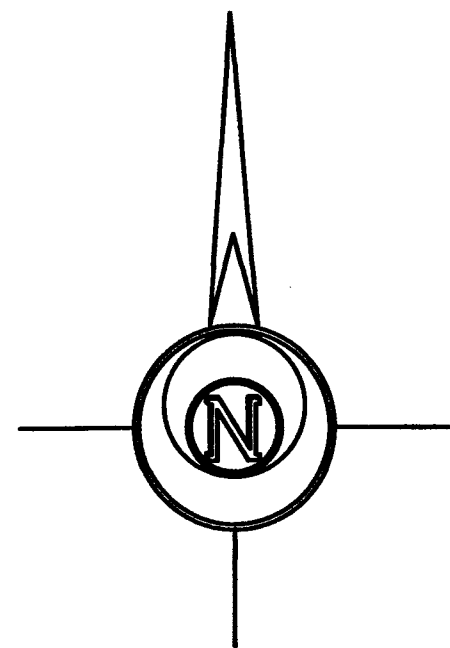


Copyright © 2025 Garber Surveying Service, P.A. Saved 3/24/2025 3:20:30 PM by GOUJLEY
Plot Date & Time Monday, March 24, 2025 3:22:41 PM Dwg Path U:\DD\GSSFILES\2025\20250207 C3.dwg\20250207 KWE Auto S Ground

