR SET W/ PS 1368 ID CAP
- -5/8" REBAR FOUND W/ CLS 14 ID CAP
- -1/2" REBAR FOUND (REF. TIES)
- ◐ -1/2" REBAR FOUND W/ COFFEY CO. ID CAP
- -1" IRON PIN FOUND (REF. TIES)
- ⊕ -MAG NAIL SET IN ASPHALT PAVEMENT
- × -CALCULATED POSITION, FALLS IN LAKE

CFS -DISTANCE FROM SURVEY BY COOK, FLATT &
STROBEL (SURVEY FOR WOLF CREEK NUCLEAR)

EAST LINE
FR. NW $\frac{1}{4}$

N88°51'01"E 485.30'

STRINGTOWN ROAD /
OXEN ROAD

"CEMETERY
ADDITION"
4.46 ACRES

S01°51'56"E 400.00'

44'

S88°51'01"W 485.30'

P.O.B. Additional Tract

"STRINGTOWN
CEMETERY"
5.11 ACRES

N01°51'56"W 470.00'

S01°51'56"E 344.00'

44'

S01°51'56"E 126.00'

S88°51'01"W

441.30'

01"W 2289.30'

SE Cor. FR. NW $\frac{1}{4}$
(CENTER CORNER)

2649.90'

N88°16'19"E

SE Cor.
FR. NE $\frac{1}{4}$

SE Cor. SW $\frac{1}{4}$
FALLS IN LAKE

M.9515.10N
.000492

-STRINGTOWN CEMETERY PLAT 1889, FILED 1890.
HANDWRITTEN NOTES FOUND IN CEMETERY RECORDS
VOL. III AT REGISTER OF DEEDS OFFICE.

P.O.B.
Combined
& B137 p75
1848.00'
(28 CHAINS)
S88°51'01"W
SW Cor. FR. NW¼

GeoTech, Inc. 115 W. 5th AVE., EMPORIA, KS 66801 (820) 342-7491 www.geotechinc.net	PROJECT #:	CLIENT:	FIELD DATE:	DRAWN BY:	SHEET(S)
	23277-02.dwg	STRINGTOWN CEMETERY	01/19-3/4/2024	BH, ACD	1 OF 2

REPORT or PLAT OF SURVEY

ROBERDS GRAVE YARD - PRIVATE FAMILY BURIAL GROUND
DEED BOOK L PAGE 574, 1871 ROBERDS TO TRUSTEES CEMETERY
DEED BOOK 45 PAGE 295, 1887: ROBERDS TO WOLF CREEK CEMETERY COMMISSION (W.C.C.)
DEED BOOK 102 P61, 1931 WCC TO STRINGTOWN CEMETERY (SCA)

DEED BOOK 137 P75, 1980 QUIT CLAIM TO SCA

A TRACT IN THE NORTH HALF (N½) OF SECTION SIX (6), TOWNSHIP TWENTY-ONE (21) SOUTH, RANGE (16) EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT TWENTY-EIGHT (28) CHAINS EAST OF THE WEST QUARTER CORNER OF SAID SECTION SIX (6), THENCE NORTH 470 FEET, THENCE EAST TO A POINT 470 FEET NORTH AND 44 FEET EAST OF THE CENTER OF SAID SECTION SIX (6), THENCE SOUTH 344 FEET, THENCE WEST 44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION SIX (6), THENCE SOUTH TO THE CENTER OF SAID SECTION SIX (6), THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION SIX (6) TO THE POINT OF BEGINNING.

ADDITIONAL TRACT TO THE STRINGTOWN CEMETERY:

