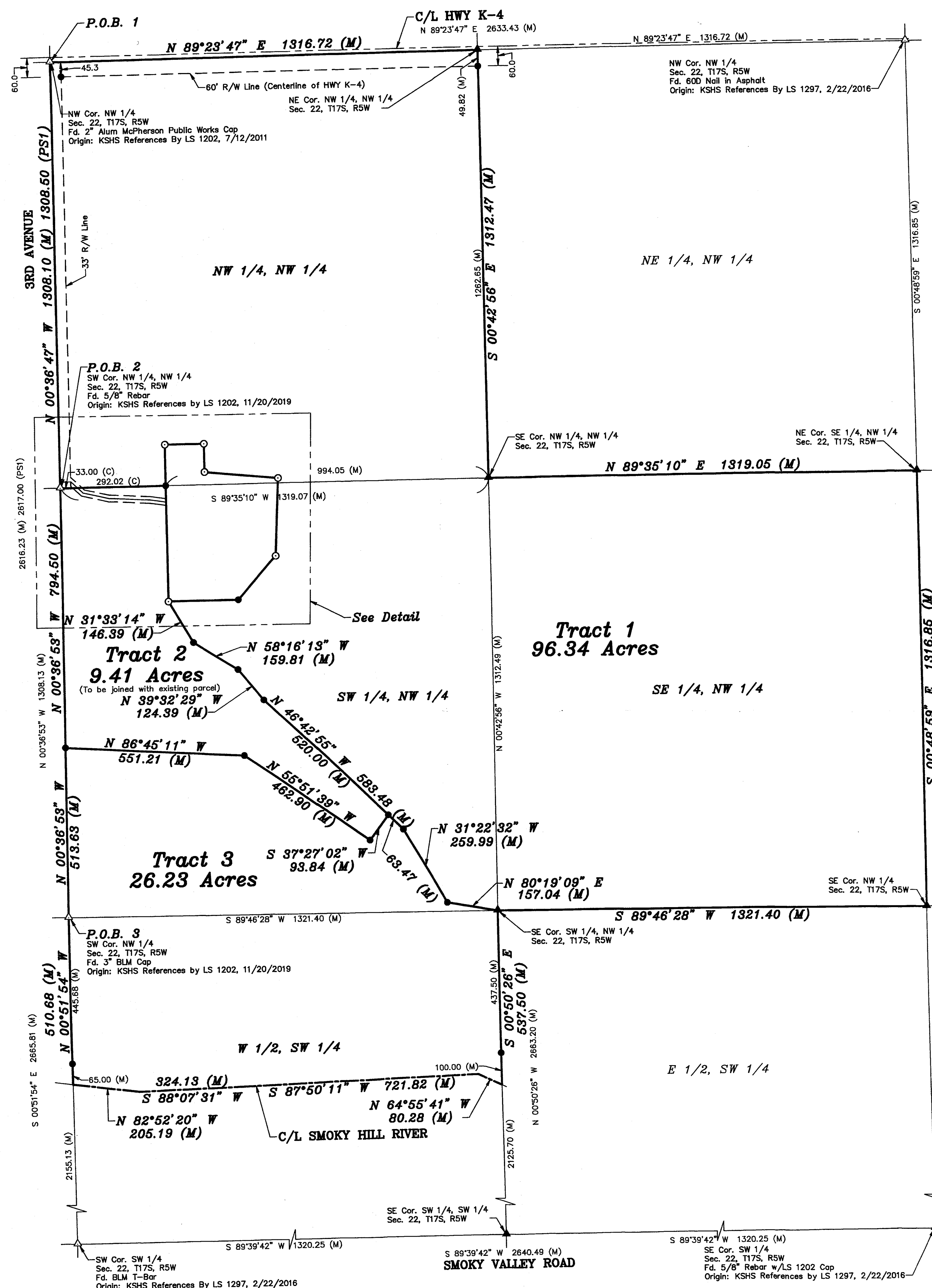
