OVERLAND ROAD NE Cor. NE 1/4 Sec. 4, T19S, R1W N 8972'15" E 2632.18 (M) -NW Cor. NE 1/4 Fd. Mag Nail Sec. 4, T19S, R1W
Fd. 1/2" Rebar w/Illegible Cap
Origin: County References GSS Project #G2014—44

N 8972'15" E 1316.09 (M) Sec. 4, T19S, R1W N 89°12'15" E 571.09 (C) S 89"2'15" W 745.00 (C)(R) S 00'47'44" E 64.47-33' R/W Line-S 2215'48" E 70.60 NW Cor. E 1/2, NE 1/4 Sec. 4, T19S, R1W — Existing Parcel (Bk. 229, Pg. 437) S 07°32'58" E 139.09-\ C/L Proposed 20' Ingress/Egress Easement 1— <sup>™</sup>N 89°12'15" E 72.00 (M)(R) S 89"12'15" W 745.00 (C)(R) 673.00 (C)(R) PARCEL 1 10.083 Acres S 89°12'15" W 669.75 (M) Existing Parcel BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE (Bk. 666, Pg. 7241) VENUE 1.94 E of Corner— N 89'37'14" E 602.00 (C)(R) LEGEND 210.05 W 1/2, NE 1/4 △ - Sectional Monument Found ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap) O - Survey Monument Found 5/8" Rebar w/LS 697 unless otherwise noted ● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap Existing Parcel (c) - Calculated (Bk. 258, Pg. 722) (M) - Measured (PS) - Previous Survey by LS 697 5/28/1996 PARCEL 2 (R) - Record measurement (GLO) - General Land Office 32.276 Acres P.O.B. — Point of Beginning P.O.C. - Point of Commencement S 89'37'14" W 398.95 (C) 🥸 −N 89°37′14" E 80.00 (M)(R)Existing Factor | 1/2 | (Bk. 245, Pg. 546) | 1/2 | (Bk. 244, Pg. 955) N 89°37'14" E 318.95 (C)(R)-PARCEL 3 12.573 Acres C/L Proposed 20' Ingress-Egress Easement 2s 88°21'17" W 559.14 40.01 (C) Sw Cor. E 1/2, NE 1/4 Sec. 4, T19S, R1W —SW Cor. NW 1/4 569.29 (C) Sec. 4, T19S, R1W Fd. 16"X4" Grey Sandstone S 87°48'35" W 609.30 (M) -SW Cor. NE 1/4 Sec. 4, T.9S, R1W S 87°48'35" W 714.79 (M) Origin: County References by LS 1202 11/19/2004 S 87'48'35" W 1324.09 (M) S 87'48'35" W 1 2668.42 (M) P.O.B. 2-SE Cor. NE 1/4 —— Sec. 4, T19S, R1W Fd. 5/8" Rebar Origin: County References by LS 697 11/15/1999 P.O.B. 3 P.O.C. 2 SE 1/4 SW 1/4 Sec. 4, T19S, R1W -SW Cor. £ 1/4 Sec. 4, T9S, R1W See Note 1 Reset 5/8" Rebar w/GSS Cap Per References by LS 1202 11/19/2004 S 88'34'14" W 2655.56 (M) 2640.00 (GLO) SW Cox SE 1/4 Sec. 4, T19S, R1W Fd. May Nail S 88°34'14" W 2655.56 (M) 2640.00 (GLO) Origin: County References by LS 1297 10/5/2005

Origin: County References by LS 697 11/15/1999

#### **DESCRIPTIONS:**

### PARCEL 1

A portion of the East Half of the Northeast Quarter of Section 4, Township 19 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°12'16" West on the North line of said Northeast Quarter a distance of 745.00 feet (Record) to the Northwest corner of a parcel described in Book 229, Page 437 at the McPherson County Register of Deeds Office, being the point of beginning; thence South 00°22'46" East on the West line of said parcel a distance of 380.00 feet (Record) to the Southwest corner of said parcel; thence North 89°12'15" East on the South line of said parcel a distance of 72.00 feet to the Northwest corner of a second parcel described in Book 666, Page 7241 at the McPherson County Register of Deeds Office; thence South 04°33'49" East on the West line of said second parcel a distance of 338.67 feet; thence South 89°12'15" West parallel with the North line of said Northeast Quarter a distance of 669.75 feet to the West line of the East Half of said Northeast Quarter; thence North 00°13'25" West on said West line a distance of 717.97 feet to the Northwest corner of said East Half; thence North 8912'15" East on the North line of said Northeast Quarter a distance of 571.09 feet to the point of beginning.