A TRACT IN THE NORTH HALF (N½) OF SECTION SIX, TOWNSHIP TWENTY-ONE SOUTH, RANGE SIXTEEN EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS1368, ON MARCH 4, 2024, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE FRACTIONAL NW¼ OF SAID SECTION SIX;
THENCE N. 88° 51' 01" E. ON THE SOUTH LINE OF SAID FR. NW¼ FOR 1848.00 FEET (28 CHAINS);
THENCE N. 01° 51' 56" W. PARALLEL WITH THE EAST LINE OF SAID FR. NW¼ AND ON THE WEST LINE OF THE ORIGINAL CEMETERY (DEED BOOK 137 PG. 75) FOR 470.00 FEET TO THE NORTHWEST CORNER OF SAID ORIGINAL CEMETERY AND THE POINT OF BEGINNING;
THENCE CONTINUING N. 01°51'56" W. PARALLEL WITH THE EAST LINE OF SAID FR. NW¼ FOR 400.00 FEET;
THENCE N. 88°51' 01" E. PARALLEL WITH THE SOUTH LINE OF SAID FR. NW¼ FOR 485.30 FEET, TO A POINT 44 FEET EAST OF THE EAST LINE OF SAID FR. NW¼;
THENCE S. 01°51' 56" E. FOR 400.00 FEET TO THE NORTHEAST CORNER OF THE ORIGINAL CEMETERY (BOOK 137, PG. 75);
THENCE S. 88° 51' 01" W. ALONG THE NORTH LINE OF SAID ORIGINAL CEMETERY FOR 485.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.46 ACRES AND SUBJECT TO ROAD EASEMENT.

STRINGTOWN CEMETERY BOUNDARY DESCRIPTION COMBINED:

A TRACT IN THE NORTH HALF (N½) OF SECTION SIX, TOWNSHIP TWENTY-ONE SOUTH, RANGE SIXTEEN EAST OF THE 6TH P.M., COFFEY COUNTY, KANSAS AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS1368, ON MARCH 4, 2024, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE FRACTIONAL NW¼ OF SAID SECTION SIX;
THENCE N. 88° 51' 01" E. ON THE SOUTH LINE OF SAID FR. NW¼ FOR 1848.00 FEET (28 CHAINS) TO THE POINT OF BEGINNING;
THENCE N. 01° 51' 56" W. PARALLEL WITH THE EAST LINE OF SAID FR. NW¼ AND ON THE WEST LINE OF THE CEMETERY (DEED BOOK 137 P75) FOR 870.00 FEET;
THENCE N. 88° 51' 01" E. PARALLEL WITH THE SOUTH LINE OF SAID FR. NW¼ FOR 485.30 FEET;
THENCE S. 01°51' 56" E. FOR 744.00 FEET;
THENCE S. 88° 51' 01" W. FOR 44.00 FEET TO THE EAST LINE OF SAID CEMETERY;
THENCE S. 01° 51' 56" E. FOR 126.00 FEET TO THE SOUTHEAST CORNER OF THE FR. NW¼;
THENCE S. 88° 51'01" W. ON THE SOUTH LINE OF SAID FR. NW¼ FOR 441.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.57 ACRES AND SUBJECT TO ROAD EASEMENT.

SURVEY NOTES:

