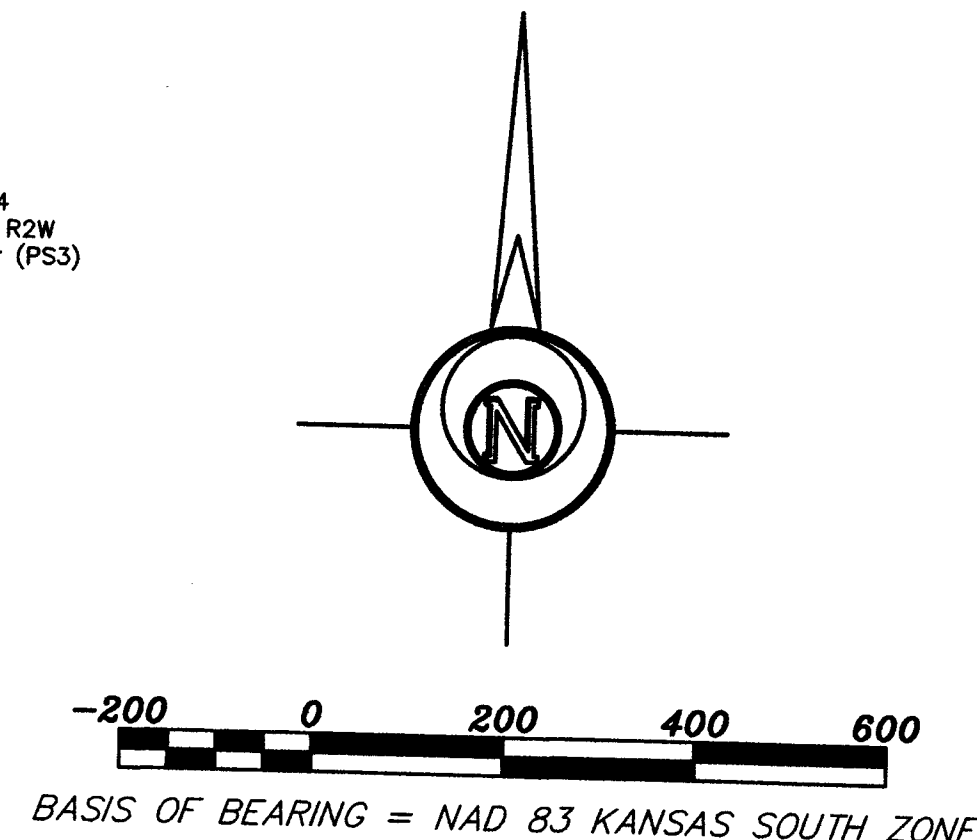


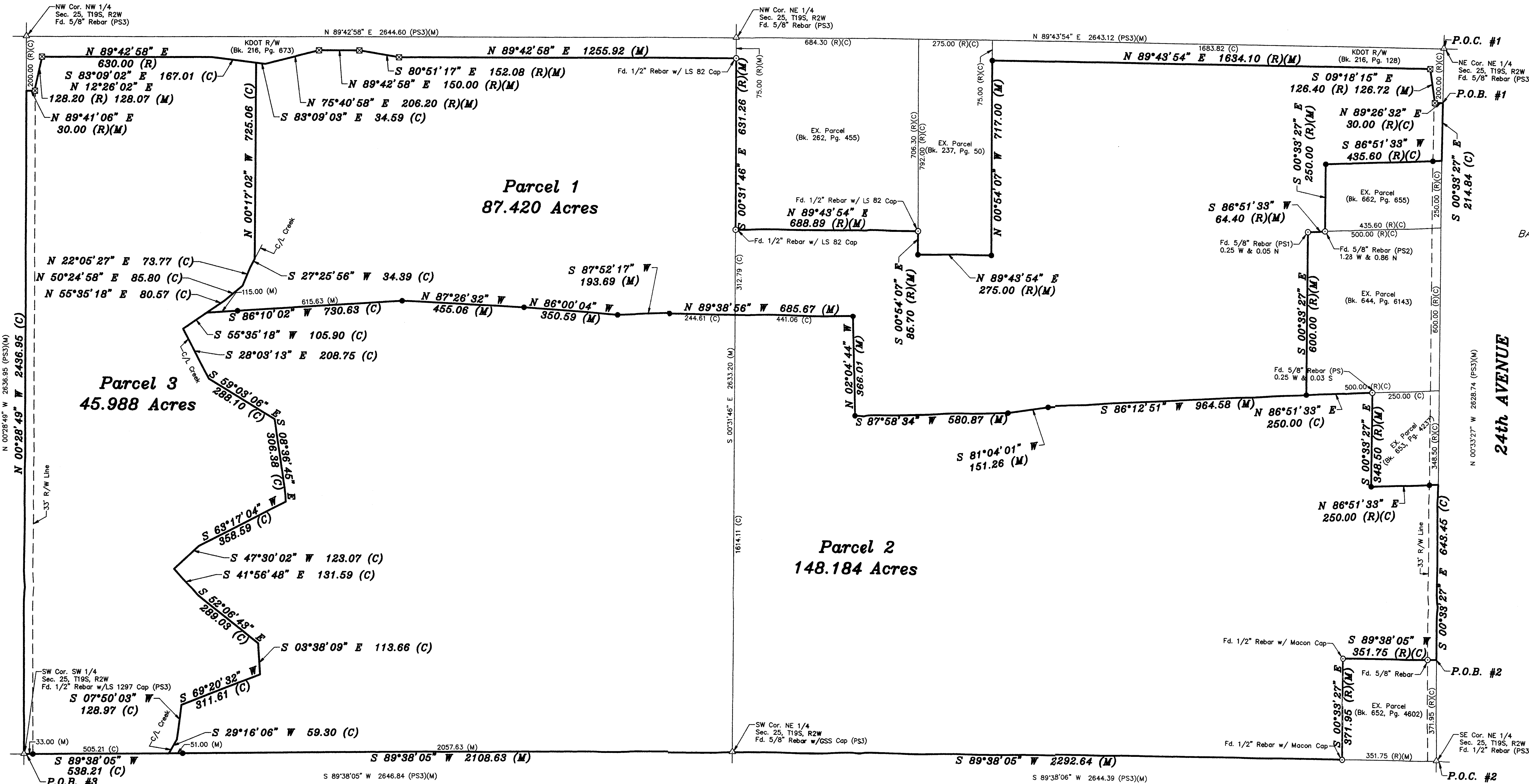
# U.S. HIGHWAY 56

23rd AVENUE

24th AVENUE



- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - ⊙ - KDOT Highway Right-of-Way Marker Found
  - (C) - Calculated
  - (M) - Measured
  - (PS) - Previous Survey by F.R. Rankin 2/6/1970
  - (PS1) - Previous Survey by F.R. Rankin 4/7/1970
  - (PS2) - Previous Survey by Melvin Ferguson 4/16/1980
  - (PS3) - Previous Survey by GSS Project #62011-404
  - (R) - Record measurement
  - C/A - Centerline
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement



## DESCRIPTION:

**Parcel 1**  
A portion of the Northeast Quarter and a portion of the Northwest 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 NE 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 600.00 feet to the Southwest corner of said second existing parcel; thence South 86°12'51" West a distance of 964.58 feet; thence South 81°04'01" West a distance of 151.26 feet; thence South 87°58'34" West a distance of 580.87 feet; thence North 02°04'44" West a distance of 366.01 feet; thence North 89°38'56" West a distance of 441.06 feet to the West line of said Northeast Quarter; thence continuing North 89°38'56" West a distance of 244.61 feet; thence South 87°52'17" West a distance of 193.69 feet; thence North 86°00'04" West a distance of 350.59 feet; thence North 87°26'32" West a distance of 455.06 feet; thence South 86°10'02" West a distance of 730.63 feet to the centerline of the creek; thence North 55°35'18" East along said centerline a distance of 80.57 feet; thence North 22°05'27" East along said centerline a distance of 73.77 feet; thence North 00°17'02" West perpendicular to the North line of said Northeast Quarter a distance of 725.06 feet to said South Right of Way line of U.S. 56 Highway; thence South 83°09'03" East along said Right of Way a distance of 34.59 feet; thence North 75°40'58" East

