



DESCRIPTION:

TRACT 1

A portion of the South Half of the Southeast Quarter of Section 12, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of January, 2023:

Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°41'34" West on the West line of the South Half of said Southeast Quarter a distance of 1324.98 feet to the Northwest corner of said South Half; thence North 89°36'01" East on the North line of said South Half a distance of 824.64 feet; thence South 16°19'31" West a distance of 253.46 feet; thence South 23°23'02" West a distance of 164.38 feet; thence South 05°09'16" West a distance of 151.98 feet; thence South 09°29'09" East a distance of 312.55 feet; thence South 04°47'46" East a distance of 107.23 feet; thence South 07°32'30" West a distance of 65.88 feet; thence South 34°43'38" West a distance of 95.71 feet; thence South 03°26'57" West a distance of 221.54 feet to the South line of said Southeast Quarter; thence South 89°33'43" West on said South line a distance of 642.45 feet to the point of beginning.

Containing 21.49 Acres and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

TRACT 2

A portion of the South Half of the Southeast Quarter of Section 12, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of January, 2023:

Commencing at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°33'43" East on the South line of said Southeast Quarter a distance of 642.45 feet to the point of beginning; thence North 03°26'57" East a distance of 221.54 feet; thence North 34°43'38" East a distance of 95.71 feet; thence North 07°32'30" East a distance of 65.88 feet; thence North 04°47'46" West a distance of 107.23 feet; thence North 09°29'09" West a distance of 312.55 feet; thence North 05°09'16" East a distance of 151.98 feet; thence North 16°19'31" East a distance of 253.46 feet to the North line of the South Half of said Southeast Quarter; thence North 89°36'01" East on said North line a distance of 1830.06 feet to the Northeast corner of said South Half; thence South 00°39'32" East on the East line of said South Half a distance of 1323.20 feet to the Southeast corner of said Southeast Quarter; thence South 89°33'43" West on the South line of said Southeast Quarter a distance of 2011.45 feet to the point of beginning.

Containing 59.19 Acres and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

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.

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
- - Survey Monument Found
- - Sanitary Sewer Cleanout
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey GSS Project #G2014-294
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

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 6th day of January, 2023.



Prepared For:	JAN VOTH		
Prepared By:	Garber Surveying Service, P.A.		
Drawn By:	KDZ	Scale:	1"=100'
Checked By:	NDS	Date:	01/06/2023
Date of Field Work:	December 28, 2022		
Job No:	G2022-1050		
Description:		A PORTION OF THE S 1/2, SE 1/4 SECTION 12, T21S, R1W McPHERSON COUNTY, KANSAS	
2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MC PHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	