I BEGAN BY RESEARCHING THE RECORDS IN THE COFFEY COUNTY ROAD AND BRIDGE DEPT. AND THE REGISTER OF DEEDS OFFICE. SOME REFERENCE TIES WERE FOUND ON HUBTACK SITE, AS WELL AS AT THE COFFEY COUNTY ROAD AND BRIDGE DEPT. A SURVEY AND DESCRIPTION OF A COUNTY ROAD FROM THE NORTHEAST CORNER OF SEC. 6 TO THE CEMETERY WAS OBTAINED (RESOLUTION #582), AS WELL AS VARIOUS PLATS OF SURVEY ON THE WOLF CREEK ROAD (E. SIDE OF SEC. 6) BY COOK, FLATT & STROBEL, & ALSO A SURVEY BY J. TAYLOR, LS 713, FOR WOLF CREEK ON THE WEST SIDE OF THE RANGE LINE BETWEEN R15E AND 16E (ESTABLISHING THE RANGE LINE). THE SOUTHWEST AND S4 CORNERS OF SEC. 12-T21S-R15E WERE LOCATED BY REFERENCE TIES AND TIED WITH OUR NETWORK ROVER. THE NORTHWEST CORNER AND THE NORTHEAST CORNERS OF SEC. 6 WERE LOCATED BY REFERENCE TIES AND TIED WITH OUR NETWORK ROVER. WE THEN LOOKED FOR THE PI POINTS THAT WERE SET ON THE CEMETERY ROAD SURVEY (1978 AND 1997) BY COUNTY FORCES. THE ROAD TO STRINGTOWN CEMETERY WAS ESTABLISHED USING THE CURVE INFORMATION PROVIDED IN THE DESCRIPTION OF THE ROAD (1997). MONUMENTS WERE LOCATED AT VARIOUS LOCATIONS WITHIN THE CEMETERY (CONCRETE DISCS IN GROUND). THE CENTER CORNER WAS SEARCHED FOR, BUT NOT FOUND, AS WELL AS THE W4 CORNER OF SAID SEC. 6. THE EXTERIOR CORNERS OF THE ORIGINAL CEMETERY WERE ALSO SEARCHED FOR, BUT NOT FOUND. REFERENCE TIES WERE FOUND FOR THE E4 CORNER OF SEC. 6, BUT NONE WERE FOUND EXISTENT. THE E4 CORNER WAS RESET AT THE CALL OF 1.5' WEST OF THE CENTERLINE OF THE ROAD AND AT THE DISTANCE NOTED ON THE COOK, FLATT & STROBEL SURVEY. THE SE COR. WAS RESET USING INFORMATION FROM SAID CFS SURVEY, WHICH FITS THE PHYSICAL EVIDENCE, IE., IN CENTER OF ROADS TO THE N, S, & E. THE RANGE LINE WAS ESTABLISHED BY USING THE INFORMATION FROM THE J. TAYLOR SURVEY BY CREATING THE SW COR. SEC. 7-T21S-R16E (SE COR. OF SEC. 12-T21S-R15E) AT LINE EXTENSION OF THE SOUTH LINE OF THE SW¼ OF SEC. 12-21S-15E TO THE EAST AND DOUBLE THE DISTANCE FROM THE SW COR. AND THE S4 COR. OF SEC. 12-21-15, PER PRIOR SURVEY BY J. TAYLOR, LS 713. THE W4 COR. OF SEC. 6-T21S-R16E WAS ESTABLISHED ON THIS RANGE LINE FOR EAST-WEST POSITION, AND AT 25 FEET SOUTH OF THE NORTH RIGHT OF WAY FENCE FOR THE ROAD (OPENED AS 50 FEET WIDE) TO THE WEST FOR NORTH-SOUTH POSITION. THE SW COR. OF SEC. 6 (IN THE LAKE) WAS PROPORTIONED USING THE GLO DISTANCES FROM THE W4 COR. SEC. 6 TO THE SW COR. SEC. 7, AND THE S4 COR OF SEC. 6 (IN THE LAKE) WAS ALSO PROPORTIONED USING THE GLO DISTANCES BETWEEN THE SW COR. AND SE COR. OF SEC. 6. THE N4 COR. WAS ESTABLISHED AT THE SAME DISTANCE FROM NE COR. OF SEC. 6 AS THE DISTANCE FROM THE SE COR. AND S4 COR. OF SEC. 6. A STRAIGHT LINE WAS RUN FROM S4 TOWARD THE N4, AS THE DIVISION LINE FOR THE EAST AND WEST HALVES OF SAID SEC. 6. THE CENTER CORNER WAS ESTABLISHED ALONG THIS LINE AT 2640.00 FEET (40 CHAINS) NORTH OF THE S4 COR. OF SEC. 6, AS THIS FIT THE EVIDENCE OF THE ORIGINAL CEMETERY MONUMENTS (CONCRETE MONUMENTS) THE BEST.

THIS SURVEY HAS BEEN REVIEWED AND APPROVED
FOR FILING PURSUANT TO KSA 58-2005 FOR
CONTENT ONLY AND IS IN COMPLIANCE WITH THE ACT.
NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

APPROVED _____ LIC# _____
DATE _____

State of Kansas)
County of Coffey) ss

This is to certify and acknowledge that I, Aaron C. Davis, a licensed Land Surveyor in said County and State, did prepare this report under my direct supervision. Further, that this report and survey does not certify, with the client's knowledge, to ownership, easements and other restrictions of record, unless otherwise shown or stated. Further, that the locations of certain corners may have been determined but not physically marked as direct by the client. Field date is shown below.

NOTE: This document is not original unless the signature and date are blue ink.



