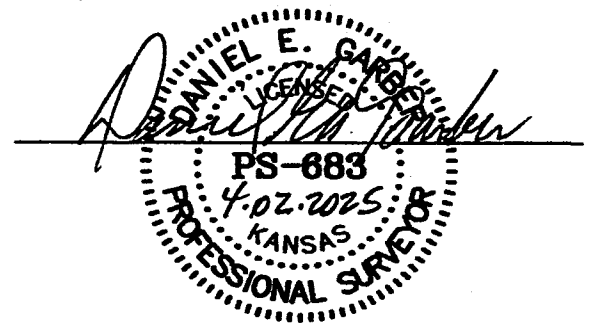


DESCRIPTION:
A portion of the Southwest Quarter of Section 28, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 2, 2025 as follows:
Beginning at the Southwest corner of the Southwest Quarter of Section 28, Township 21 South, Range 1 West of the 6th Principal Meridian; Thence with a bearing of North 00°10'35" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southwest Quarter a distance of 1,502.00 feet; Thence North 88°58'35" East a distance of 1,758.47 feet; Thence South 00°06'08" East parallel with the East line of the West Half of said Southwest Quarter a distance of 842.00 feet; Thence South 88°58'50" West parallel with the South line of said Southwest Quarter a Record distance of 440.00 feet to the East line of the West Half of said Southwest Quarter; Thence South 00°06'08" East along the East line of the West Half of said Southwest Quarter a Record distance of 660.00 feet to the Southeast corner of the West Half of said Southwest Quarter; Thence South 88°58'50" West along the South line of said Southwest Quarter a distance of 1,325.77 feet to the point of beginning, containing **54.083 Acres**, and subject to road right-of-way easements across the West 33.00 feet and South 33.00 feet thereof and any other easements and restrictions of record.

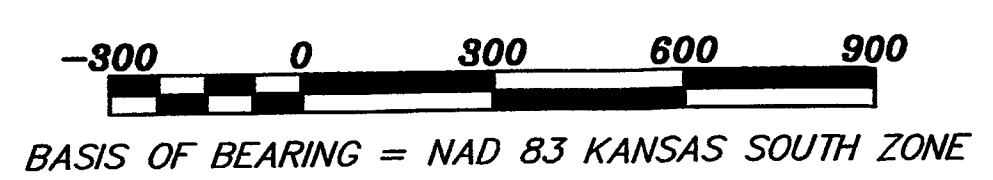
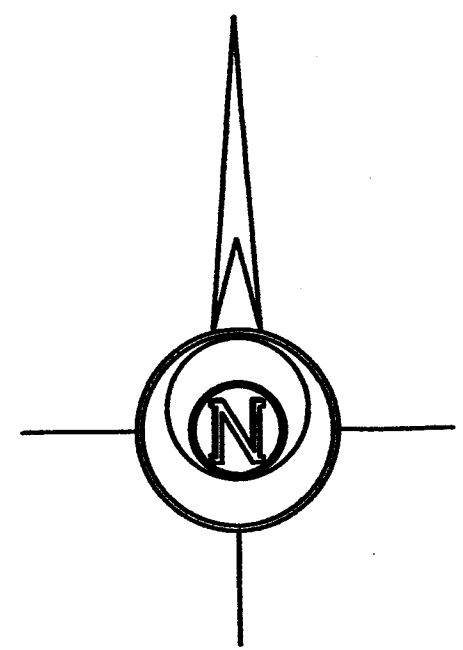
COUNTY PLANNING AND ZONING CERTIFICATE:
I, _____, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being 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 2nd day of April, 2025.



- LEGEND**
- △ - Sectional Monument Found
 - ▲ - Sectional Monument Set (5/8" x 24" Iron Rebar w/GSS Cap)
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - (C) - Calculated
 - (M) - Measured
 - (R) - Record measurement
 - P.O.B. - Point of Beginning



Prepared For: KENT BOECKNER		Description: A PORTION OF THE SW 1/4 SECTION 28, T21S, R1W McPHERSON COUNTY, KANSAS	
Prepared By: Garber Surveying Service, P.A.			
GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: EWS	Scale: 1"=300'	Date of Field Work: March 20, 2025	Job No:
Checked By: DEG	Date: 04/02/2025	Sheet 1 of 1 Sheet(s)	G2025-198