DESCRIPTION: PARCEL 1 Description of Record (Bk. 251, PG. 519) LEGEND A tract of land in the Southeast Quarter of Section 15, Township 20 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, more Sectional Monument Found particularly described as follows: Beginning at a point on the South line of said Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap) Southeast Quarter, said point being 764.00 feet, more or less, East of the Southwest corner of said Southeast Quarter; thence North perpendicular to the 5/8" x 24" Iron Rebar Set w/G.S.S. Cap Calculated South line of said Southeast Quarter for 400.00 feet, more or less; thence West (M) - Measured parallel with the South line of said Southeast Quarter for 327.00 feet, more or less, (GLO) - General Land Office thence South perpendicular to the South line of said Southeast Quarter for 400.00 (R) - Record measurement feet, more or less to the South line of said Southeast Quarter; thence West along the South line of said Southeast Quarter 327.00 feet, more or less to the point of beginning. Said tract containing 3.000 acres, more or less, subject to existing road right of way. PARCEL 2 N 88°44'15" E 34.90 (C) A portion of the Southeast Quarter of Section 15, Township 20 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence on a BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE N 88º44'14" E 327.00 (C)(R) NAD 83 Kansas South Zone bearing of North 89°44'14" East on the south line of said Southeast Quarter a distance of 764.00 feet (Record) to the point of PARCEL 2 0.263 Acre beginning; thence North 01°15'46" West perpendicular to said South line a distance of 400.00 feet (Record); thence North 88'44'15" East parallel with said south line a distance of 34.90 feet; thence South 00°31′55" West a distance of 400.20 feet to said South line; thence South 88'44'14" West on said South line a distance of 22.37 feet to the point of beginning. Containing 0.263 Acre and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record. Combined PARCEL 1 and PARCEL 2 A portion of the Southeast Quarter of Section 15, Township 20 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89'44'14" East on the south line of said Southeast Quarter a distance of 437.00 feet (Record) to the point of beginning; thence North 01"15'46" West perpendicular to said South line a distance of 400.00 feet (Record); thence North 88°44'15" East parallel with said south line a distance of 361.90 feet; thence South 00°31′55" West a distance of 400.20 feet to 67.00 (C) 400.00 (C)(R) said South line; thence South 88'44'14" West on said South line a distance of 349.37 feet to the point of beginning. (C)(R)Containing 3.266 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record. PARCEL 1
3.003 Acres
(Existing Parcel Bk. 251, Pg. 519) 400.00 SURVEYOR'S NOTES: 1. No reference ties of record for this corner and no record previous surveys since GLO set a 12x12x4 sandstone. Single proportionate measurement to GLO falls about 19' West of the hedge row running South. Hedge row is near the \mathbf{E} 2640' mark West of the Southeast corner of the section, however, GLO measured 2658.24' which is within 3' of the single proportion calculation. We excavated with a backhoe at both the calculated location and in line with the hedge row South, but did not find the GLO stone. Reset the corner at the single proportionate location and in line with the centerline of the road per road record. 01 HOUSE NO. 2764 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 26th day of July 2017 SE Cor. SE 1/4 Sec. 15, T20S, R1W Fd. 1/2" Rebar w/ "Brosemer" Cap -SW Cor. SW 1/4 Origin: McPherson County Reference Sec. 15, T20S, R1W ties by GSS January 30, 2012-Fd. Mag Nail Origin: McPherson County reference -33' R/W Line ties dated November, 1985 1871.87 (C) S 88°44'14" W 327.00 (C)(R) Prepared For: Description: 437.00 (C)(R) A PORTION OF THE SE P.O.B #2-2661.12 (GLO) SHEETS ADAMS S 88'44'14" W 2658.24 (M) 2661.12 (GLO) SECTION 15, T20S, R1W 2658.24 (M) -P.O.B Combined REALTORS 7/27/2017 8:11:38 AM S 89'00'21" W MCPHERSON COUNTY, KANSAS DAKOTA ROAD S 88°44'14" W 22.37 (C) -SE Cor. SW 1/4 P.O.C-Prepared By: Sec. 15, T20S, R1W Garber Surveying Service, P.A. (See Surveyor's Notes) HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073 Job No: Drawn By: Scale: 1"=40' Date of Field Work: June 21, 2017 G2017-436 Checked By: NDS Date: 07/26/2017 Sheet 1 of 1 Sheet(s)