

NW Cor. NE 1/4
Sec. 1, T17S, R1W
Fd. 1/2" Rebar w/LS 1202 2/14/2018
Origin: KSHS References by LS 1202, 2/14/2018
NE Cor. W 1/2 NW 1/4 NE 1/4
Sec. 1, T17S, R1W
662.74 (C)

WINCHESTER ROAD
N 89°18'37" E 2650.96 (M)
N 89°18'37" E 1988.22 (C)

NE Cor. NE 1/4
Sec. 1, T17S, R1W
Fd. 3/4" Rebar
Origin: KSHS References by LS 1201, 9/18/2015

W 1/2
NW 1/4 NE 1/4

Existing Parcel
(Bk. 649, Pg. 9615)

N 00°30'58" W 1323.41 (C)

SE Cor. W 1/2 NW 1/4 NE 1/4
Sec. 1, T17S, R1W

N 89°14'29" E
662.01 (M)

NE 1/4

Tract 1
140.68 Acres

SW Cor. NW 1/4 NE 1/4
Sec. 1, T17S, R1W

N 00°32'51" W 2648.41 (M)

N 00°32'51" W 1324.20 (M)

NW Cor. SE 1/4
Sec. 1, T17S, R1W

N 89°10'21" E
2645.17 (M)

N 89°10'21" E 2645.15 (M)

33.00 (C)

30TH AVENUE

NE Cor. SE 1/4
Sec. 1, T17S, R1W
Fd. 1/2" Rebar w/LS 1202 Cap
Origin: KSHS References by LS 1201, 9/18/2015

DESCRIPTION:

Tract 1:

The Northeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, EXCEPT the West Half of the Northwest Quarter of the Northeast Quarter.

Containing 140.68 Acres and subject to road right of way easements along the East and North lines thereof, and any other easements or restrictions of record.

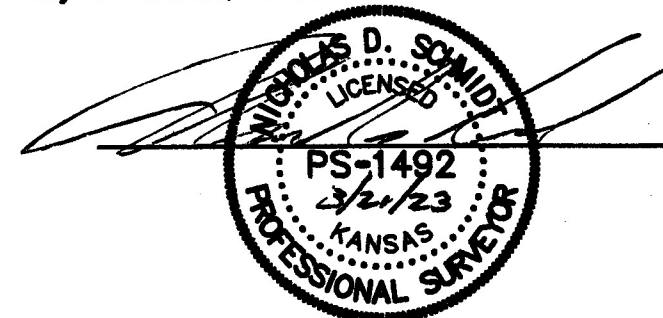
Tract 2:

The Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas.

Containing 160.79 Acres and subject to road right of way easements along the East and South lines 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 21st day of March, 2023.



SURVEYOR'S NOTE:

- 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.

Prepared For:

JASON BAIRD

Description:

A PORTION OF THE EAST 1/2
SECTION 1, T17S, R1W
McPHERSON COUNTY, KANSAS

Prepared By:

Garber Surveying Service, P.A.



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Drawn By:

KDZ

Scale:

1"=300'

Date of Field Work: March 6, 2023

Job No:

Checked By:

NDS

Date:

03/21/2023

Sheet 1 of 1 Sheet(s)

G2023-177