along said Right of Way a distance of 206.20 feet; thence North 89°42'58" East along said Right of Way a distance of 150.00 feet; thence South 80°51'17" East along said Right of Way a distance of 152.08 feet; thence North 89°42'58" East along said Right of Way a distance of 1255.92 feet to the East line of said Northeast Quarter; thence South 00°31'46" East on said East line a distance of 631.26 feet to the Southwest corner of a third existing parcel described in Book 262, Page 455 at the McPherson County Register of Deeds Office; thence North 89°43'54" East on the South line of said third existing parcel a distance of 688.89 feet to the West line of a fourth existing parcel described in Book 237, Page 50 at the McPherson County Register of Deeds Office; thence South 00°54'07" East on said West line a distance of 85.70 feet to the Southwest corner of said fourth existing parcel; thence North 89°43'54" East on the South line of said fourth existing parcel a distance of 275.00 feet to the Southeast corner of said fourth existing parcel; thence North 00°54'07" West on the East line of said fourth existing parcel a distance of 717.00 feet to said Right of Way; thence North 89°43'54" East along said Right of Way a distance of 1634.10 feet; thence South 09°18'15" East along said Right of Way a distance of 126.72 feet; thence North 89°26'32" East along said Right of Way a distance of 30.00 feet to the point of beginning.

Containing **87.420 Acres** and subject to a road right of way easement across the East 33.00 feet thereof, and any other easements or restrictions of record.

