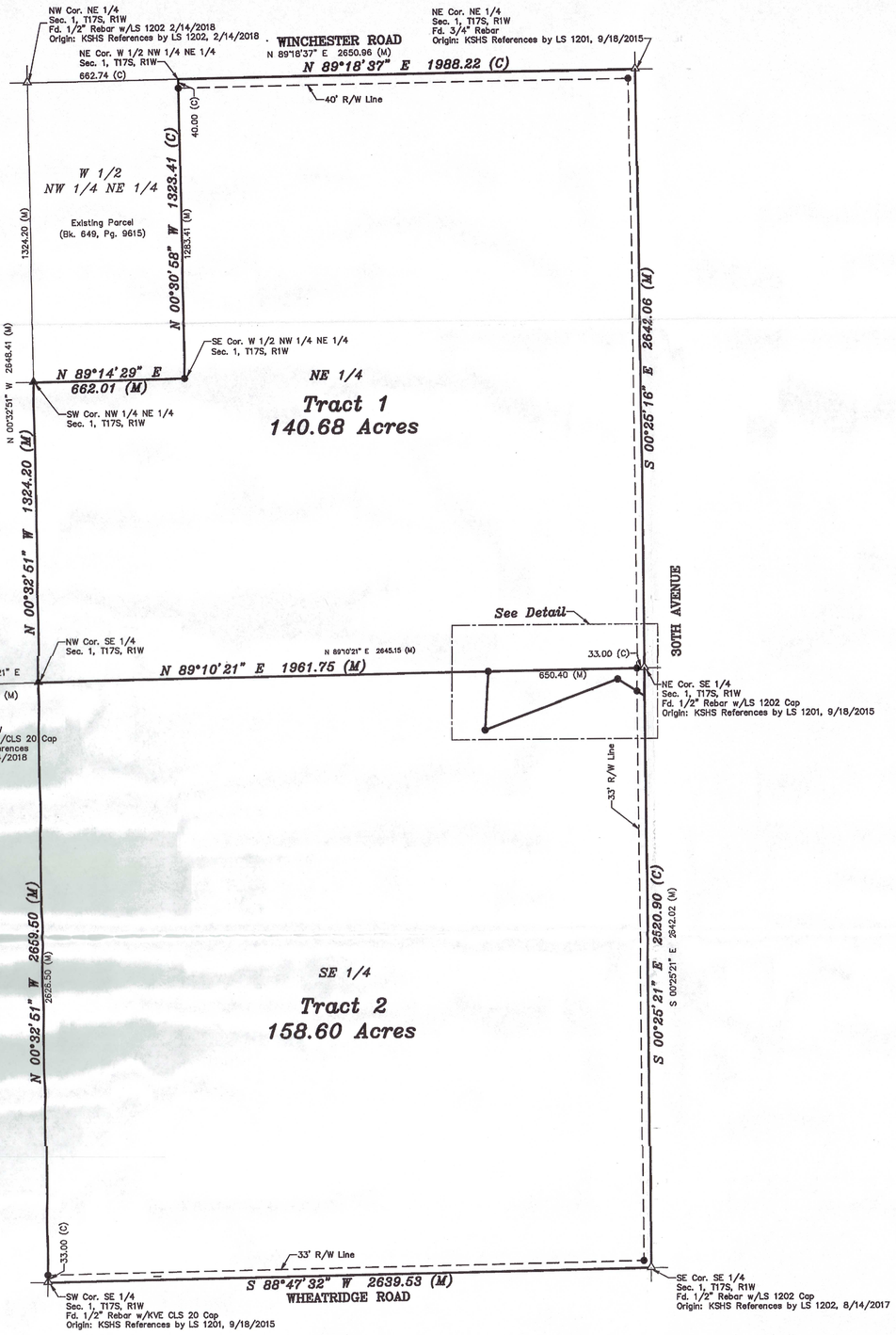
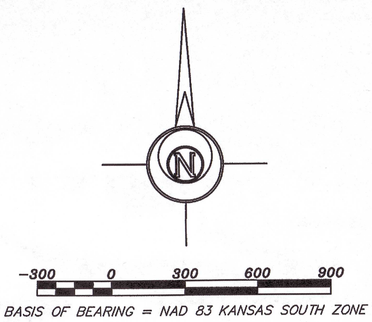




