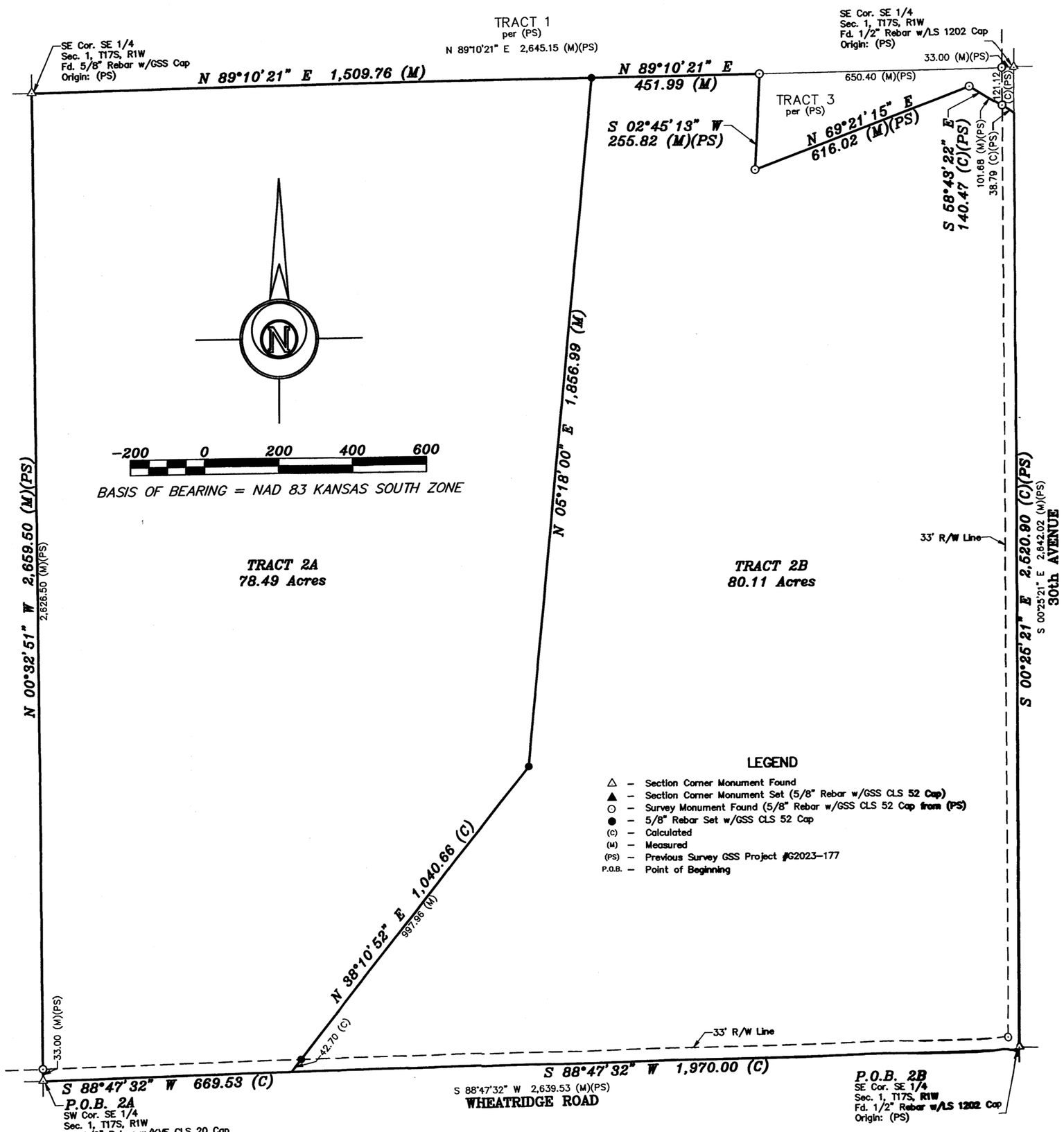

LEGEND

- △ – Section Corner Monument Found
- ▲ – Section Corner Monument Set (5/8" Rebar w/GSS CLS 52 Cap)
- ○ – Survey Monument Found (5/8" Rebar w/GSS CLS 52 Cap from (PS)
- ● – 5/8" Rebar Set w/GSS CLS 52 Cap
- (C) – Calculated
- (M) – Measured
- (PS) – Previous Survey GSS Project #G2023-177
- P.O.B. – Point of Beginning

SURVEYOR'S NOTES:

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.
2. All measurements are in US Survey Feet.

DESCRIPTIONS:

TRACT 2A:

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 31st day of March, 2025:

Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°32'51" West on the West line of said Southeast Quarter a distance of 2659.50 feet to the Northwest corner of said Southeast Quarter; thence North 89°10'21" East on the North line of said Southeast Quarter a distance of 1509.76 feet; thence South 05°18'00" West a distance of 1856.99 feet; thence South 38°10'52" West a distance of 1040.66 feet to the South line of said Southeast Quarter; thence South 88°47'32" West on said South line a distance of 669.53 feet to the point of beginning.

Containing **78.49 Acres** and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

TRACT 2B:

A portion of the 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 31st day of March, 2025:

Beginning at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 88°47'32" West on the South line of said Southeast Quarter a distance of 1970.00 feet to a point 669.53 feet East of the Southwest corner of said Southeast Quarter; thence North 38°10'52" East a distance of 1040.66 feet; thence North 05°18'00" East distance of 1856.99 feet to the to the North line of said Southeast Quarter; thence North 89°10'21" East on the North line of said Northeast Quarter a distance of 639.18 feet to a point 650.40 feet West of the Northeast corner of said Southeast Quarter; thence South 02°45'13" West a distance of 255.82 feet; thence North 69°21'15" East a distance of 616.02 feet; thence South 58°43'22" East a distance of 140.47 feet to a point on the East line of said Southeast Quarter, said point being 121.12 feet South of said Northeast corner; thence South 00°25'21" East on said East line a distance of 2520.90 feet to the point of beginning.

Containing **80.11 Acres** and subject to road right of way easements along the South and East lines thereof, and any other easements or restrictions of record.

COUNTY PLANNING AND ZONING CERTIFICATE:

I, _____, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being in conformance with the provisions of the McPherson County Zoning and Subdivision Regulations. Given under my hand this _____ day of _____, 20___.

_____

Jon Kinsey, Zoning Administrator

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 31st day of March, 2025.

NICHOLAS D. SCHMIDT LICENSED PS-1492 3/31/25 KANSAS PROFESSIONAL SURVEYOR

Prepared For: JA LAND COMPANY	*Description:* A PORTION OF THE SE 1/4 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: GAQ	Scale: 1"=200'	Date of Field Work: March 24th, 2025	Job No: G2025-206
Checked By: NDS	Date: 03/31/2025	Sheet 1 of 1 Sheet(s)	

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Plot Date & Time: Monday, March 31, 2025 10:11:21 AM Dwg Path U:\LDD_GSSFILES\2025\20250206 C3d\dwg\20250206 JDK PSCS 23-177