

Beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas: South Zone bearing S 00°28'22" East on the East line of said Southeast Quarter a distance of 189.82 feet; thence South 89°49'01" West a distance of 397.90 feet; thence South 56°39'55" West a distance of 144.76 feet; thence South 08°36'50" East a distance of 230.21 feet; thence South 17°50'47" East a distance of 117.91 feet; thence South 89°57'59" East a distance of 267.02 feet to the West Right of Way line of Old Hwy K-61; thence South 36°47'52" West on said West Right of Way line a distance of 348.20 feet to the Easterly Right of Way line of Highway K-61 as described in Book 645, Page 9249 at the McPherson County Register of Deeds Office; thence on said Easterly Right of Way line for the following 9 courses:

- North 85°27'44" West a distance of 987.35 feet;
- North 86°08'14" West a distance of 301.65 feet;
- North 07°28'41" West a distance of 710.59 feet;
- North 13°54'02" East a distance of 480.19 feet;
- North 31°43'52" East a distance of 478.50 feet;
- North 48°28'39" East a distance of 479.01 feet;
- North 48°06'08" East a distance of 480.11 feet;
- North 59°20'52" East a distance of 348.23 feet;
- North 66°12'14" East a distance of 125.00 feet to the North line of said Southeast Quarter; thence North 88°53'55" East on said North line a distance of 252.95 feet to the point of beginning.

Containing **75.14 Acres** and subject to any easements or restrictions of record.

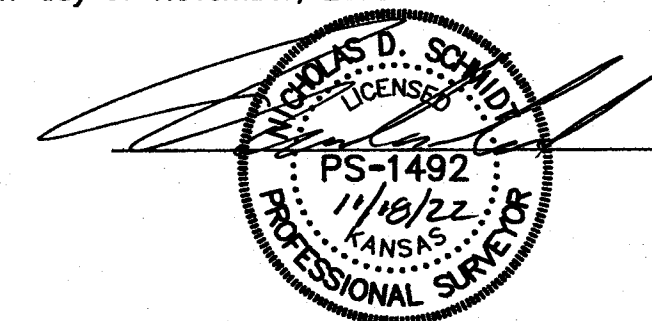
TRACT 3

A portion of the Southeast Quarter of Section 12, Township 20 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt. PS #1492. this 18th day of November, 2022:

Beginning at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of thence South 88°49'25" West on the South line of said Southeast Quarter a distance of 170.23 feet to the Easterly Right of Way line of the Union Pacific Railroad; thence North 36°46'22" East on said Right of Way line a distance of 281.24 feet to the East line of said Southeast Quarter; thence South 00°28'22" East on said East line a distance of 221.79 feet to the point of beginning.

Containing **0.43 Acre** and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

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 18th day of November, 2022.




LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found 2' Alum. Cap
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ⊗ - 4 X 4 X 36 KDOT R/W Monument Found
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey by KDOT (LS 1174) 7/28/2004
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

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: WISE & REBER, L.C.		Description: A PORTION OF THE SE 1/4 SECTION 12, T20S, R4W MCPHERSON COUNTY, KANSAS	
Prepared By:  HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		Garber Surveying Service, P.A. BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-341-4411 NEWTON Ph. 316-263-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: KDZ	Scale: 1"=200'	Date of Field Work: November 20, 2022	Job No: G2022-857
Checked By: NDS	Date: 11/18/2022	Sheet 1 of 1 Sheet(s)	