GeoTech, Inc. 115 W. 5th AVE., EMPORIA, KS 66801 (620) 342-7491 www.geotechinc.net	PROJECT #:	CLIENT:	FIELD DATE:	DRAWN BY:	SHEET(S)
	23277-02.dwg	STRINGTOWN CEMETERY	01/19-3/04/2024	BH, ACD	1 OF 2

Attachment #2
Stringtown Cemetery Deeds

ELLIOTT
James
1860

SMALLEY
Heman
1860

ROBERDS
Elias
1875

SMALLEY
Heman
1860

Stringtown
Cemetery

6

MILLER
Griffey
1882

MORGAN
Luis D
1860

HAMPTON
Solomon E
1860

HAMPTON
Solomon E
1860

This Indenture, Made this Twenty eighth day of January
in the year of our Lord one thousand eight hundred and seventy one between Timothy
Roberts and Phoebe Roberts his wife
of Union Twp. County of Coffey
and State of Kansas
of the first part, and J. H. Williams and W. Roberts of sample of Trustees of Cemetery
of the second part, **Witnesseth,** That the part us of the first part, in consideration of the sum of
One Dollars, to them duly paid, have bargained and sold,
and by these presents do grant and convey to the said part us of the second part, their heirs and assigns,
all that tract or parcel of land situated in Coffey County, and State of Kansas, and described as follows: to wit:

Commencing at the S.W. Corner of North West Quarter of Sec. 6
Town 21 N. 16. Thence East 210 feet. Thence North 420 feet Thence West
210 feet. Thence South 420 feet to place of beginning. Also a strip of
land 16 feet wide from S.W. Corner of said Quarter Section extending to the
South West corner of said tract to be used as an approach or road
to the aforesaid tract of land. The aforesaid tract of land being
conveyed to said parties of the second part in trust to be used as
a Cemetery.

with the appurtenances, and all the estate, title and interest, of the said part us of the first part therein. And
the said Timothy Roberts, wife
do hereby covenant and agree, that at the delivery hereof they are the lawful owners of the premises above
granted, and seized of a good and indefeasible estate of inheritance therein, in fee simple, and that the same are
free and clear of all incumbrances, and that they will **WARRANT AND DEFEND** the same in the
quiet and peaceable possession of said part us of the second part, their heirs and assigns forever, against
the lawful claims of all persons whomsoever.

In Witness Whereof, The said part us of the first part has hereunto set
their hands and seals the day and year above written.

Sealed and Delivered in Presence of

Wm. H. Dear
Wm. A. Allison

Timothy Roberts 
Phoebe Roberts 

State of Kansas,

Coffey County.

On this 28th day of January A. D. 18 71, before me, a
Notary Public in and for said County, personally came
Timothy Roberts and Phoebe Roberts, his wife
to me personally known to be the same persons whose names are affixed
to the foregoing conveyance as grantors and they duly acknowledged the execution of the same.

In Testimony Whereof, I have herunto subscribed my name and affixed my official
seal on the day and year last above written.

(Seal)

Wm. H. Dear
Notary Public

The Instrument of which the foregoing is a true copy, was filed for record on the 28th
day of January 18 71, at 2 o'clock and 0 minutes P. M., stamped with U. S. Revenue
\$ 0.25 properly canceled.

Wm. H. Dear
Register of Deeds.

Wm H. Redway &
By S. M. Lane

of _____
and _____
of _____

unpublished
County of _____ and State of _____
Wolf Creek Cemetery
Hampden Township, _____

of the first part,
of the second part:

to him duly paid, he ^{has} bargained and sold, and by these presents doth grant and convey to the said part^{ies} of the second part, *et*

heirs and assigns, all that tract or parcel of land situate in Coffey County, and State of Kansas, and described as follows, to wit:

Beginning at a point (31) (8) thirty one & 1/2 ch
East of the South East corner of the NW 1/4 of the
quarter of Section Six (6), in Township 16 N,
Range Sixteen (16), Merion East & 1/2 N
center of Section Thirge (11) (10) from the
and then (420) feet then east to a point
Four hundred and twenty (420) feet North of
Beginning then South Four hundred and
twenty (420) feet to place of Beginning containing
One and one half (1 1/2) acres more or less

with the appurtenances, and all the estate, title and interest of the said part 1 of the first part therein.

And the said Party of the first part
do hereby covenant and agree, that at the delivery hereof he is
the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, in fee simple, and that the same are
free and clear of all incumbrances, and that he will Warrant and Defend the same in the quiet and peaceable possession of said party
of the second part, its heirs and assigns, forever, against the lawful claims of all persons whomsoever.

