

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

Sectional Monument Found Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)

- 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap (c) - Calculated

(M) - Measured P.O.B. — Point of Beginning

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

A portion of the Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 4th day of April, 2023:

The Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, EXCEPT a tract beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00"25"16" East on the East line of said Southeast Quarter a distance of 121.12 feet; thence North 58'43'22" West a distance of 140.47 feet; thence South 69"21"15" West a distance of 616.02 feet; thence North 02"45"13" East a distance of 255.82 feet to the North line of said Southeast Quarter; thence North 89'10'21" East on said North line a distance of 683.40 feet to the point of beginning.

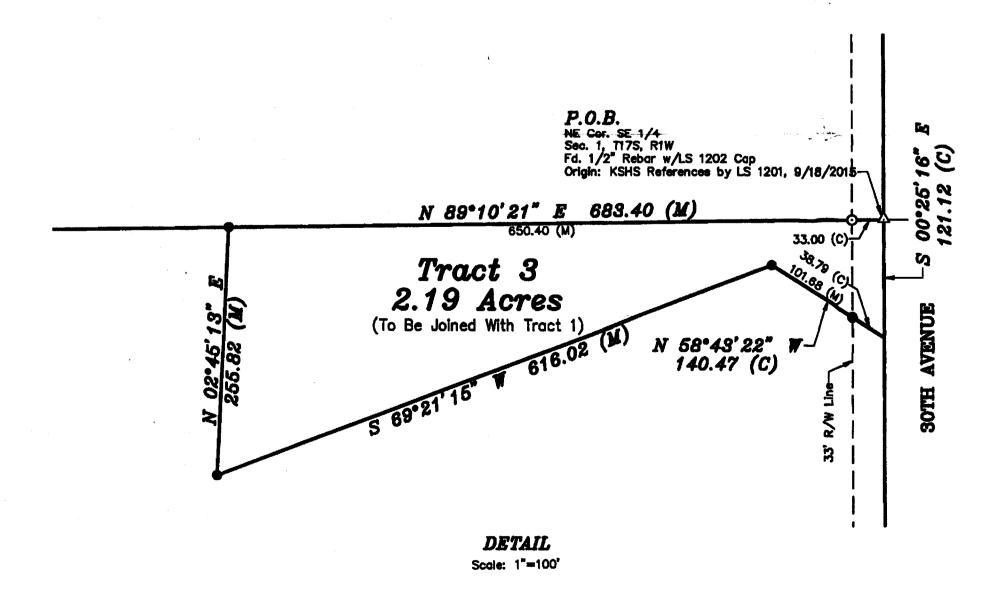
Containing 158.60 Acres and subject to road right of way easements along the East and South lines thereof, and any other easements or restrictions of record.

TRACT 3

A portion of the Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 4th day of April, 2023:

Beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°25'16" East on the East line of said Southeast Quarter a distance of 121.12 feet; thence North 58'43'22" West a distance of 140.47 feet; thence South 69°21'15" West a distance of 616.02 feet; thence North 02°45′13" East a distance of 255.82 feet to the North line of said Southeast Quarter; thence North 8970'21" East on said North line a distance of 683.40 feet to the point of beginning.

Containing 2.19 Acres and subject to a road right of way easement along the East 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 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 4th day of April, 2023.

Prepared For: **JASON BAIRD** Description:
A PORTION OF THE EAST 1/2
SECTION 1, T17S, R1W
McPHERSON COUNTY, KANSAS

Garber Surveying Service, P.A. HUTCHINSON **BRANCH OFFICES:** MANHATTAN Ph. 785-320-4810 2908 North Plum St. 67502 Ph. 620-665-7032 MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053

SALINA Ph. 785-404-6302 (Main Office) Date of Field Work: March 30, 2023 KDZ Scale: 1"=300' Drawn By: Revised 03/27/2023 Checked By: NDS Sheet 1 of 1 Sheet(s) Date: 04/04/2023

WICHITA Ph. 316-260-9933 Job No: G2023-177