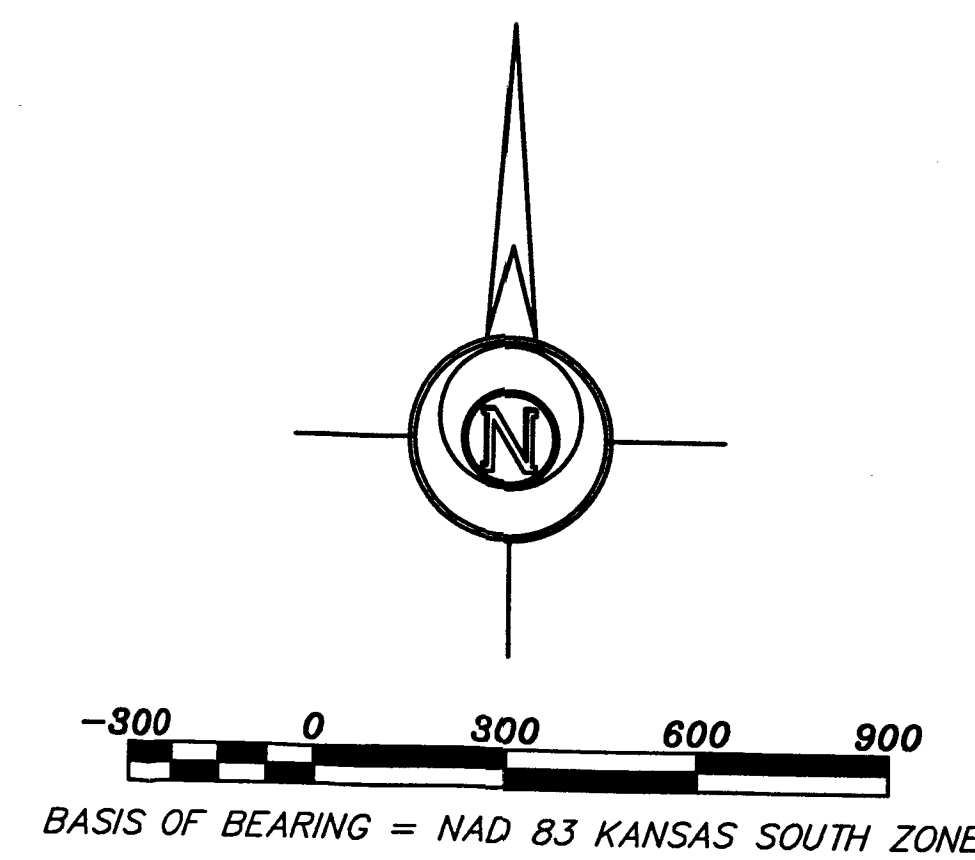
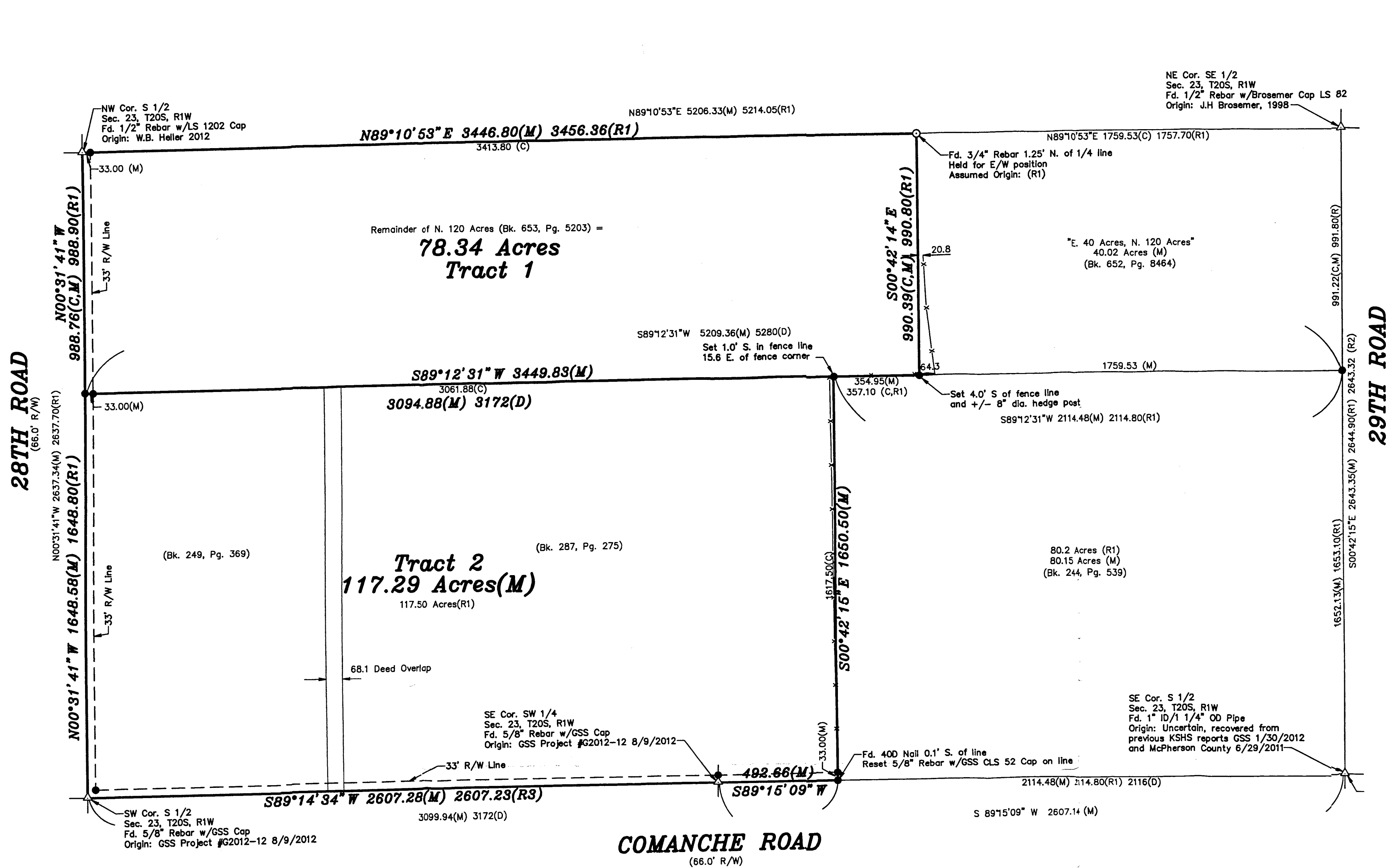