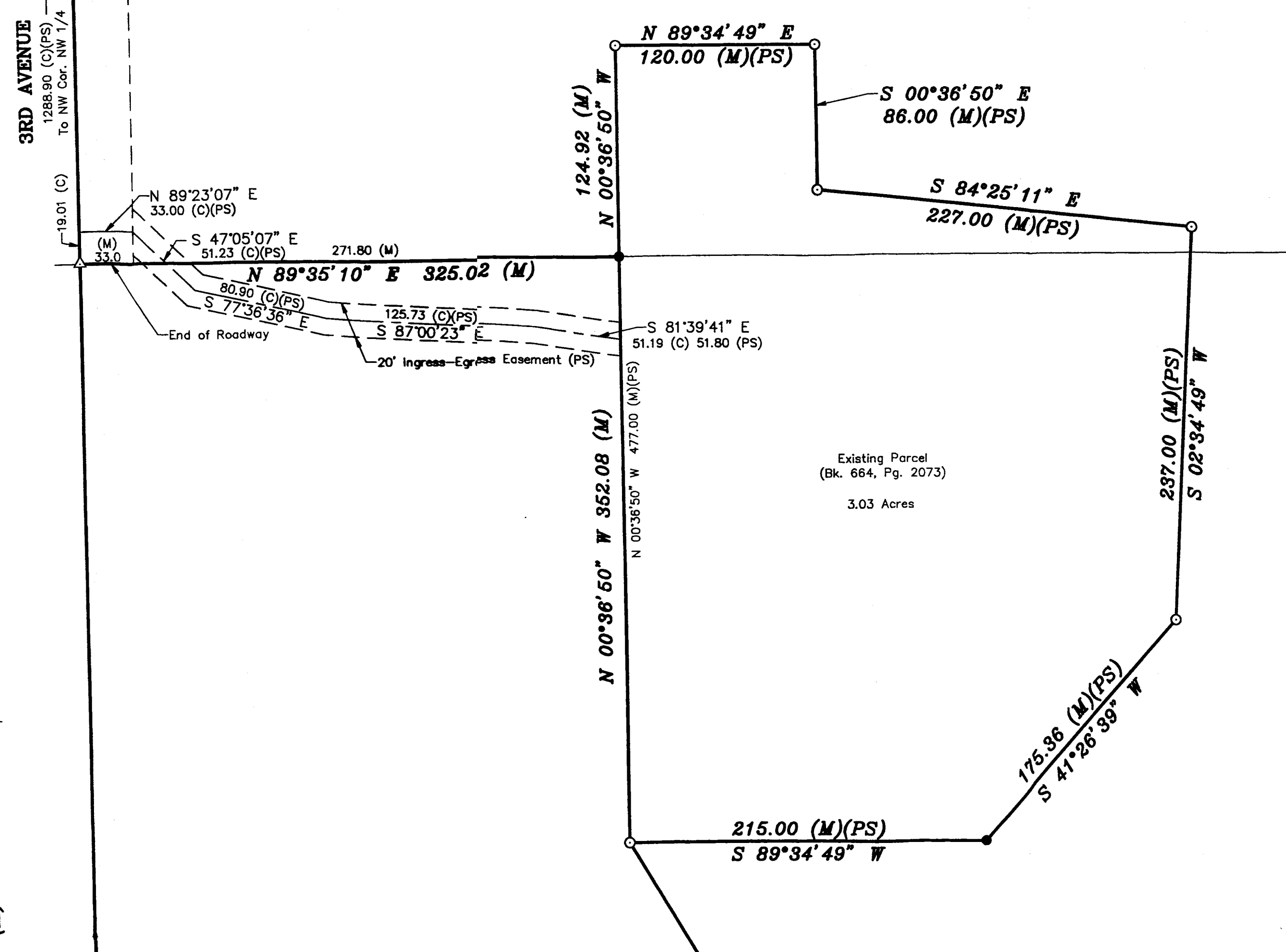