In Witness Whereof, The said party of the first part... has hereunto set his hand and seal the day and year above written.

SEALED AND DELIVERED IN PRESENCE OF

Sylvanus Roberts (SEAL)

...**(SEAL.)**

..(SEAL.)

... (SEAL)

State of Kansas, Claffey County, ss.

On this 12th day of November, A. D. 1887, before me,

Notary Public in and for said County, personally came
Sylvanus Roberts

Unmanned

to me personally known to be the same person whose name is affixed to the foregoing conveyance as grantor and has duly acknowledged the execution of the same.

On Certifying Affidavit, I have thereto subscribed my name and affixed my official seal, the day and year last above written.

CC Brown
Matang Public

My commission expires January 23rd 1909

DEED RECORD No. 102

(QUITCLAIM)

FROM
Trustees of Wolf Creek Cemetery Association
 Grantor
 TO
Stringtown Cemetery Association
 Grantee

State of Kansas, Coffey County, ss.
 Filed for record on the 26 day of Feb. 1931, at 2 o'clock P. M.
Hazel B. Nephew
 Register of Deeds
 By Alma Jones Deputy

This Indenture, Made this 26th day of Feb. 1931,
 between J. T. Evans, Joe Benedict, and Wesley Keener
Trustees of Wolf Creek Cemetery Association
 of Coffey County, in the State of Kansas of the first part,
 and Stringtown Cemetery Association
 of Coffey County, in the State of Kansas of the second part,

WITNESSETH, That said part 1st of the first part, in consideration of the sum of
One Dollar and other good and valuable consideration DOLLARS,
 the receipt of which is hereby acknowledged, do by these presents, REMISE, RELEASE and QUITCLAIM unto said part 2d of the
 second part, its heirs and assigns, all the following-described Real Estate, situated in the County of Coffey and State of Kansas,
 to wit:

Beginning at a point Thirty-one and 18/100 Chains
 east of the Southwest corner of the Northwest
 Quarter of Section Six (6), in Township Twenty-one
 (21), Range sixteen (16), thence east to the center of
 section thence North four hundred and twenty (420)
 feet, thence west to a point four hundred and
 twenty (420) feet North of beginning, thence South
 four hundred and twenty (420) feet to place of
 beginning, containing one and one-half (1 1/2) Acres
 more or less.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging,
 or in anywise appertaining, forever.

IN WITNESS WHEREOF, The said part 1st of the first part has set their hand, the day and year
 first above written.

EXECUTED AND DELIVERED IN PRESENCE OF

Trustees of Wolf Creek Cemetery Association
J. T. Evans, Pres.
Joe Benedict, Trustee
Wesley Keener, Trustee

State of Kansas, Coffey County, ss.

BE IT REMEMBERED, That on this 26th day of Feb. A. D. 1931, before me, the undersigned, a

Notary Public in and for the County and State aforesaid, came
J. T. Evans, Joe Benedict and Wesley Keener, Trustees
of Wolf Creek Cemetery Association
 who are personally known to me to be the same person as who executed the within instrument of writing, and such person as
 duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

(Seal)

N. J. Nesbitt

Notary Public

(Term Expires Apr. 7 1931)

Entered in Transfer Record in my office this

day of _____, A. D., 19____

County Clerk.

The Peoples National Bank and Trust Company, Trustee

A corporation duly organized, incorporated and existing under and by virtue of the laws of the

State of Kansas and having its principal place of business at Burlington, Countyof Coffey, in the State of Kansas.

QUIT CLAIMS TO STRINGTOWN CEMETERY ASSOCIATION

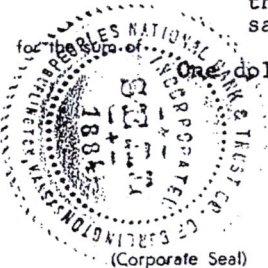
all the following described REAL ESTATE in the County of Coffey

and the State of Kansas, to-wit:

A tract in the North Half (N 1/2) of Section Six (6),
Township Twenty-one (21) South, Range Sixteen (16),
East of the Sixth Principal Meridian, described as
follows:

Beginning at a point twenty-eight (28) chains East
of the West quarter corner of said Section Six (6),
thence North 470 feet, thence East to a point 470
feet North and 44 feet East of the center of said
Section Six (6), thence South 344 feet, thence West
44 feet to the West line of the Northeast Quarter
(NE 1/4) of said Section Six (6), thence South to
the center of said Section Six (6), thence West along
the South line of the Northwest Quarter (NW 1/4) of
said Section Six (6) to the point of beginning.

