



- 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
 - × - Calculated Location - No Monument Set
 - (M) - Measured
 - (C) - Calculated
 - (W) - Previous Survey GSS Project #62019-37
 - (PS) - Record measurement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement

DESCRIPTION:

TRACT 1
The North Half of the Northeast Quarter and the North Half of the South Half of the Northeast Quarter of Section 31, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas.
Containing 118.41 Acres and subject to road right of way easements along the North and East lines thereof, and any other easements or restrictions of record.

TRACT 2
A portion of the South Half of the South Half of the Northeast Quarter and a portion of the Southeast Quarter of Section 31, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 15th day of November, 2022:
Beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°23'15" East on the East line of said Southeast Quarter a distance of 495.00 feet to the North line of a parcel described in Book 258, Page 544 at the McPherson County Register of Deeds Office; thence South 89°36'45" West on said North line a distance of 400.00 feet to the Northwest corner of said parcel; thence North 89°25'02" West a distance of 1144.01 feet; thence North 00°23'15" East a distance of 500.49 feet to the North line of said Southeast Quarter; thence continuing North 00°23'15" West a distance of 653.57 feet to the North line of said South Half of the South Half of the Northeast Quarter; thence South 89°25'02" East on said North line a distance of 1543.85 feet to the Northeast corner of said South Half of the South Half of the Northeast Quarter; thence South 00°24'23" East on the East line of said South Half of the Northeast Quarter a distance of 652.29 feet to the point of beginning.
Containing 40.87 Acres and subject to a road right of way easement along the East line thereof, and any other easements or restrictions of record.

TRACT 3
A portion of the Southeast Quarter of Section 31, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 15th day of November, 2022:
Beginning at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of thence South 89°39'31" West on the South line of said Southeast Quarter a distance of 1543.84 feet; thence North 00°23'15" West parallel with the East line of said Southeast Quarter a distance of 2133.73 feet; thence South 89°25'02" East a distance of 1144.01 feet to the Northwest corner of a parcel described in Book 258, Page 544 at the McPherson County Register of Deeds Office; thence South 00°23'15" East on the West line of said parcel a distance of 300.00 feet; thence North 89°36'45" East continuing on said West line a distance of 160.60 feet; thence South 00°23'15" East continuing on said West line a distance of 408.60 feet to the Southwest corner of said parcel; thence North 89°36'45" East on the South line of said parcel a distance of 239.40 feet to the East line of said Southeast Quarter; thence South 00°23'15" East on said East line a distance of 1407.10 feet to the point of beginning.
Containing 70.21 Acres and subject to road right of way easements along the South and East lines thereof, and any other easements or restrictions of record.

TRACT 4
A portion of the Southeast Quarter and a portion of the South Half of the South Half of the Northeast Quarter of Section 31, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 15th day of November, 2022:
Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°17'25" West on the West line of said Southeast Quarter a distance of 2650.91 feet to the Northwest corner of said Southeast Quarter; thence North 00°17'25" West on the West line of said Northeast Quarter a distance of 654.47 feet to the Northwest corner of the South Half of the South Half of said Northeast Quarter; thence South 89°25'02" East on the North line of said South Half of the South Half of the Northeast Quarter a distance of 1089.90 feet; thence South 00°23'15" East a distance of 653.57 feet to the North line of said Southeast Quarter; thence South 00°23'15" East parallel with the East line of said Southeast Quarter a distance of 2634.22 feet to the South line of said Southeast Quarter; thence South 89°39'31" West on said South line a distance of 1095.37 feet to the point of beginning.
Containing 82.68 Acres and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

SURVEYOR'S NOTE:

1. 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.

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 16th day of November, 2022.



Prepared For: JUSTIN THOMPSON		Description: A PORTION OF THE E 1/2 SECTION 31, T19S, R4W McPHERSON COUNTY, KANSAS	
Prepared By: Garber Surveying Service, P.A.		Branch Offices: MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By: EWS	Scale: 1"=200'	Date of Field Work: October 13, 2022	Job No: G2022-861
Checked By: NDS	Date: 11/16/2022	Sheet 1 of 1 Sheet(s)	

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 Wednesday, November 16, 2022 10:03:14 AM Dwg Path E:\DD\GSSFILES\2022\20220861_C31\dwg\20220861_KME_P505_19-037