Copyright © 2020 Garber Surveying Service, P.A. Saved: 3/31/2020 2:20:51 PM by K2008
Plot Date & Time Tuesday, March 31, 2020 2:21:45 PM Dwg Path E:\JLD\CGSS\FILES\2020\20200186M.dwg 220200186



- LEGEND**
- - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
 - (C) - Calculated Distance
 - (M) - Measured Distance
 - (R1) - 1951 survey, F.D. Wagner, County Eng. from McPherson Co. Records
 - (R2) - 1998 survey for E Esau by James Brosemer LS 82
 - (R3) - 2014 survey for Bruce Schmidt, Garber Surveying, N. Schmidt LS 1492

DESCRIPTIONS OF RECORD:

(Book 653, Pg. 5203):

The North 120 acres of the South half (S/2) of Section Twenty-three (23), Township Twenty (20) South, Range 1 West of the 6th P.M.

(Book 249, Pg 369):

A tract of land in the Southwest Quarter (SW 1/4) of Section Twenty-three (23), Township Twenty (20) South, Range 1 West of the Sixth Principal Meridian described as follows:

Beginning at the Southwest corner of said Section 23, thence North 100 rods, thence East 64 rods, thence South 100 rods, thence West 64 rods to the place of beginning, McPherson County, Kansas.

(Book 227, Pg 275):

A tract located in the Southwest Quarter (SE 1/4) of Section Twenty-three (23), Township Twenty (20) South, Range 1 West of the 6th P.M.: which tract is more particularly described as follows:

Beginning at a point 128 rods West of the Southeast corner of said SE 1/4, thence North 100 rod, thence West 128 rods; thence South 100 rods to the place of beginning.

DESCRIPTION:

TRACT 1:

A tract described as the North 120 acres of the South Half of Section 23, Township 20 South, Range 1 West of the 6th P.M. as described in Book 249 at Page 369 in the office of the Register of Deeds, McPherson County, Kansas and depicted in a Survey by F.D. Wagner dated December 26, 1951 as found in the McPherson County Surveyors Records LESS the East 40 Acres thereof, and being more particularly described as follows:

COMMENCING at the Southwest corner of said South Half; THENCE on the West line thereof, N00°31'41"W a distance of 1648.58 feet to the Southwest corner of said North 120 acres and the POINT OF BEGINNING; THENCE continuing on said West line, N00°31'41"W a distance of 988.76 feet to the Northwest corner of said South Half; THENCE on the North line of said South Half, N89°10'53"E a distance of 3446.80 feet to the Northwest corner of said East 40 acres; THENCE on the West line of said East 40 acres; S00°42'14"E, parallel with the East line of said South Half, a distance of 990.39 feet to the South line of said North 120 acres; THENCE on said South line, S89°12'31"W a distance of 3449.83 feet to the Southwest corner thereof and the POINT OF BEGINNING.

Containing 78.34 acres and subject to conditions, if any, now being of record.

TRACT 2:

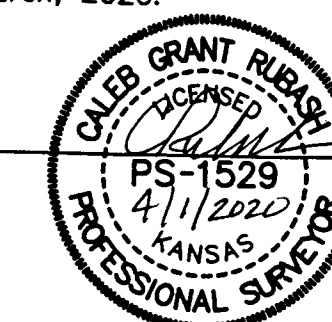
A portion of the South Half of Section 23, Township 20 South, Range 1 West of the 6th P.M. being more particularly described as follows:

BEGINNING at the Southwest corner of said South Half; THENCE on the West line thereof, N00°31'41"W a distance of 1648.58 feet to the Southwest corner of the North 120 acres of said South Half as depicted in a Survey by F.D. Wagner dated December 26, 1951 as found in the McPherson County Surveyors Records; THENCE on the South line of said North 120 acres, N89°12'31"E a distance of 3094.88 feet to the Northwest corner of a tract described in Book 244 at Page 539 in the Office of the Register of Deeds, McPherson County, Kansas; THENCE on the West line thereof, parallel with the East line of said South Half, S00°42'15"E a distance of 1650.50 feet to the Southwest corner of said Tract and the South line of said South Half; THENCE on said South line, S89°15'09"W a distance of 492.66 feet to the South Quarter corner of said Section 23; THENCE continuing on said South line, S89°14'34"W a distance of 2607.28 feet to the Southwest corner of said South Half and

Containing 117.29 acres and subject to conditions, if any, now being 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 31st day of March, 2020.



Prepared For:	Description:		
ARLIS RATZLAFF	A PORTION OF THE S 1/2 SECTION 23, T20S, R1W McPHERSON COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.		
GSS	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"=300'	Date of Field Work: March 19, 2020	Job No:
Checked By: CGR	Date: 03/31/2020	Sheet 1 of 1 Sheet(s)	G2020-186