One dollar and other valuable considerations

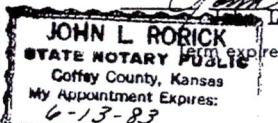


(Corporate Seal)

STATE OF Kansas, Coffey COUNTY, ss. THE PEOPLES NATIONAL BANK AND TRUST COMPANYBE IT REMEMBERED, That on this 21st. day of May, 1980, before me, the undersigned,a notary public in and for the county and Stateaforesaid came W.F. Dreiling President ofThe Peoples National Bank & Tr. Co. corporation duly organized, incorporated and existing under and by virtue ofthe laws of Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

(SEAL)



L. Rorick

Notary Public.

Expires

June 13, 1983

RRI

STATE OF KANSAS } ss.
COFFEY County, }This instrument was filed for record on the
2nd day of June, A. D., 1980,at 2:35 o'clock P.M., and duly recordedin book 137 of Deedsat page 75Ruth L. [Signature]
Register of Deeds

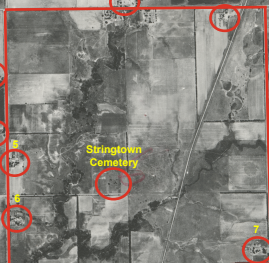
Deputy

Fees, \$ 5.00

Attachment #3
1944 and 1978 Aerial Photos

8-2-44

ZP-7B-80



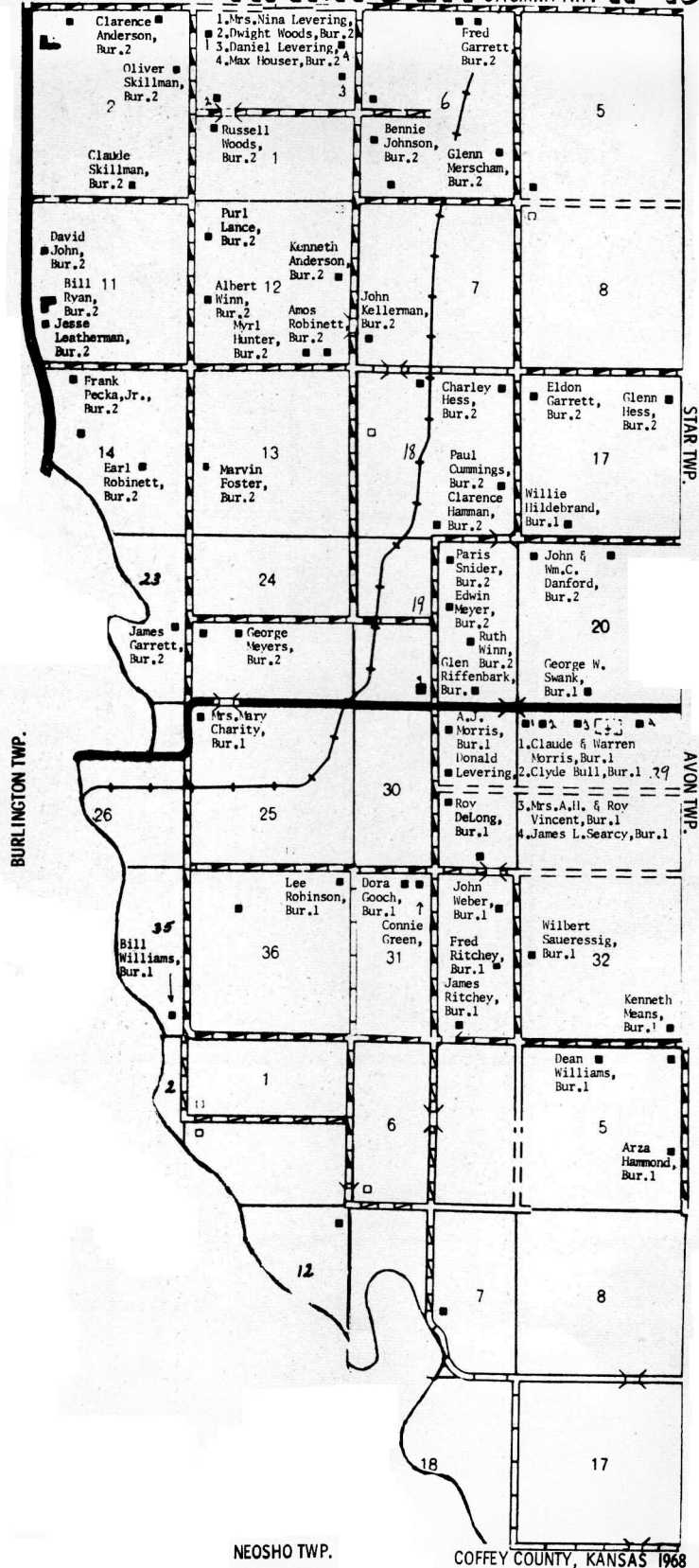
- 1 - Alfred Williams home
- 2 - Fred Garrett home
- 3 - Max Houser home
- 4 - Dan Levering home
- 5 - Burt Paxson home
- 6 - Bennie Johnson home
- 7 - Glenn Merscham home



