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Plot Date & Time Wednesday, December 6, 2023 11:20:44 AM Dwg Path U:\LD0\GSSFILES\2023\20230914_C3d\dwg\20230914_Auto S Ground

P.O.B. 1
NW Cor. NE 1/4
Sec. 24, T18S, R3W
Fd. 1/2" Rebar w/CLS 116 Cap
Origin: KSHS References by
LS 1201, 3/29/1999

33.00 (M)

N 89°09'19" E 1496.15 (C)

PUEBLO ROAD
N 89°09'19" E 2596.48 (M)

N 89°09'19" E 1100.33 (C)

P.O.B. 2
NE Cor. NE 1/4
Sec. 24, T18S, R3W
Fd. 5/8" Rebar
Origin: KSHS References by
LS 1201, 3/29/1999

LEGEND

- △ - Sectional Monument Found
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- (PS) - Previous Survey by Durr LS 697, 8/22/2003
- (PS1) - Previous Survey by Macon (Rathbone LS 1117) 7/28/1994

DESCRIPTIONS:

TRACT 1

A portion of the Northeast Quarter of Section 24, Township 18 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of December, 2023:

Beginning at the Northwest corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°09'19" East on the North line of said Northeast Quarter a distance of 1496.15 feet to a point 1100.33 feet West of the Northeast corner of said Northeast Quarter; thence South 01°08'41" East parallel with the West line of said Northeast Quarter a distance of 1638.49 feet; thence North 89°05'27" East parallel with the South line of said Northeast Quarter a distance of 643.75 feet; thence South 01°35'33" East a distance of 1003.06 feet to the South line of said Northeast Quarter, said point being 506.82 feet West of the Southeast corner of said Northeast Quarter; thence South 89°05'27" West on said South line a distance of 2147.73 feet to the Southwest corner of said Northeast Quarter; thence North 01°08'41" West on said West line a distance of 2643.17 feet to the point of beginning.

Containing 105.67 Acres and subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

TRACT 2

A portion of the Northeast Quarter of Section 24, Township 18 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of December, 2023:

Beginning at the Northeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 02°24'18" East on the East line of said Northeast Quarter a distance of 2641.13 feet to the Southeast corner of said Southeast Quarter; thence South 89°05'27" West on said South line a distance of 506.82 feet; thence North 01°35'33" West a distance of 1003.06 feet; thence South 89°05'27" West parallel with said South line a distance of 643.75 feet; thence North 01°08'41" West parallel with the West line of said Northeast Quarter a distance of 1638.49 feet to the North line of said Northeast Quarter; thence North 89°09'19" East on said North line a distance of 1100.33 feet to the point of beginning.

Containing 53.56 Acres and subject to road right of way easements along the North line and East line thereof, and any other easements or restrictions of record.

SW Cor. NE 1/4
Sec. 24, T18S, R3W
Fd. 5/8" Rebar w/GSS Cap
Origin: GSS Project #G2014-145

S 89°05'27" W 2147.73 (M)

S 89°05'27" W 2654.55 (M)

NE 1/4

N 89°05'27" E 643.75 (M)

S 01°35'33" E 1003.06 (M)

S 89°05'27" W 506.82 (M)

473.81 (M)

33.01 (M)

SE Cor. NE 1/4
Sec. 24, T18S, R3W
Fd. 5/8" Rebar w/Illegible Cap
Origin: KSHS References by
LS 1532, 2/24/2012 and (PS)
(See Note 3)

18TH AVENUE
S 02°24'18" E 2641.13 (M) 2641.05 (PS)

-200 0 200 400 600

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

Tract 1
105.67 Acres
(104.53 Acres Excluding R/W)

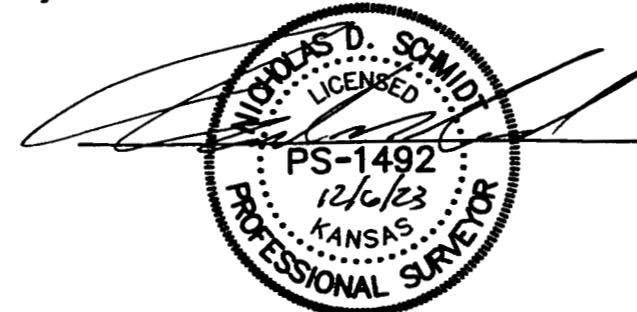
Tract 2
53.56 Acres
(50.75 Acres Excluding R/W)

SURVEYOR'S NOTES:

- 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.
- All measurements are in US Survey Feet.
- Previous Survey by Durr LS 697 (PS) addresses the location of the SE NE 1/4 as reestablished by him and County Surveyor instead of the location of Macon Monument set in 1994 (PS1) which is 45.79' West. (PS) Monument agrees with physical evidence of C/L 18th Avenue and in line with fences E/W.

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 6th day of December, 2023.



Prepared For:

JANSON INVESTMENTS, LLC

Description:

**THE NE 1/4
SECTION 24, T18S, R3W
McPHERSON COUNTY, KANSAS**

Prepared By:

Garber Surveying Service, P.A.



HUTCHINSON

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Drawn By: KZD

Scale: 1"=200'

Date of Field Work: November 30, 2023

Job No:

Checked By: NDS

Date: 12/06/2023

Sheet 1 of 1 Sheet(s)

G2023-914