

- LEGEND**
- △ - Sectional Monument Found
 - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
 - - Fd. 5/8" Rebar w/GSS CLS 52 Cap (PS)
 - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
 - (C) - Calculated
 - (M) - Measured
 - (PS) - Previous Survey GSS Project #G2023-745
 - P.O.B. - Point of Beginning

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.



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION

A portion of the Southeast Quarter of Section 33, Township 19 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 14th day of March, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°08'20" West on the South line of said Southeast Quarter a distance of 2074.51 feet to the point of beginning; thence continuing South 89°08'20" West on said South line a distance of 564.28 feet to the Southwest corner of said Southeast Quarter; thence North 00°53'55" West a distance of 2237.78 feet; thence North 89°08'20" East parallel with said South line of a distance of 1295.22 feet; thence South 00°07'09" East a distance of 563.59 feet; thence South 89°04'30" West a distance of 654.50 feet; thence South 00°15'22" East a distance of 1023.60 feet; thence South 89°08'20" West a distance of 50.00 feet; thence South 00°15'21" East a distance of 650.00 feet to the point of beginning.

Containing 39.94 Acres and subject to a road right of way easement along the South line thereof and any other easements or restrictions of record.

RESULTING DESCRIPTION

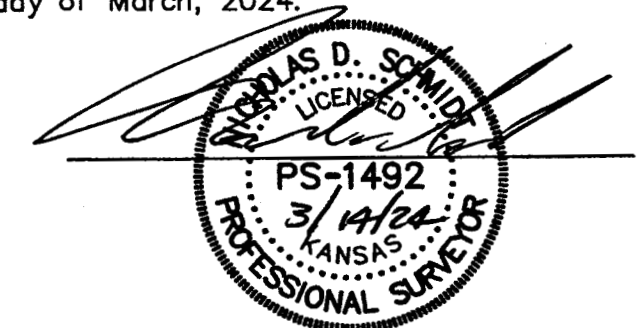
A portion of the Southeast Quarter of Section 33, Township 19 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 14th day of March, 2024:

Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°53'55" West on the West line of said Southeast Quarter a distance of 2237.78 feet; thence North 89°08'20" East parallel with the South line of said Southeast Quarter a distance of 1295.22 feet; thence South 00°07'09" East a distance of 1825.93 feet to the North line of a parcel described in Book 220, Page 61 at the McPherson County Register of Deeds Office; thence South 89°08'20" West on said North line a distance of 611.32 feet to the Northwest corner of said parcel; thence South 00°51'40" East on the West line of said parcel a distance of 412.00 feet to said South line; thence South 89°08'20" West on said South line a distance of 658.79 feet to the point of beginning.

Containing 60.00 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 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 14th day of March, 2024.



Prepared For:		Description:	
SETH NIGHTINGALE		A PORTION OF THE SE 1/4 SECTION 33, T19S, R2W McPHERSON COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
		HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	
		BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302	
		MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933	
Drawn By:	KDZ	Scale:	1"=200'
Checked By:	NDS	Date:	03/14/2024
		Date of Field Work:	February 27, 2024
		Sheet	1 of 1 Sheet(s)
		Job No:	G2024-137

Revised 3/14/2024