Containing 10.083 Acres and subject to a road right of easement across the North 33.00 feet thereof and any other easements or restrictions of record.

### PARCEL 2

A portion of the East Half of the Northeast Quarter of Section 4, Township 19 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 87°48'35" West on the South line of said Northeast Quarter a distance of 609.30 feet to the point of beginning; thence continuing South 87°48'35" West on said South line a distance of 714.79 feet to the Southwest corner of the East Half of said Northeast Quarter; thence North 00°13'25" West on the West line of said East Half a distance of 1999.02 feet to a point 717.97 feet South of the Northwest corner of said East Half; thence North 89°12'15" East parallel with the North line of said Northeast Quarter a distance of 669.75 feet to the West line of parcel described in Book 666, Page 7241 at the McPherson County Register of Deeds Office; thence South 04°33'49" East on said West line a distance of 538.22 feet to the Southwest corner of said parcel; thence South 00°22'46" East parallel with the East line of said Northeast Quarter a distance of 1444.50 feet to the point of beginning.

Containing 32.276 Acres and subject to any easements or restrictions of record.

### PARCEL 3

A portion of the East Half of the Northeast Quarter of Section 4, Township 19 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Southeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 87°48'35" West on the South line of said Northeast Quarter a distance of 609.30 feet; thence North 00°22'46" West parallel with the East line of said Northeast Quarter a distance of 1444.50 feet to the Southwest corner of parcel described in Book 666, Page 7241 at the McPherson County Register of Deeds Office; thence North 89'37'14" East on the South line of said parcel a distance of 210.05 feet to the Northwest corner of a second parcel described in Book 258, Page 722 at the McPherson County Register of Deeds Office; thence South 00°22'46" East on the West line of said second parcel and the West line of a third parcel described in Book 245, Page 546 and Book 244, Page 955 at the McPherson County Register of Deeds Office a distance of 555.30 feet; thence North 89'37'14" East continuing on the West line of said third parcel a distance of 80.00 feet (Record); thence South 00'22'46" East continuing on the West line of said third parcel a distance of 328.00 feet to the Southwest corner of said third parcel; thence North 89°37'14" East on the South line of said third parcel a distance of 318.95 feet (Record) to the East line of said Northeast Quarter; thence South 00°22'46" East on said East line a distance of 541.95

Containing 12.573 Acres and subject to a road right of easement across the East 40.00 feet thereof and any other easements or restrictions of record.

# Proposed Ingress and Egress Easement 1

An Ingress and Egress Easement over and across a strip of land 20.00 feet in width, located on a portion of the East Half of the Northeast Quarter of Section 4, Township 19 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas , the centerline of which is described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°12'16" West on the North line of said Northeast Quarter a distance of 819.57 feet to the point of beginning; thence South 00°47′44" East a distance of 64.47 feet; thence South 22°15'18" East a distance of 70.60 feet; thence South 07°32'58" East a distance of 139.09 feet; thence South 00°47'45" East a distance of 449.63 feet

## Proposed Ingress and Egress Easement 2

An Ingress and Egress Easement over and across a strip of land 20.00 feet in width, located on a portion of the East Half of the Northeast Quarter of Section 4, Township 19 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas , the centerline of which is described as follows:

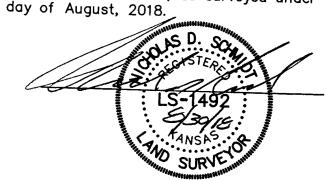
Commencing at the Southeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°22'46" West on the East line of said Northeast Quarter a distance of 387.53 feet to the point of beginning; thence South 89°37'14" West a distance of 50.00 feet; thence South 00°22'46" East parallel with said East line a distance of 338.68 feet; thence South 88°21'17" West a distance of 559.14 feet to the point of termination.

## SURVEYOR'S NOTES:

1. No references of record nor previous surveys referencing a monument for this corner since set by GLO. Searched for stone monument set by GLO in and around existing fence lines running East/West/Suth but did not find. Reset by single proportionate measurement in accordance with GLO 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 30th day of August, 2018.



Prepared For: JIM WITT

A PORTION OF THE NE 1/4 SECTION 4, T19S, R1W MCPHERSON COUNTY, KANSAS

Garber Surveying Service, P.A. HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073

Drawn By: KDZ | Scale: 1"=200' Checked By: NDS Date: 08/30/2018 Sheet 1 of 1 Sheet(s)

G2018-603

Date of Field Work: August 08, 2018