LEGEND

- △ – Sectional Monument Found
- ▲ – Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
- ● – 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- (C) – Calculated
- (M) – Measured
- P.O.B. – Point of Beginning

DESCRIPTION:

TRACT 1

The Northeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, EXCEPT the West Half of the Northwest Quarter of the Northeast Quarter.

Containing **140.68 Acres** and subject to road right of way easements along the East and North lines thereof, and any other easements or restrictions of record.

TRACT 2

A portion of the Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 4th day of April, 2023:

The Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, EXCEPT a tract beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°25'16" East on the East line of said Southeast Quarter a distance of 121.12 feet; thence North 58°43'22" West a distance of 140.47 feet; thence South 69°21'15" West a distance of 616.02 feet; thence North 02°45'13" East a distance of 255.82 feet to the North line of said Southeast Quarter; thence North 89°10'21" East on said North line a distance of 683.40 feet to the point of beginning.

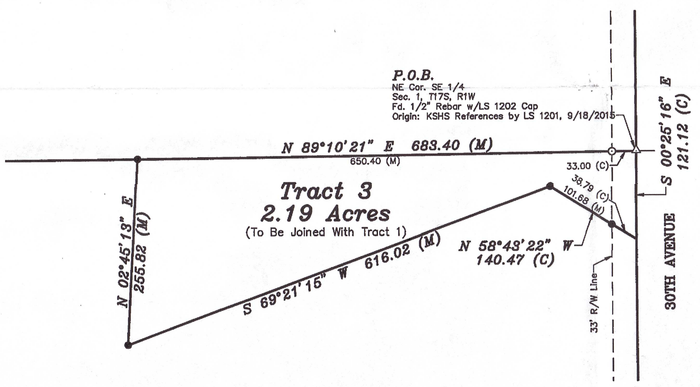
Containing **158.60 Acres** and subject to road right of way easements along the East and South lines thereof, and any other easements or restrictions of record.

TRACT 3

A portion of the Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 4th day of April, 2023:

Beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°25'16" East on the East line of said Southeast Quarter a distance of 121.12 feet; thence North 58°43'22" West a distance of 140.47 feet; thence South 69°21'15" West a distance of 616.02 feet; thence North 02°45'13" East a distance of 255.82 feet to the North line of said Southeast Quarter; thence North 89°10'21" East on said North line a distance of 683.40 feet to the point of beginning.

Containing **2.19 Acres** and subject to a road right of way easement along the East line thereof, and any other easements or restrictions of record.



DETAIL
Scale: 1"=100'

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 4th day of April, 2023.

NICHOLAS D. SCHMIDT LICENSED PS-1492 4/4/23 KANSAS PROFESSIONAL SURVEYOR

SURVEYOR'S NOTE:

1. Survey was made as per client request and no title work has been provided to the surveyor; therefore, the number and extent of easements and/or rights-of-way of record affecting said property has not been verified by this Survey.

Prepared For:	Description:
JASON BAIRD	A PORTION OF THE EAST 1/2 SECTION 1, T17S, R1W McPHERSON COUNTY, KANSAS

Prepared By: **Garber Surveying Service, P.A.**

GSS™ HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)

BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933

Drawn By: KDZ	Scale: 1"=300'	Date of Field Work: March 30, 2023	Job No:
Checked By: NDS	Date: 04/04/2023	Sheet 1 of 1 Sheet(s)	G2023-177

Revised 04/04/2023
Revised 03/27/2023

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Plot Date & Time: Tuesday, April 4, 2023 9:58:48 AM Dwg Path: E:\LDD_GSSFILES\2023\2023177\A\dwg\20230177 KWE Auto N. Ground