Copyright © 2022 Garber Surveying Service, P.A. Saved: 10/17/2022 8:36:03 AM by KZOOK  
Plot Date & Time: Monday, October 17, 2022 8:36:08 AM Dwg Path: C:\UDL\GSSFILES\2022\20220755\A.dwg 20220755 KWE PSCS 22-579



**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.



**DESCRIPTION:**

**TRACT 1**

A portion of the Northwest Quarter of Section 22, Township 17 South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 28th day of September, 2022:

Beginning at the Northwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°23'47" East on the North line of said Northwest Quarter a distance of 1316.72 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00°42'56" East on the East line of said Northwest Quarter of the Northwest Quarter a distance of 1312.47 feet to the Southeast corner of said Northwest Quarter; thence North 89°35'10" East on the North line of the Southeast Quarter of said Northwest Quarter a distance of 1319.05 feet to the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 00°48'59" East on the East line of said Southeast Quarter of the Northwest Quarter distance of 1316.85 feet to the Southeast corner of said Northwest Quarter; thence South 89°46'28" West on the South line of said Northwest Quarter a distance of 1321.40 feet to the Southeast corner of the Southwest Quarter of said Northwest Quarter; thence North 80°19'09" West a distance of 157.04 feet; thence North 31°22'32" West a distance of 259.99 feet; thence North 46°42'55" West a distance of 583.48 feet; thence North 39°32'29" West a distance of 124.39 feet; thence North 58°16'13" West a distance of 159.81 feet; thence North 31°33'14" West a distance of 146.39 feet to the Southwest corner of a parcel described in Book 664, Page 2073 at the McPherson County Register of Deeds Office; thence North 89°34'49" East on the South line of said parcel a distance of 215.00 feet (Record); thence North 41°26'39" East on the East line of said parcel a distance of 175.36 feet (Record); thence North 02°34'49" East on said East line a distance of 237.00 feet (Record); thence North 84°25'11" West on said East line a distance of 227.00 feet (Record); thence South 00°36'50" East on the West line of said parcel a distance of 124.92 feet to the South line of said Northwest Quarter of the Northwest Quarter; thence South 89°35'10" West on said South line a distance of 325.02 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00°36'47" West on the West line of said Northwest Quarter of the Northwest Quarter a distance of 1308.10 feet to the point of beginning.

Containing 96.34 Acres and subject to road a right of way easements along the North and West lines thereof, and any other easements or restrictions of record.

**TRACT 2**

A portion of the Southwest Quarter of the Northwest Quarter and the of Section 22, Township 17 South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 28th day of September, 2022:

Beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of thence North 89°35'10" East on the North line of the said Southwest Quarter of the Northwest Quarter distance of 325.02 feet to the West line of a parcel described in Book 664, Page 2073 at the McPherson County Register of Deeds office; thence South 00°36'50" East on said West line a distance of 352.08 feet to the Southwest corner of said parcel; thence South 31°33'14" East a distance of 146.39 feet; thence South 58°16'13" East a distance of 159.81 feet; thence South 39°32'29" East a distance of 124.39 feet; thence South 46°42'55" East a distance of 520.00 feet; thence South 37°27'02" West a distance of 93.84 feet; North 55°51'39" West a distance of 462.90 feet; thence North 86°45'11" West a distance of 551.21 feet to the West line of said Southwest Quarter of the Northwest Quarter; thence North 00°36'53" West on said West line a distance of 794.50 feet to the point of beginning.

Containing 9.41 Acres and subject to any easements or restrictions of record.