Coffey County, Kansas
Township 21 South
Range 16 East
Section 6

Stringtown Cemetery

Attachment #4
Rural Directory Excerpts



NEOSHO TWP.

COFFEY COUNTY, KANSAS 1968

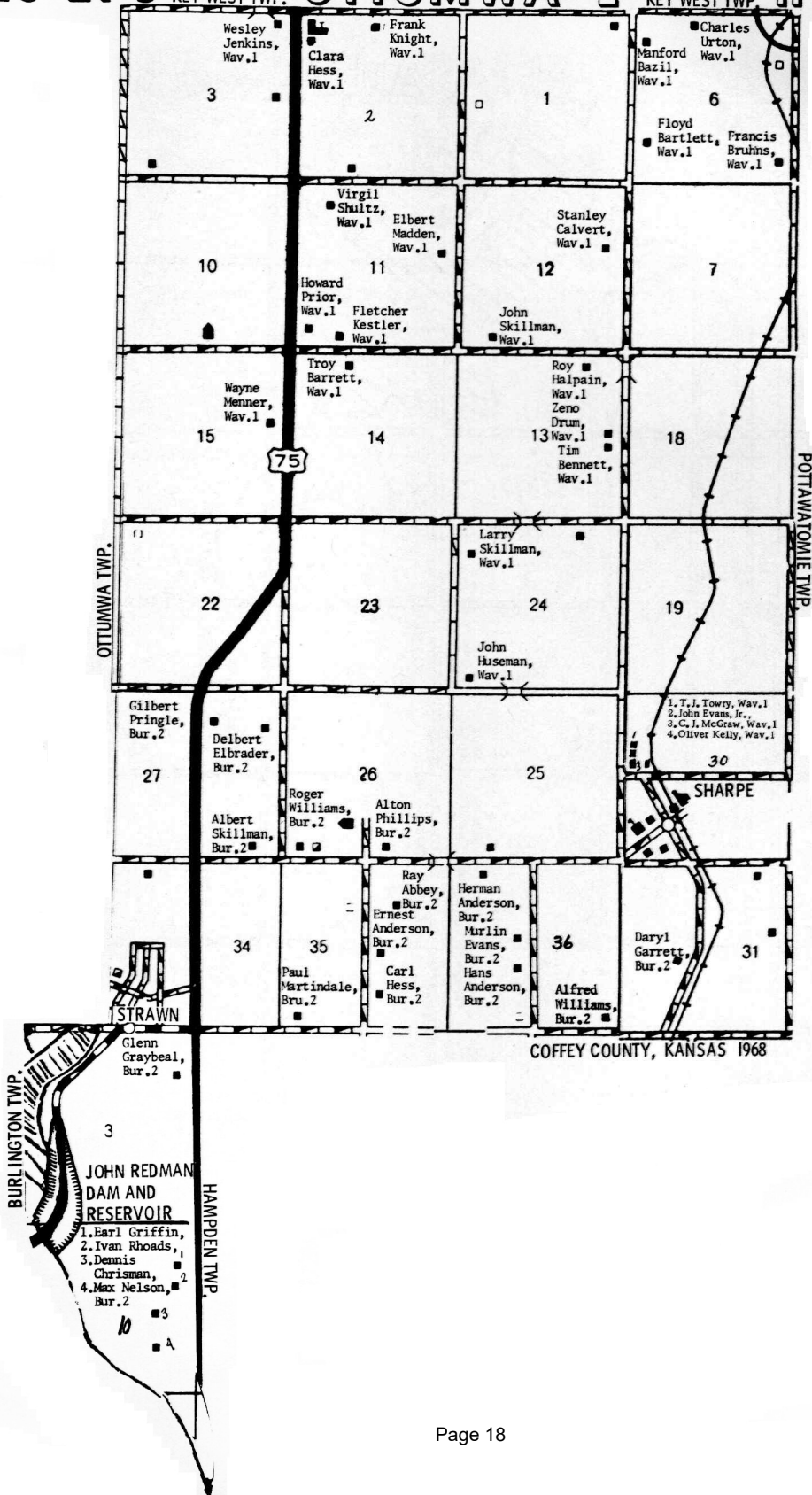
T-20-21-S

KEY WEST TWP.

OTTUMWA 'E'

KEY WEST TWP.

R-15-16-E



Attachment #5
Kurtz Auction & Realty Service Appraisal

KURTZ AUCTION & REALTY SERVICE
21580 SW ALABAMA RD
WESTPHALIA, KS 66093
785-448-4152

March 27, 2024

APPRAISAL OF LAND FOR ADDITION TO STRINGTOWN CEMETERY

To All Whom It May Concern:

I was contacted by the members of the Board of Stringtown Cemetery regarding an opinion as to the current fair market value of the following land which they are planning to annex into the Cemetery boundaries.

Information used in this appraisal process was obtained from the following sources which are all thought to be reliable, but can not be guaranteed:

1. Larry Skillman, President of Stringtown Cemetery Board
2. Phyllis Bachman, Stringtown Cemetery Board Member
3. Coffey County Appraiser's Office
4. Coffey County Register of Deeds
5. Information contained in copy of Survey performed by GeoTech, Inc and recorded 3-15-2024 in Book 3- U Page 165-166, Coffey County Register of Deeds

The property to be annexed is legally described as: A tract in the North Half (N1/2) of Section Six (6), Township Twenty-One South, Range Sixteen East of the 6th PM Coffey County, Kansas as surveyed and described by Aaron C. Davis PS1368 on March 4, 2024 and being more particularly described as follows:

