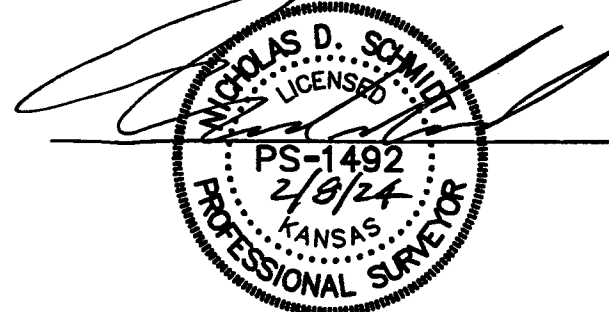


SURVEYOR'S NOTES:

- 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.

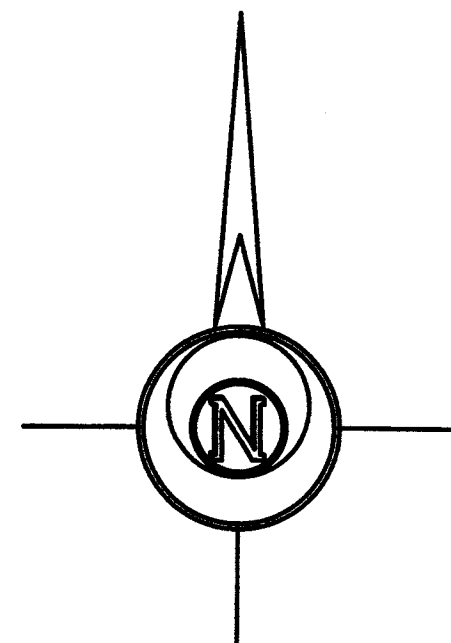
SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 8th day of February, 2024.



LEGEND

- △ - Sectional Monument Found
- ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement (Bk. 667, Pg. 46962)
- (PS) - Previous Survey by Ferguson, LS 310, 1/28/1974
- (PS1) - Previous Survey by LS 1117, 10/11/1995
- (PS2) - Previous Survey GSS Project #62015-89
- (PS3) - Previous Survey GSS Project #62021-831
- (PS4) - Previous Survey GSS Project #689-321
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement



-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION OF RECORD: (Bk. 667, Pg. 46962)

A tract of land in the Southwest Quarter of Section 28, Township 21 South, Range 4 West of the 6th P.M., described as follows:

Beginning at the Southwest corner of the North Half Southwest Quarter of said Section 28; thence North on Section line 992.30 feet; thence East, at an interior angle of 88 degrees 35 minutes, a distance of 1136.1 feet; thence South, at an interior angle of 92 degrees 44 minutes, a distance of 952.3 feet to the 1/16 Section line; thence West on the 1/16 Section line 1158.5 feet to the point of beginning;

EXCEPT a tract described as follows:

Commencing at the Southwest corner of the North Half of Southwest Quarter of Section 28; thence North along the West line of said Southwest Quarter 501.41 feet for the point of beginning; thence continuing North along said Section line 198.00 feet; thence with a deflection angle 90 degrees 36 minutes 00 seconds right-East parallel with the South line of the North Half of the Southwest Quarter 660.00 feet; thence with a deflection angle 89 degrees 24 minutes 00 seconds right-South parallel with the West line of said Southwest Quarter 198.00 feet; thence with a deflection angle 90 degrees 36 minutes 00 seconds right-West parallel with the South line of the North Half of said Southwest Quarter 660.00 feet to the point of beginning;

AND EXCEPT a tract described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West (assumed) along the West line of said Southwest Quarter for 337.11 feet to the point of beginning; thence South 88 degrees 35 minutes 00 seconds East for 1136.10 feet; thence South 01 degrees 19 minutes 00 seconds East for 541.03 feet; thence North 89 degrees 24 minutes 00 seconds West for 233.93 feet; thence North 00 degrees 00 minutes 00 seconds East for 66.06 feet; thence North 89 degrees 24 minutes 00 seconds West for 254.31 feet; thence North 00 degrees 00 minutes 00 seconds West for 198.00 feet; thence North 89 degrees 24 minutes 00 seconds West for 660.00 feet to the West line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East for 292.89 feet to the point of beginning;

AND ALSO EXCEPT a tract described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West (assumed) along the West line of said Southwest Quarter for 1314.58 feet to the point of beginning; thence North 89 degrees 20 minutes 11 seconds East for 1157.34 feet; thence South 01 degrees 19 minutes 00 seconds East for 40.37 feet; thence North 89 degrees 24 minutes 00 seconds West for 1158.25 feet to the Northwest corner of the South Half of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds West for 14.83 feet to the point of beginning, McPherson County, Kansas.

SURVEYED DESCRIPTION:

A portion of the North Half of the Southwest Quarter of Section 28, Township 21 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 8th day of February, 2024:

Commencing at the Southwest corner of said North Half of the Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°10'20" West on the West line of said North Half a distance of 14.75 feet to the Northwest corner of a parcel described in Book 245, Page 800 at the McPherson County Register of Deeds Office, being the point of beginning; thence continuing North 00°10'20" West on said West line a distance of 486.58 feet to the Southwest corner of a second parcel described in Book 225, Page 202 at the McPherson County Register of Deeds Office; thence South 89°34'22" East on the South line of said second parcel a distance of 660.00 feet to the Southeast corner of said parcel; thence South 89°34'22" East on the South line of a third parcel described in Book 245, Page 664 at the McPherson County Register of Deeds Office a distance of 254.31 feet; thence South 00°10'22" East continuing on the South line of said third parcel a distance of 66.06 feet; thence South 89°34'22" East continuing on the South line of said third parcel a distance of 232.82 feet to the Southeast corner of said third parcel; thence South 01°31'23" East a distance of 395.22 feet to the Northeast corner of said parcel described in Book 245, Page 800; thence South 89°09'49" West on the North line thereof a distance of 1156.47 feet to the point of beginning.

The above described tract contains 12.17 Acres and is subject to a road right of way easements along the West line thereof, and any other easements or restrictions of record.

Prepared For:		Description:	
ERIC FRIESEN		A PORTION OF THE N 1/2 SW 1/4 SECTION 28, T21S, R4W McPHERSON COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
GSS HUTCHINSON		BRANCH OFFICES:	
2908 North Plum St. 67502		MANHATTAN Ph. 785-320-4810	
Ph. 620-665-7832		MCPHERSON Ph. 620-241-4441	
(Main Office)		NEWTON Ph. 316-283-5053	
		SALINA Ph. 785-404-6302	
		WICHITA Ph. 316-260-9933	
Drawn By: KDZ	Scale: 1"=100'	Date of Field Work: January 23, 2024	Job No:
Checked By: NDS	Date: 02/08/2024	Sheet 1 of 1 Sheet(s)	G2024-45