**TRACT 3**

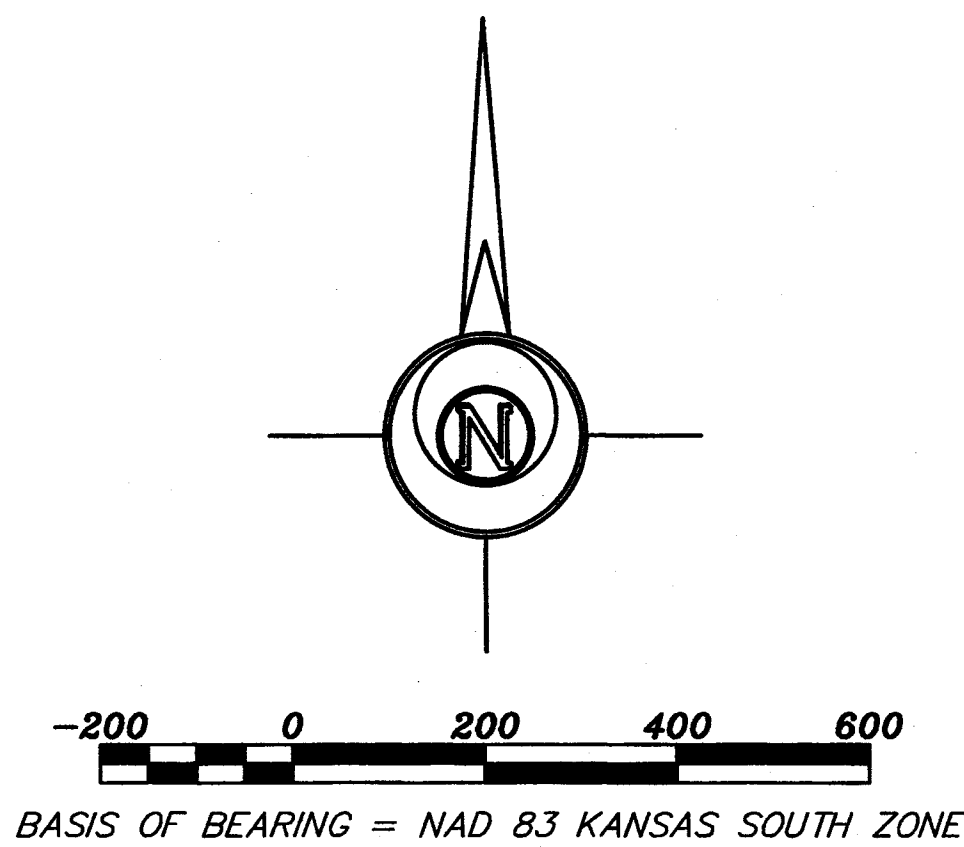
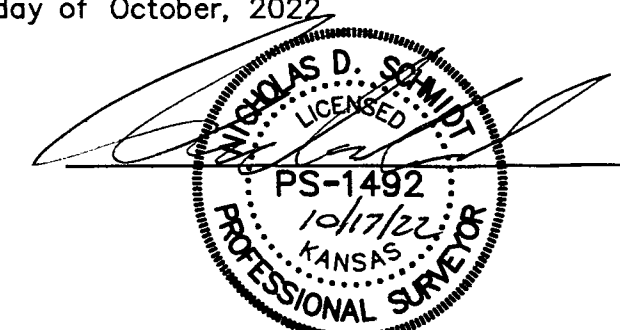
A portion of the Southwest Quarter of the Northwest Quarter and a portion of the West Half of the Southwest Quarter of Section 22, Township 17 South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 28th day of September, 2022:

Beginning at the Southwest corner of the of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°36'53" West on the West line of said Northwest Quarter a distance of 513.63 feet; thence South 86°45'11" East a distance of 551.21 feet; thence South 55°51'39" East a distance of 462.90 feet; thence North 37°27'02" East a distance of 93.84 feet; thence South 46°42'55" East a distance of 63.47 feet; thence South 31°22'32" East a distance of 259.99 feet; thence South 80°19'09" East a distance of 157.04 feet to the Southeast corner of Southwest Quarter of the Northwest Quarter; thence South 00°50'26" East on the East line of said West Half of said Southwest Quarter a distance of 537.50 feet to the centerline of the Smoky Hill River; thence along said centerline for the next 4 courses:  
North 64°55'41" West a distance of 80.28 feet;  
South 87°50'11" West a distance of 721.82 feet;  
South 88°07'31" West a distance of 324.13 feet;  
North 82°52'20" West a distance of 205.19 feet to the West line of said Southwest Quarter; thence North 00°51'54" West on said West line a distance of 510.68 feet to the point of beginning.

Containing 26.23 Acres and subject to any 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 hereon, as surveyed under my supervision, this 17th day of October, 2022.



- LEGEND**
- △ - Sectional Monument Found
  - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52) Cap
  - - 5/8" Rebar w/GSS CLS 52 Cap From (PS)
  - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
  - (C) - Calculated
  - (M) - Measured
  - (PS) - Previous Survey GSS Project #G91-804 11/7/1991
  - (PSI) - Previous Survey By Wagner, 5/6/1980
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement

Prepared For: <b>GREG O'NEILL</b>		Description: <b>A PORTION OF THE W 1/2 SECTION 22, T17S, R5W, MCPHERSON COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: <b>KDZ</b>	Scale: <b>1"=200'</b>	Date of Field Work: <b>September 16, 2022</b>	Job No: <b>G2022-755</b>
Checked By: <b>NDS</b>	Date: <b>10/17/2022</b>	Sheet <b>1 of 1</b> Sheet(s)	