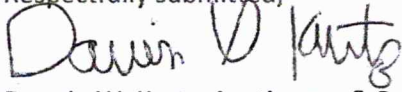
Commencing at the Southwest corner of the Fractional NW1/4 of Said Section Six
Thence N 88 51 01 E on the South line of Said Fr NW1/4 for 1848 00 feet (28 chains)
Thence N 01 51 56 W parallel with the East line of Said Fr NW1/4 and on the West line of original Cemetery (Deed Book 137 Pg 75) for 470 00 feet to the Northwest Corner of Said original Cemetery and the Point of Beginning
Thence continuing N 01 51 56 W parallel with the East line of Said Fr NW1/4 for 400 feet
Thence N 88 51 01 E parallel with the South line of Said Fr NW1/4 for 485 30 feet to a point 44 feet East of the East line of Said Fr NW1/4
Thence S 01 51 56 for 400 00 feet to the Northeast Corner of the original Cemetery (Book 137 Pg 75)
Thence S 88 51 01 W along the North line of Said original Cemetery for 485 30 feet to the Point of Beginning containing 4.46 acres and subject to road easement.

property boundaries and did an excellent job of explaining it all.

The Survey shows that the addition contains 4.46 acres. The land is presently trees, brush, and grass. It is classified by the County Appraiser as misc. non productive land.

After further study and consideration, it is my opinion that the current fair market value of the subject property is \$12,500.00 as of March 27, 2024. (Based on \$2800.00 per acre)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darwin W. Kurtz". The signature is written in a cursive, flowing style.

Darwin W. Kurtz, Auctioneer & Real Estate Broker
KURTZ AUCTION & REALTY SERVICE