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Plot Date & Time: Monday, October 05, 2015 3:19:51 PM Dwg Path: C:\Users\mschmidt\Documents\CSS Projects\2015\684M\20150684 AUTO S.GND

WINCHESTER ROAD

N 89°30'38" E 2656.95 (PS1) 2652.54 (M)

P.O.B. 1

NW Cor. E 1/2 NW 1/4
Sec. 3, T17S, R3W
Fd. BLM T-Bar

N 89°31'37" E 1323.19 (PS) 1323.20 (M)

33' R/W Line

Fd. 5/8" Rebar w/ Cap #1202

NE Cor. W 1/2 NE 1/4
Sec. 3, T17S, R3W

NW Cor. W 1/2 NE 1/4
Sec. 3, T17S, R3W
Fd. BLM T-Bar

N 89°30'38" E 1327.1 (PS1) 1324.80 (M)

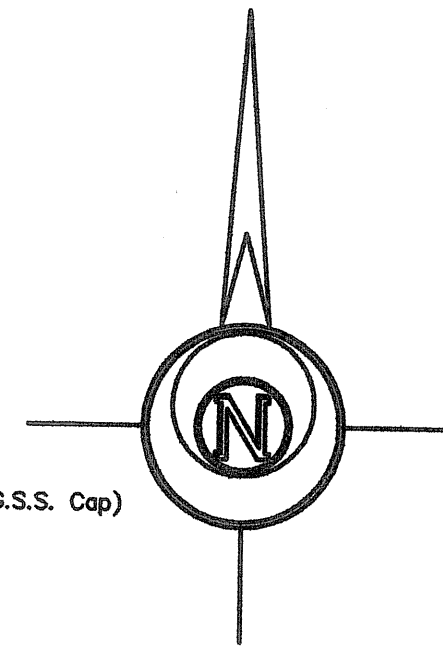
Held for NW R/W line

N 89°30'38" E 1329.85 (PS1) 1327.54 (M)

NE Cor. NE 1/4
Sec. 3, T17S, R3W
Fd. BLM T-Bar

LEGEND

- △ - Sectional Monument Found
- ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - Survey Monument Found
- ⊠ - Found KDOT R/W Marker
- (PS) - Previous Survey by Heller #1202 Oct. 19, 2001
- (PS1) - Previous Survey by Wagner, McPherson Co. Engineer June 21, 1954
- P.O.B. - Point of Beginning



-200 0 200 400 600

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION OF RECORD:

The East Half of the Northwest Quarter (E/2 NW/4) and the West Half of the Northeast Quarter (W/2 NE/4) of Section Three (3), Township Seventeen (17) South, Range Three (3) West of the 6th P.M., McPherson County, Kansas.

DESCRIPTION: PARCEL 1

A portion of the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 3, Township 17 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Northwest corner of said East Half of the Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°31'37" East on the North line of said East Half a distance of 1323.20 feet to the Northwest corner of the said West Half of the Northeast Quarter; thence North 89°30'38" East on the North line of said West Half a distance of 1324.80 feet to the Northeast corner of said West Half; thence South 00°33'27" East on the East line of said West Half a distance of 84.05 feet to the Northwestern Right of Way line of Kansas Highway 4; thence South 45°04'22" West along said Right of Way a distance of 3672.62 feet to the South line of said East Half of the Northwest Quarter; thence South 89°29'18" West on said South line a distance of 20.79 feet to the Southwest corner of said East Half; thence North 00°35'52" West on the West line of said East Half a distance of 2655.76 feet to the point of beginning.

Containing 83.880 Acres and subject to a road right of way easement across the North 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL 2

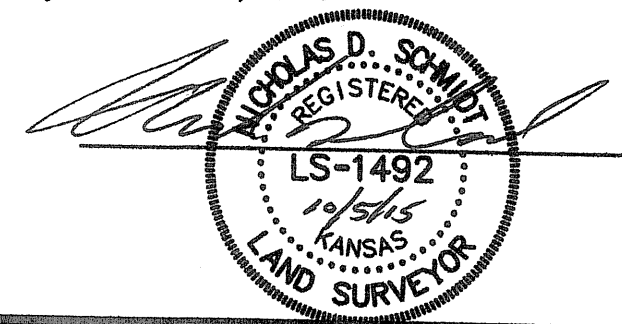
A portion of the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 3, Township 17 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Southeast corner of said West Half of the Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°29'19" West on the South line of said West Half a distance of 1320.75 feet to the Southeast corner of said East Half of the Northwest Quarter; thence South 89°29'19" West on the South line of said East Half a distance of 1161.72 feet to the Southeast Right of Way line of Kansas Highway 4; thence North 45°04'22" East along said Right of Way a distance of 3472.74 feet to the East line of said West Half of the Northeast Quarter; thence South 00°33'27" East on the East line of said West Half a distance of 2430.43 feet to the point of beginning.

Containing 69.253 Acres and subject to any 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 5th day of October, 2015.



Prepared For:	Description:
WHITETAIL PROPERTIES	A PORTION OF THE N 1/2 SECTION 3, T17S, R3W McPHERSON COUNTY, KANSAS
Prepared By:	Garber Surveying Service, P.A.
CSS	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: KLL	Scale: 1"=200'
Checked By: NDS	Date: 10/05/2015
Date of Field Work: September 24, 2015	Job No: G2015-684
Sheet 1 of 1 Sheet(s)	

PARCEL 1
83.880 Acres
E 1/2 NW 1/4

PARCEL 2
69.253 Acres
W 1/2 NE 1/4

K-4 HIGHWAY

WILDFLOWER LANE

SW Cor. E 1/2 NW 1/4
Sec. 3, T17S, R3W
Fd. 1/2" Rebar
w/ Cap #1202

100' KDOT R/W (KDOT Project #81-13-290)

S 89°29'19" W 1325.39 (PS) 1325.40 (PS1) 1325.39 (M)

S 89°29'18" W 20.79 (M)

SW Cor. E 1/2 NE 1/4
Sec. 3, T17S, R3W
Fd. 1/2 Rebar w/ Cap #1202

SE Cor. W 1/2 NE 1/4
Sec. 3, T17S, R3W
Reset Per (PS1)

S 89°29'19" W 1320.75 (PS1)(M)

P.O.B. 2