

NW Cor. NW 1/4
Sec. 17, T21S, R3W
Fd. 5/8" Rebar
from LS-1278 2006 Reference Ties

P.O.B. #1
P.O.C. #2 thru #5

13TH AVENUE

N 00°25'48" W 2625.34 (M) 1834.85 (C)

33' R/W Line
790.49 (C)

SW Cor. NW 1/4
Sec. 17, T21S, R3W
Fd. 1/2" Rebar w/Heller Cap
from LS-1202 2016 Reference Ties

S 00°23'45" E 2627.15 (M)

SW Cor. SW 1/4
Sec. 17, T21S, R3W
Fd. 1" Rebar
from GSS 17-723 Reference Ties

S 89°06'08" E 2631.92 (M) 2631.79 (PS)
1885.70 (C)

P.O.B. #2

Variable Width R/W Line
Fd. 5/8" Rebar

30.28 (C)
P.O.B. #3
387.23 (C)

CHEROKEE ROAD

NE Cor. NW 1/4
Sec. 17, T21S, R3W
Fd. Mag Nail
from County Reference Ties & Magnetic Search

P.O.B. #4
30.00 (C)

298.70 (C)
P.O.B. #5

S 89°56'37" E 2630.66 (M) 1971.66 (C)

NE Cor. NE 1/4
Sec. 17, T21S, R3W
Fd. Mag Nail
from LS 1202 Heller
2001 Reference Ties

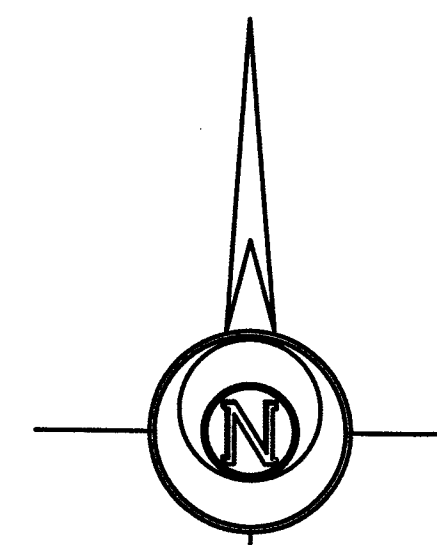
PARCEL 1
75.929 ACRES

PARCEL 5
30.531 ACRES

PARCEL 4
15.423 ACRES

PARCEL 2
31.388 ACRES

PARCEL 3
44.807 ACRES



-200 0 200 400 600

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ Sectional Monument Found
- ▲ Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- Survey Monument Found
- 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- Fence
- (C) Calculated
- (M) Measured
- (PS) Previous Survey GSS Proj. No. G98-800
- (R) Record Measurement
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement

DESCRIPTION:

PARCEL 1

A portion of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian; thence with a bearing South 89°06'08" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 1,885.70 feet; thence South 00°05'00" West 1,331.97 feet; thence South 89°37'08" West 236.57 feet; thence South 02°43'43" East 468.81 feet; thence South 89°52'53" West 1,655.52 feet to the West line of said Northwest Quarter; thence North 00°25'48" West along the West line of said Northwest Quarter 1,834.85 feet to the point of beginning containing 75.929 Acres, subject to a variable road right-of-way easement across the North and a road right-of-way easement across the West 33.00 feet thereof and any other easements or restrictions of record.

PARCEL 2

A portion of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian; thence with a bearing South 89°06'08" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 1,885.70 feet for the point of beginning; thence continuing South 89°06'08" East along the North line of said Northwest Quarter 30.28 feet; thence South 00°05'00" West 1,331.53 feet; thence South 87°16'08" East 144.76 feet; thence South 00°00'00" East 368.83 feet; thence South 89°46'16" West 105.41 feet; thence South 00°34'29" East 93.98 feet; thence South 82°19'37" West 157.05 feet; thence South 01°01'11" West 206.70 feet; thence North 89°14'58" West 2633.20 (C) feet to the South line of said Northwest Quarter; thence North 89°14'58" West along the South line of said Northwest Quarter 1,295.31 feet to the Southwest corner of said Northwest Quarter; thence North 00°25'48" West along the West line of said Northwest Quarter 790.49 feet; thence North 89°52'53" East 1,655.52 feet; thence North 02°43'43" West 468.81 feet; thence North 89°37'08" East 236.57 feet; thence North 00°05'00" East 1,331.97 feet to

DESCRIPTION: (CONTINUED)

the point of beginning containing 31.388 Acres, subject to a variable road right-of-way easement across the North and a road right-of-way easement across the West 33.00 feet thereof and any other easements or restrictions of record.

