

U.S. HIGHWAY 56

N 89°43'54" E 2643.12 (PS)(M)(PS)

P.O.C.
NE Cor. NE 1/4
Sec. 25, T19S, R2W
Fd. 5/8" Rebar (PS)

KDOT R/W
(Bk. 216, Pg. 128)

N 89°43'54" E 1634.10 (R)(M)(PS)

S 09°18'15" E
126.40 (R) 126.72 (M)(PS)

N 89°26'32" E
30.00 (R)(C)(PS)

21.83 Acres

Parcel 1 (PS)

S 00°33'27" E 24.42 (M)

S 89°04'47" W 1179.97 (M)

S 86°51'33" W
64.40 (R)(M)(PS)

S 86°51'33" W
435.60 (R)(C)(PS)

Existing Parcel
(Bk. 662, Pg. 655)

435.60 (R)(C)(PS)
500.00 (R)(C)(PS)

Fd. 5/8" Rebar (PS)
1.28 W & 0.86 N
Fd. 5/8" Rebar (PS)
0.25 W & 0.05 N

Existing Parcel
(Bk. 644, Pg. 6143)

SE Cor. NE 1/4
Sec. 25, T19S, R2W
Fd. 1/2" Rebar (PS)

LEGEND

- △ - Sectional Monument Found
- - Fd. 5/8" Rebar w/GSS CLS 52 Cap Unless Otherwise Noted
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- ⊠ - KDOT Right-of-Way Marker Found
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey GSS Project #G2016-740
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

DESCRIPTION:

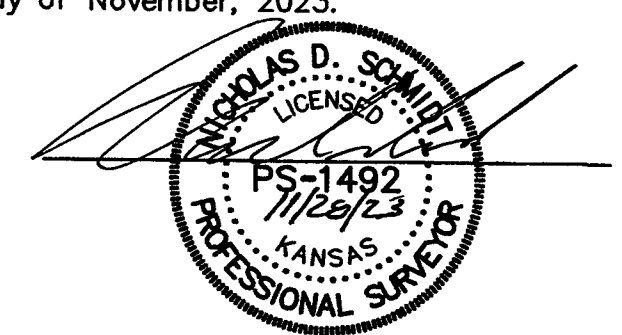
A portion of the Northeast Quarter of Section 25, Township 19 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°33'27" East on the East line of said Northeast Quarter a distance of 200.00 feet to the South Right of Way line of U.S. Highway 56, also being the point of beginning; thence continuing South 00°33'27" East on said East line a distance of 214.84 feet to the Northeast corner of an existing parcel described in Book 662, Page 655 at the McPherson County Register of Deeds Office; thence South 86°51'33" West on the North line of said existing parcel a distance of 435.60 feet to the Northwest corner of said existing parcel; thence South 00°33'27" East on the West line of said parcel a distance of 250.00 feet to the North line of a second existing parcel described in Book 644, Page 6143 at the McPherson County Register of Deeds Office; thence South 86°51'33" West on the North line of said second existing parcel a distance of 64.40 feet to the Northwest corner of said second existing parcel; thence South 00°33'27" East on the West line of said second existing parcel a distance of 24.42 feet; thence South 89°04'47" West a distance of 1179.97 feet to the East line of a third existing parcel described in Book 237, Page 50 at the McPherson County Register of Deeds Office; thence North 00°54'03" West on the East line of said third existing parcel a distance of 652.78 feet to said South Right of Way line of U.S. 56 Highway; thence North 89°43'54" East on said Right of Way a distance of 1634.10 feet; thence South 09°18'15" East continuing on said Right of Way a distance of 126.72 feet; thence North 89°26'32" East continuing on said Right of Way a distance of 30.00 feet to the point of beginning.

Containing 21.83 Acres and subject to a road right of way easement along a portion of the East line thereof, 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 hereon, as surveyed under my supervision, this 28th day of November, 2023.



Prepared For:

RANDY RATZLAFF

Description:

A PORTION OF THE NE 1/4
SECTION 25, T19S, R2W
McPHERSON COUNTY, KANSAS

Prepared By:

Garber Surveying Service, P.A.



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Drawn By:

KDZ

Scale: 1"=100'

Date of Field Work: November 10, 2023

Job No:

Checked By:

NDS

Date: 11/28/2023

Sheet 1 of 1 Sheet(s)

G2023-863

-100 0 100 200 300
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

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.