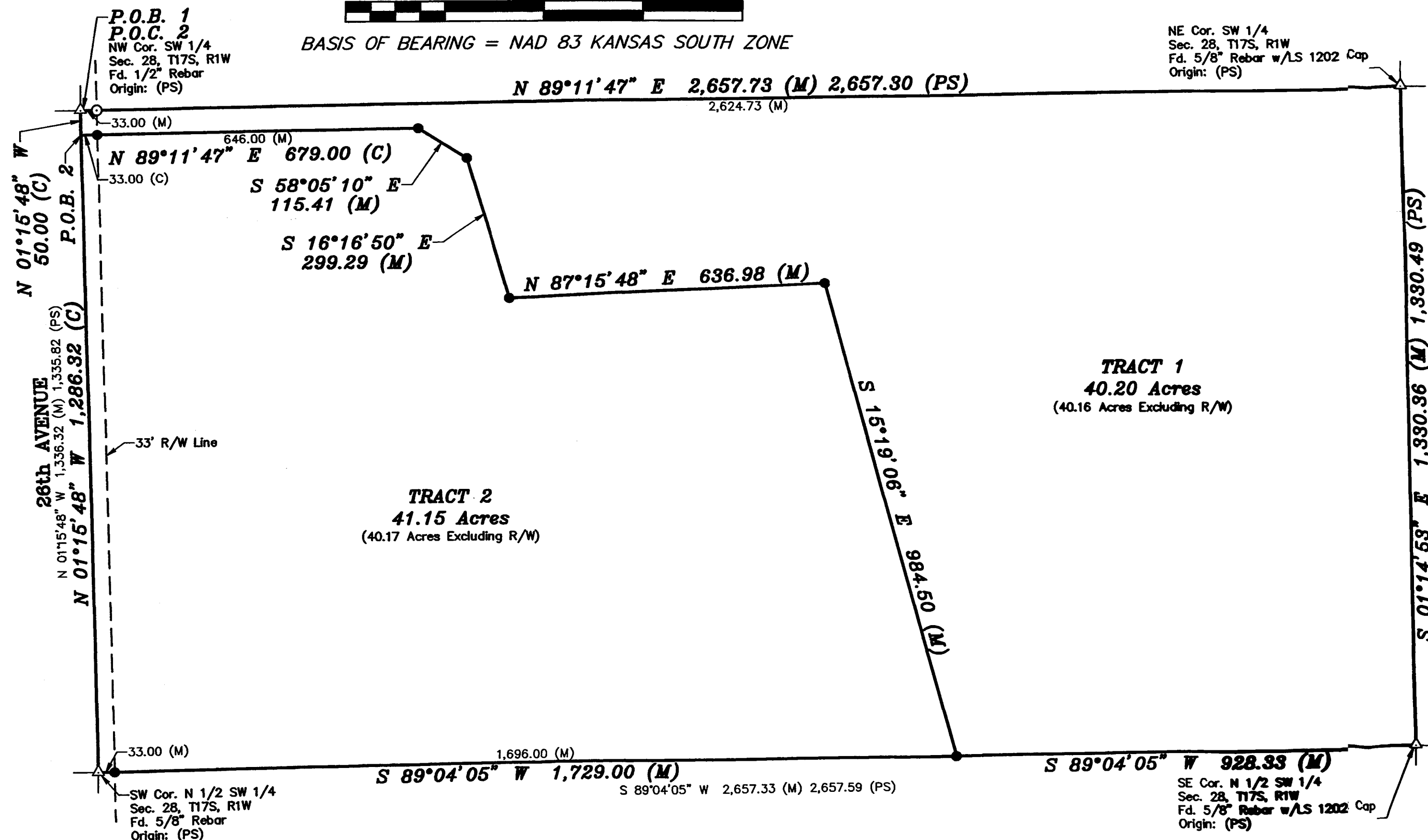


LEGEND

- △ - Section Corner Monument Found
- - Survey Monument Found (5/8" Rebar w/LS 1202 Cap)
- - 5/8" Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey by LS 1202 dated 04/26/1999
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

-200 0 200 400 600

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.

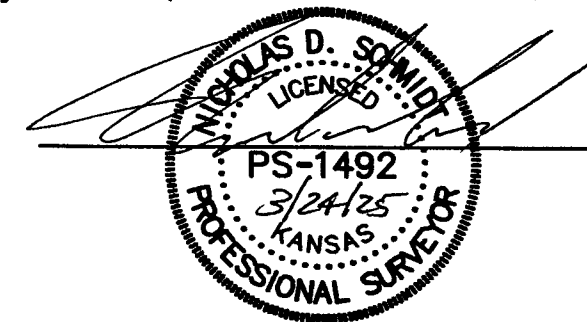
COUNTY PLANNING AND ZONING CERTIFICATE:

I, _____, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being in conformance with the provisions of the McPherson County Zoning and Subdivision Regulations. Given under my hand this _____ day of _____, 20____.

Jon Kinsey, Zoning Administrator

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 24th day of March, 2025.



DESCRIPTIONS:

TRACT 1:

A portion of the North Half of the Southwest Quarter of Section 28, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 24th day of March, 2025:

Beginning at the Northwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°11'47" East on the North line of said Southwest Quarter a distance of 2657.73 feet to the Northeast corner of said Southwest Quarter; thence South 01°14'53" East on the East line of said North Half a distance of 1330.36 feet to the Southeast corner of said North Half; thence South 89°04'05" West on the South line of said North Half a distance of 928.33 feet; thence North 15°19'06" West a distance of 984.50 feet; thence South 87°15'48" West a distance of 636.98 feet; thence North 16°16'50" West a distance of 299.29 feet; thence North 58°05'10" West a distance of 115.41 feet; thence South 89°11'47" West parallel with said North line a distance of 679.00 feet to the West line of said North Half; thence North 01°15'48" West on said West line a distance of 50.00 feet to the point of beginning.

The above described tract contains 41.18 Acres and is subject to a road right of way easement along the West line thereof, and any other easements or restrictions of record.

TRACT 2:

A portion of the North Half of the Southwest Quarter of Section 28, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 24th day of March, 2025:

Commencing at the Northwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 01°15'48" East a distance of 50.00 feet to the point of beginning; thence North 89°11'47" East parallel with the North line of said Southwest Quarter a distance of 679.00 feet; thence South 58°05'10" East a distance of 115.41 feet; thence South 16°16'50" East a distance of 299.29 feet; thence North 87°15'48" East a distance of 636.98 feet; thence South 15°19'06" East a distance of 984.50 feet to the South line of said North Half; thence South 89°04'05" West on said South line a distance of 1729.00 feet to the Southwest corner of said North Half; thence North 01°15'48" West on said West line a distance of 1286.32 feet to the point of beginning.

The above described tract contains 41.15 Acres and is subject to a road right of way easement along the West line thereof, and any other easements or restrictions of record.

Prepared For:

TOBIN HENSON

Description:

A PORTION OF THE N1/2 SW1/4 SECTION 28, T17S, R1W McPHERSON COUNTY, KANSAS

Prepared By:



Garber Surveying Service, P.A.

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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: GAQ	Scale: 1"=200'	Date of Field Work: March 24th, 2025	Job No: G2025-207
Checked By: NDS	Date: 03/24/2025	Sheet 1 of 1 Sheet(s)	