

- LEGEND**
- △ - Sectional Monument Found
  - - Fd. 5/8" Rebar w/GSS CLS 52 Cap
  - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
  - (C) - Calculated
  - (M) - Measured
  - (PS) - Previous Survey GSS Project #G2022-1044
  - (R) - Record measurement
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement

-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**DESCRIPTION:**

A portion of the Southeast Quarter of Section 17, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 30th day of November, 2023:

Commencing at the Southeast corner of said Southeast Quarter; thence South 89°37'56" West (assumed bearing) on the South line of said Southeast Quarter a distance of 1086.39 feet; thence North 00°22'04" West perpendicular to said South line a distance of 783.44 feet to the point of beginning; thence continuing North 00°22'04" West a distance of 97.36 feet; thence North 89°37'56" East a distance of 451.96 feet; thence North 00°58'47" West a distance of 232.90 feet to the Southwest corner of a parcel described in Book 667, Page 18394 at the McPherson County Register of Deeds Office; thence South 80°54'23" East on the South line of said parcel a distance of 414.03 feet to the centerline of 26<sup>th</sup> Avenue; thence South 29°07'34" West on said centerline a distance of 301.22 feet; thence South 89°37'56" West a distance of 709.57 feet to the point of beginning.

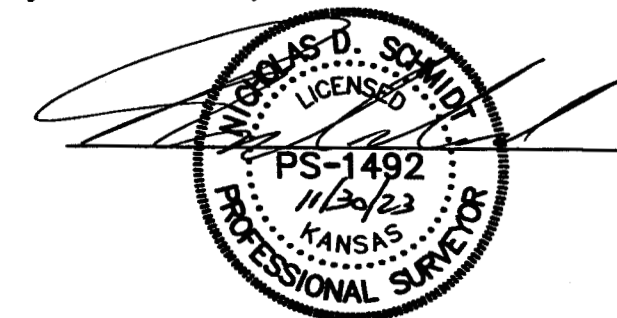
Containing **3.33 Acres** and subject to a road right of way easement along the East and line thereof, and any other easements or restrictions of record.

**SURVEYOR'S NOTES:**

- 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.
- All measurements are in US Survey Feet.

**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 30th day of November, 2023.



Prepared For: <b>RUSS NIGHTINGALE</b>		Description: <b>A PORTION OF THE SE 1/4 SECTION 17, T21S, R1W McPHERSON COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		Garber Surveying Service, P.A. <b>BRANCH OFFICES:</b> MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: <b>KDZ</b>	Scale: <b>1"=100'</b>	Date of Field Work: <b>November 16, 2023</b>	Job No: <b>G2023-890</b>
Checked By: <b>NDS</b>	Date: <b>11/30/2023</b>	Sheet <b>1 of 1</b> Sheet(s)	