PARCEL 3

A portion of the North Half of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian; thence with a bearing South 89°06'08" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 1,915.98 feet for the point of beginning; thence continuing South 89°06'08" East along the North line of said Northwest Quarter 387.23 feet; thence South 00°27'06" East a measured distance of 2,026.95 feet (2,028.7 feet per Record); thence South 89°29'06" East a measured distance of 987.27 feet (987.7 feet per Record); thence South 00°23'30" East a measured distance of 597.30 feet (598.5 feet per Record) to the South line of the Northeast Quarter; thence North 89°10'57" West along the South line of said Northeast Quarter 657.62 feet to the Southeast Corner of said Northwest Quarter; thence North 89°14'58" West along the South line of said Northwest Quarter 1,337.89 feet; thence North 01°52'56" East 583.64 feet; thence North 51°55'09" East 44.66 feet; thence South 89°14'29" East 426.31 feet; thence North 01°01'11" East 206.70 feet; thence North 82°19'37" East 157.05 feet; thence North 00°34'29" West 93.98 feet; thence North 89°46'16" East 105.41 feet; thence North 00°00'00" West 368.83 feet; thence North 87°16'08" West 144.76 feet; thence North 00°05'00" East 1,331.53 feet to the point of beginning containing 44.807 Acres, subject to a variable road right-of-way easement across the North and a road right-of-way easement across the West 33.00 feet thereof and any other easements or restrictions of record.

PARCEL 4

A portion of the North Half of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian; thence with a bearing

DESCRIPTION: (CONTINUED)

South 89°06'08" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 2,303.21 feet for the point of beginning; thence continuing South 89°06'08" East along the North line of said Northwest Quarter 30.00 feet; thence South 00°27'35" East 1,385.50 feet (per Record); thence South 89°06'08" East a measured distance of 957.87 feet (957.7 feet per Record); thence South 00°23'30" East 634.85 feet; thence North 89°29'06" West a measured distance of 987.27 feet (987.7 feet per Record); thence North 00°27'06" West a measured distance of 2,026.95 feet (2,028.7 feet per Record) to the point of beginning containing 15.423 Acres, subject to a variable road right-of-way easement across the North and any other easements or restrictions of record.

PARCEL 5

A portion of the North Half of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 17, Township 21 South, Range 03 West of the 6th Principal Meridian; thence with a bearing South 89°06'08" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 2,333.21 feet for the point of beginning; thence continuing South 89°06'08" East along the North line of said Northwest Quarter 298.70 feet (per Record) to the Northwest corner of the Northeast Quarter of said Section; thence South 89°56'37" East along the North line of said Northeast Quarter 659.00 feet (per Record); thence South 00°27'37" East a measured distance of 1,395.18 feet (1,385.50 feet per Record); thence North 89°06'08" West a measured distance of 957.87 feet (957.7 feet per Record); thence North 00°27'35" West a measured distance of 1,385.50 feet (per Record) to the point of beginning containing 30.531 Acres, subject to a variable road right-of-way easement across the North 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 herein, as surveyed under my supervision, this 21st day of March, 2019.

Gregg Johnson
PS-6883
KANSAS
PROFESSIONAL SURVEYOR

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| Prepared For: GREGG JOHNSON | | Description: A PORTION OF THE N 1/2 SECTION 17, T21S, R3W McPHERSON COUNTY, KANSAS | |
| Prepared By: GSS | | 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. 92 66503 Ph. 785-320-4810 | |
| Drawn By: JAK | Scale: 1"=200' | Date of Field Work: March 1, 2019 | Job No: |
| Checked By: DEG | Date: 03/21/2019 | Sheet 1 of 1 Sheet(s) | G2019-74 |