## Parcel 2

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

Commencing at the Southeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°33'27" West on the East line of said Northeast Quarter a distance of 371.95 feet to the Northeast corner of an existing parcel described in Book 652, Page 4602 at the McPherson County Register of Deeds Office, also being the point of beginning; thence South 89°38'05" West on the North line of said existing parcel a distance of 351.75 feet to the Northwest corner of said existing parcel; thence South 00°33'27" East on the West line of said existing parcel a distance of 371.95 feet to the South line of said

Northeast Quarter; thence South 89°38'05" West on said South line a distance of 2292.64 feet to the Southwest corner of said Northeast Quarter; thence South 89°38'05" West on the South line of said Northeast Quarter a distance of 2109.63 feet to the centerline of the creek; thence North 29°16'06" East along said centerline a distance of 59.30 feet; thence North 07°50'03" East along said centerline a distance of 128.97 feet; thence North 89°26'32" East along said centerline a distance of 311.61 feet; thence North 03°38'09" West along said centerline a distance of 113.66 feet; thence North 52°06'43" West along said centerline a distance of 289.03 feet; thence North 41°56'48" West along said centerline a distance of 131.59 feet; thence North 47°30'02" East along said centerline a distance of 123.07 feet; thence North 63°17'04" East along said centerline a distance of 358.59 feet; thence North 08°36'45" West along said centerline a distance of 306.38 feet; thence North 59°03'06" West along said centerline a distance of 288.10 feet; thence North 28°03'13" West along said centerline a distance of 208.75 feet; thence North 55°35'18" East along said centerline a distance of 105.90 feet; thence North 86°10'02" East a distance of 730.63 feet; thence South 87°26'32" East a distance of 455.06 feet; thence South 86°10'02" East a distance of 350.59 feet; thence North 87°52'17" East a distance of 193.69 feet; thence North 89°38'56" East a distance of 685.67 feet; thence South 02°04'44" East a distance of 366.01 feet; thence North 87°58'34" East a distance of 580.87 feet; thence North 81°04'01" East a distance of 151.26 feet; thence North 86°12'51" East a distance of 964.58 feet to the Southwest corner of a second existing parcel described in Book 644, Page 6143 at the McPherson County Register of Deeds Office; thence North 86°51'33" East on the South line of said second existing parcel a distance of 250.00 feet to the Northwest corner of a third existing parcel described in Book 653, Page 4237 at the McPherson County Register of Deeds Office; thence South 00°33'27" East on the West line of said third existing parcel a distance of 348.50 feet to the Southwest corner of said third existing parcel; thence North 86°51'33" East on the South line of said third existing parcel a distance of 250.00 feet to the East line of said Northeast Quarter; thence South 00°33'27" East on said East line a distance of 643.45 feet to the point of beginning.

Containing **148.184 Acres** and subject to a road right of way easement across the East 33.00 feet thereof, and any other easements or restrictions of record.

## Parcel 3

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

Beginning at the Southwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°28'49" West on the West line of said Northwest Quarter a distance of 2436.95 feet to the South Right of Way line of U.S. Highway 56; thence North 89°41'06" East along said Right of Way a distance of 128.07 feet; thence North 12°26'02" East along said Right of Way a distance of 30.00 feet; thence North 89°42'58" East along said Right of Way a distance of 128.07 feet; thence North 83°09'02" East along said Right of Way a distance of 167.01 feet; thence South 00°17'02" East perpendicular to the North line of said Northwest Quarter a distance of 725.06 feet to the centerline of the creek; thence South 27°25'56" West along said centerline a distance of 34.39 feet; thence South 22°05'27" West along said centerline a distance of 73.77 feet; thence South 50°24'58" West along said centerline a distance of 85.80 feet; thence South 55°35'18" West along said centerline a distance of 80.57 feet; thence South 55°35'18" West along said centerline a distance of 105.90 feet; thence South 28°03'13" East along said centerline a distance of 208.75 feet; thence South 59°03'06" East along said centerline a distance of 288.10 feet; thence South 08°36'45" East along said centerline a distance of 306.38 feet; thence South 63°17'04" West along said centerline a distance of 358.59 feet; thence South 47°30'02" West along said centerline a distance of 123.07 feet; thence South 41°56'48" East along said centerline a distance of 131.59 feet; thence South 52°06'43" East along said centerline a distance of 289.03 feet; thence South 03°38'09" East along said centerline a distance of 113.66 feet; thence South 89°26'32" West along said centerline a distance of 311.61 feet; thence South 07°50'03" West along said centerline a distance of 128.97 feet; thence South 29°16'06" West along said centerline a distance of 59.30 feet to the South line of said Northwest Quarter; thence South 89°38'05" West on said South line a distance of 538.21 feet to the point of beginning.

Containing **45.988 Acres** and subject to a road right of way easement across the West 33.00 feet 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 22nd day of November, 2016.



Prepared For:	ERVIN AND LOLA RATZLAFF FAMILY TRUST		
Prepared By:	Garber Surveying Service, P.A.		
Drawn By:	KLL	Scale:	1"=200'
Checked By:	NDS	Date:	11/22/2016
Description:		A PORTION OF SECTION 25, T19S, R2W, McPHERSON COUNTY, KANSAS	
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		Date of Field Work: November 15, 2016	
Sheet 1 of 1 Sheet(s)		Job No: G2016-740	