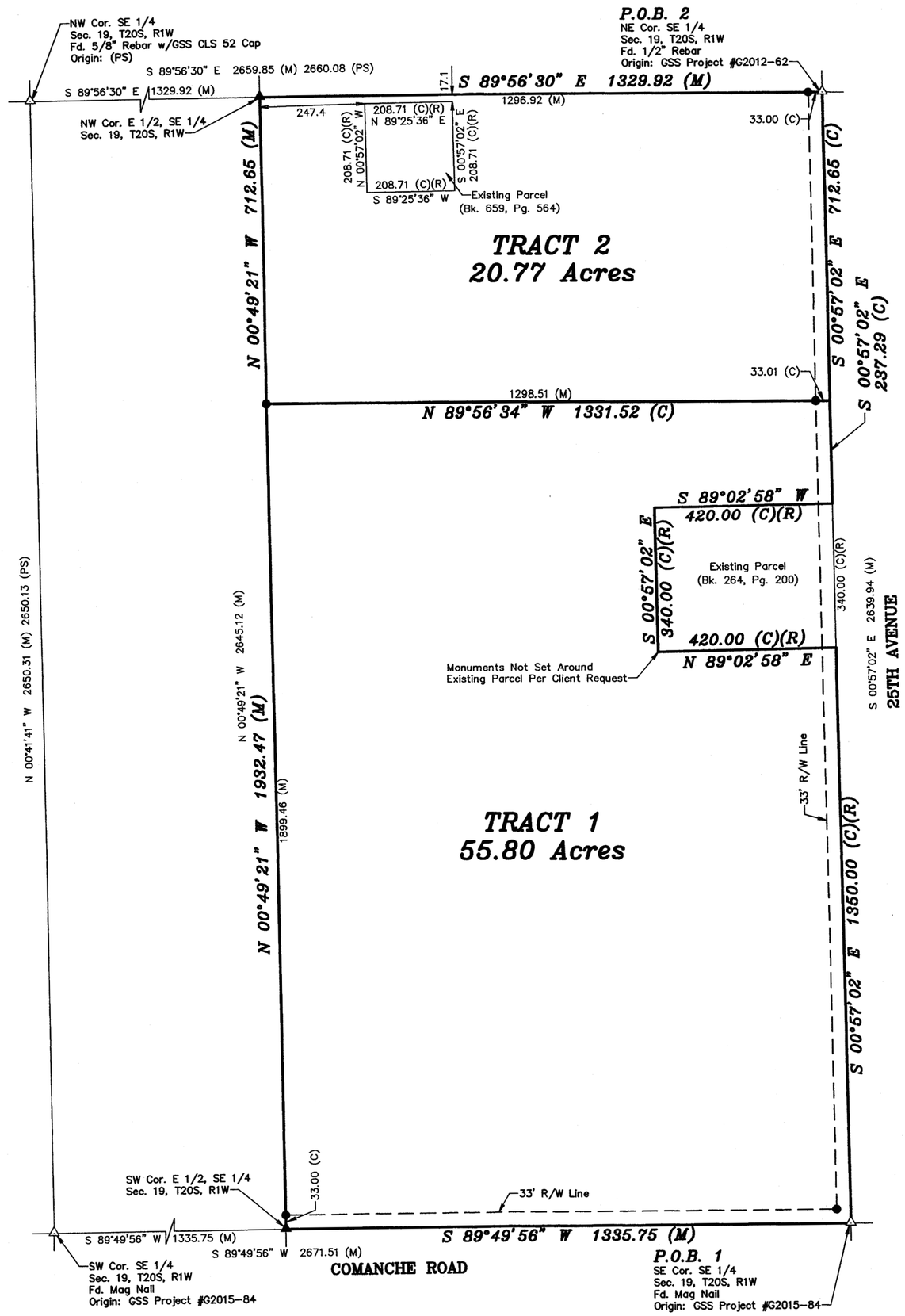
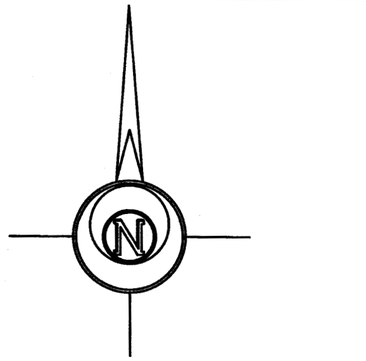


