

Copyright © 2024 Garber Surveying Service, P.A. Saved 7/9/2024 9:07:39 AM by KCALKINS
Plot Date & Time Tuesday, July 9, 2024 12:01:46 PM Dwg Path U:\LDD\GSSFILES\2024\20240510 C3d\dwg\20240510 Sampson Draft 2024-07-03

NW Cor. E 1/2 NE 1/4
Sec. 3, T17S, R3W
Fd. 5/8" Rebar w/ GSS Cap
Origin: (PS)

WINCHESTER ROAD
N 89°30'38" E 1327.54 (M)(PS)

N 89°30'38" E 1098.89 (C)

NE Cor. NE 1/4
Sec. 3, T17S, R3W
Fd. BLM T-Bar
Origin: (PS)(PS1)

K-4 HIGHWAY
KDOT R/W Line
(KDOT Project #81-13296)

N 00°33'27" W 2654.36 (M)(PS)
N 00°33'27" W 2430.43 (M)(PS)

E1/2 NE1/4
80.38 Acres

(75.90 Acres Excluding Right-of-Way)

33' R/W Line

33' R/W Line (From C/L)

S 00°28'39" E 2666.70 (C)(PS1)

C/L 16TH AVENUE

SW Cor. E 1/2 NE 1/4
Sec. 3, T17S, R3W
Fd. 5/8" Rebar w/ GSS Cap
Origin: (PS)

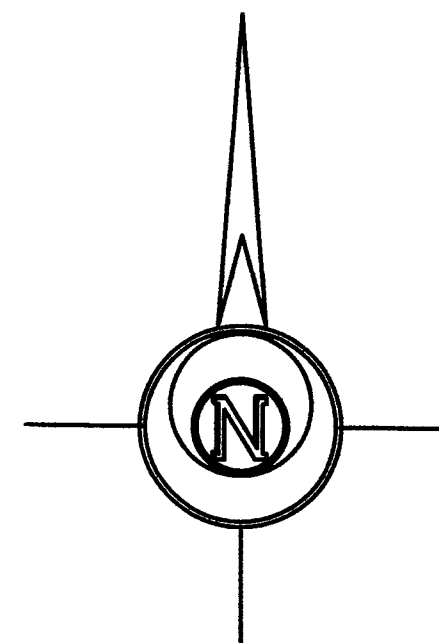
N 89°57'19" W 1323.89 (C)

C/L WILDFLOWER LANE

SW Cor. NE 1/4
Sec. 3, T17S, R3W
Calculated Position
Per (PS1)
Corner Fall in River

66' R/W Line

- LEGEND
- △ - Sectional Monument Found
 - - Fd. 5/8" Rebar w/GSS Cap
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - (M) - Measured
 - (C) - Calculated
 - (PS) - Previous Survey GSS Project #G2015-684
 - (PS1) - Previous Survey GSS Project #G2020-280



-200 0 200 400 600

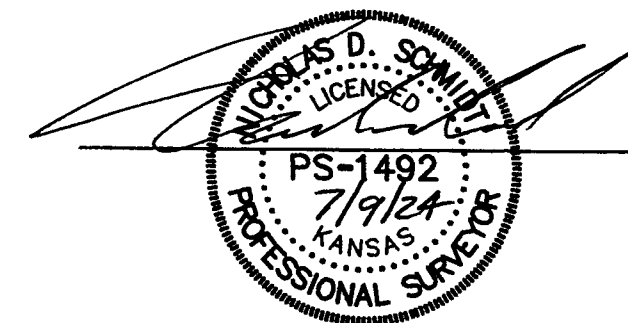
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION OF RECORD: (Bk.260, Pg. 2):

The East Half of the Northeast Quarter (E 1/2 NE 1/4) Section Three (3),
Township Seventeen (17) South, Range Three (3) West of the Sixth Principal Meridian.

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 9th day of July, 2024



Prepared For: DIANE SAMPSON		Description: A PORTION OF THE E1/2 NE1/4 SECTION 3, T17S, R3W MCPHERSON COUNTY, KANSAS	
Prepared By: GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		Garber Surveying Service, P.A. BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: KJC	Scale: 1"= 200'	Date of Field Work: June 24, 2024	Job No: G2024-510
Checked By: NDS	Date: 07/09/2024	Sheet 1 of 1 Sheet(s)	