

- LEGEND**
- △ - Sectional Monument Found
 - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
 - - 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 #G2008-217
 - (R) - Record measurement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - SS- - Sanitary Sewer

DESCRIPTION:

PARCEL 1

A portion of the East Half of the Southeast Quarter of Section 17, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

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 448.15 feet (Record) to the point of beginning; thence continuing South 89°37'56" West on said South line a distance of 638.24 feet; thence North 00°22'04" West perpendicular to said South line a distance of 783.44 feet; thence North 89°37'56" East parallel with said South line a distance of 709.57 feet to the centerline of 26th Avenue; thence South 29°07'34" West on said centerline a distance of 85.95 feet; thence continuing on said centerline following the arc of a curve to the left having a radius of 379.85 feet a distance of 125.63 feet (chord bears South 19°36'24" West a distance of 125.63 feet) to the North line of a parcel described in Book 644, Page 6367 at the McPherson County Register of Deeds Office; thence South 89°33'56" West on said North line a distance of 561.64 feet to the Northwest corner of said parcel; thence South 00°26'04" East on the West line of said parcel a distance of 305.25 feet to the Southwest corner of said parcel; thence North 89°33'56" East on the South line of said parcel a distance of 563.97 feet to the centerline of said 26th Avenue; thence South 02°37'06" East on said centerline a distance of 285.53 feet to the point of beginning.

Containing 7.507 Acres and subject to road right of way easements across the East and South 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL 2

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:

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 to the point of beginning; thence continuing South 89°37'56" West on said South line a distance of 248.66 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter; thence continuing South 89°37'56" West on said South line a distance of 166.88 feet to the West line of the East One Eighth of the Southwest Quarter of said Southeast Quarter; thence North 00°17'25" West on said West line a distance of 1325.57 feet to the North line of the Southwest Quarter of said Southeast Quarter; thence North 89°35'07" East on said North line a distance of 166.51 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; thence North 00°18'22" West on the West line of the East Half of said Southeast Quarter a distance of 678.86 feet to the West line of a parcel described in Book 667, Page 18394 at the McPherson County Register of Deeds Office; thence South 00°58'47" East on said West line a distance of 1538.92 feet (Record); thence South 80°54'23" East on the South line of said parcel a distance of 414.03 feet (Record) to the centerline of 26th Avenue; thence South 29°07'34" West on said centerline a distance of 301.22 feet; thence South 89°37'56" West parallel with the South line of said Southeast Quarter a distance of 709.57 feet; thence South 00°22'04" East perpendicular to said South line a distance of 783.44 feet to the point of beginning.

Containing 41.446 Acres and subject to road right of way easements across the East and South 33.00 feet thereof, and any other easements or restrictions of record.

PROPOSED SEWER EASEMENT:

A portion of the East Half of the Southeast Quarter of Section 17, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

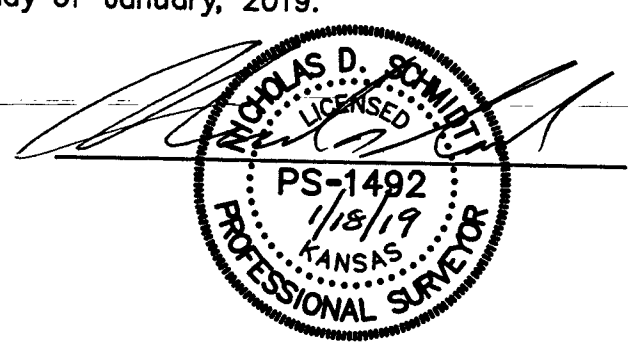
Commencing at the Southeast corner of said Southeast Quarter; thence South 89°37'56" West (assumed bearing) on the South line of said Southeast Quarter a distance of 448.15 feet (Record) to the point of beginning; thence North 02°37'06" West a distance of 285.53 feet; thence South 89°33'56" West a distance of 312.18 feet to the point of beginning; thence continuing South 89°33'56" West a distance of 31.07 feet; thence North 49°29'29" East a distance of 175.57 feet; thence North 03°23'40" West a distance of 113.05 feet; thence North 88°18'20" East a distance of 138.20 feet; thence South 03°41'17" East a distance of 125.31 feet; thence South 87°43'02" West a distance of 124.09 feet; thence South 49°29'29" West a distance of 155.11 feet to the point of beginning.

Containing 20,653 Square Feet and subject to any easements or restrictions of record.

P.O.C. 1, 2

SE Cor. SE 1/4, Sec. 17, T21S, R1W, Fd. 5/8" Rebar w/GSS CLS 52 Cap (PS)

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 January, 2019.



Prepared For:		Description:	
CAROL RATZLAFF		A PORTION OF THE SE 1/4 SECTION 17, T21S, R1W McPHERSON COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
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			
MANHATTAN (Branch Office) 3226 Kimball Ave. Ste. #2 66503 Ph. 785-320-4810			
Drawn By: KDZ	Scale: 1"=100'	Date of Field Work: December 13, 2018	Job No:
Checked By: NDS	Date: 01/18/2019	Sheet 1 of 1 Sheet(s)	G2018-910