LEGEND

- △ – 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
- (C) – Calculated
- (M) – Measured
- (PS) – Previous Survey GSS Project #G82-51
- P.O.B. – Point of Beginning



-200 0 200 400 600

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION:

TRACT 1

A portion of the East Half of the Southeast Quarter of Section 19, Township 20 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 7th day of October, 2022:

Beginning at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of thence South 89°49'56" West on the South line of said Southeast Quarter a distance of 1335.75 feet to the Southwest corner of said East Half; thence North 00°49'21" West on the West line said East Half a distance of 1932.47 feet; thence South 89°56'34" East a distance of 1331.52 feet to the East line of said Southeast Quarter; thence South 00°57'02" East on said East line a distance of 237.29 feet to the Northeast corner of a parcel described in Book 264, Page 200 at the McPherson County Register of Deeds Office; thence South 89°02'58" West on the North line of said parcel a distance of 420.00 feet (Record) to the Northwest corner of said parcel; thence South 00°57'02" East on the West line of said parcel a distance of 340.00 feet (Record) to the Southwest corner of said parcel; thence North 89°02'58" East on the South line of said parcel a distance of 420.00 feet (Record) to said East line; thence South 00°57'02" East on said East line a distance of 1350.00 feet (Record) to the point of beginning.

Containing **55.80 Acres** and subject to road right of way easements along the East line and South line thereof, and any other easements or restrictions of record.

TRACT 2

A portion of the East Half of the Southeast Quarter of Section 19, Township 20 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 7th day of October, 2022:

Beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°57'02" East on the East line of said Southeast Quarter a distance of 712.65 feet; thence North 89°56'34" West a distance of 1331.52 feet to the West line of said East Half; thence North 00°49'21" West on said West line a distance of 712.65 feet to the Northwest corner of said East Half; thence South 89°56'30" East on the North line of said East Half a distance of 1329.92 feet to the point of beginning.

Containing **20.77 Acres** and subject to road a right of way easement along the East line thereof, and any other easements or restrictions of record.

EXCEPT a parcel described as follows in Book 659, Page 564 at the McPherson County Register of Deeds Office:

A tract of land in Section 19, Township 20 South, Range 1 West, of the 6th P.M., described as follows, to wit: Commencing at the Southeast corner of said Section 19, thence North 00 degrees 00 minutes 00 seconds East (assumed) along the East line of said Section 19 for 2632.42 feet; thence North 89 degrees 37 minutes 22 seconds West for 873.64 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West for 208.71 feet; thence North 89 degrees 37 minutes 22 seconds West for 208.71 feet; thence North 00 degrees 00 minutes 00 seconds East for 208.71 feet; thence South 89 degrees 37 minutes 22 seconds West for 208.71 feet to the point of beginning.

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 13th day of October

NICHOLAS D. SCHMIDT LICENSED PS-1492 10/13/22 KANSAS PROFESSIONAL SURVEYOR

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.

Prepared For: STAN RATZLAFF	*Description:* A PORTION OF THE E 1/2, SE 1/4 SECTION 19, T20S, R1W McPHERSON COUNTY, KANSAS

Prepared By: **Garber Surveying Service, P.A.**

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WICHITA Ph. 316-260-9933

Drawn By: KDZ	Scale: 1"=200'	Date of Field Work: September 28, 2022	Job No: G2022-800
Checked By: NDS	Date: 10/13/2022	Sheet 1 of 1 Sheet(s)	

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Plot Date & Time Thursday, October 13, 2022 10:02:06 AM Dwg Path E:\LDD_GSSFILES\2022\20220800\dwg\20220800M.dwg Auto S Ground