

- LEGEND
- △ - Sectional Monument Found
 - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52Cap)
 - - Fd. 5/8" Rebar w/GSS CLS 52 Cap unless otherwise noted
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - (C) - Calculated
 - (M) - Measured
 - (PS) - Previous Survey GSS Project #02017-676
 - P.O.B. - Point of Beginning

DESCRIPTION:

PARCEL 1A

The East Half of the Northwest Quarter of Section 24, Township 18 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas

Containing 79.19 Acres and subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

PARCEL 1B

A portion of the East Half of the Southwest Quarter and a portion of the Southeast Quarter of Section 24, Township 18 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Northeast corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°07'09" East on the East line of said Southwest Quarter a distance of 1329.39 feet to the North line of a parcel described in Book 664, Page 4835 at the McPherson County Register of Deeds Office; thence South 88°55'14" West on said North line a distance of 6.60 feet to the Northwest corner of said parcel; thence South 01°04'46" East on the West line of said parcel a distance of 1307.98 feet (1320.00 Record) to the Southwest corner of said parcel and the South line of said Southeast Quarter; thence South 89°12'37" West on the South line of said Southeast Quarter a distance of 15.32 feet to the Southwest corner of said Southeast Quarter; thence South 88°41'44" West on the South line of said Southwest Quarter a distance of 1299.85 feet to the Southwest corner of the East half of said Southwest Quarter; thence North 00°28'10" West on the West line of said East Half a distance of 2645.71 feet to the Northwest corner of said East Half; thence North 89°03'58" East on the North line of said East Half a distance of 1315.87 feet to the point of beginning.

Containing 79.43 Acres and subject to any other easements or restrictions of record.

PARCEL 2

A portion of the Southeast Quarter of Section 24, Township 18 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°21'46" East on the East line of said Southeast Quarter a distance of 2599.09 feet to the North line of a parcel described in Book 664, Page 4835 at the McPherson County Register of Deeds Office; thence South 89°12'37" West on said North line a distance of 1344.72 feet (1345.00 Record); thence North 01°04'46" West on the East line of said parcel a distance of 1269.66 feet (1275.00 Record) to the Northeast corner of said parcel; thence South 88°55'14" West on the North line of said parcel a distance of 1313.49 feet to the West line of said Southeast Quarter; thence North 00°07'09" West on said West line a distance of 1329.39 feet to the Northwest corner of said Southwest Quarter; thence North 89°03'58" East on said North line a distance of 2668.43 feet to the point of beginning.

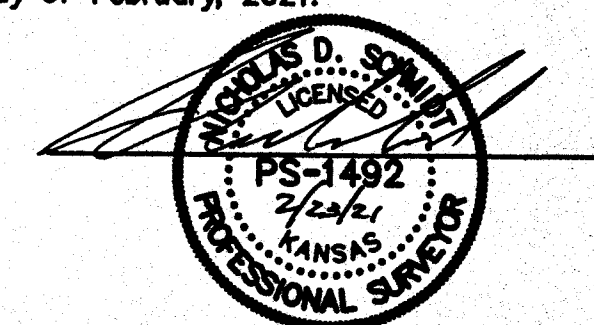
Containing 120.84 Acres and subject to a road right of way easement along the East line thereof, and any other easements or restrictions of record.

GENERAL 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.


SURVEYOR'S CERTIFICATE:

I hereby certify this plot to be a true, correct and complete representation of the property described herein, as surveyed under my supervision, this 23rd day of February, 2021.



SURVEYOR'S NOTES:

- No references of record according to KSHS or the County Cornerstone Records Book for the W 1/4 corner. According to a previous survey recorded in Surveyor's Record Book B, Pages 340-347, a 6"x8"x20" red sandstone was reset 3 links North and 21 links West of the NW corner of a hedge row. Searched and excavated for the monument in that area but did not find. Reset corner at 3 links North of the hedge row running East per previous survey and in centerline roadway. Distances to the NW and SW corners match well proportionally to said previous survey.
- No references of record according to KSHS or the County Cornerstone Records Book for the E 1/4 corner and no previous surveys of record referencing this corner since set by GLO. Searched and excavated for 4"x14"x16" sandstone set by GLO in centerline of roadway in line with lone fence post West but did not find. Distances measured to the lone fence post match fairly well with GLO survey distances. Reset in line with lone fence post West in centerline of roadway.
- No references of record according to KSHS or the County Cornerstone Records Book for the S 1/4 corner. The found 60d nail and reference nail in fence post to the North agrees with existing physical evidence, therefore, I accepted the position.

Prepared For:	HAL SMITH		Description:	A PORTION OF THE E 1/2, W 1/2, SE 1/4, SECTION 24, T18S, R4W McPHERSON COUNTY, KANSAS	
Prepared By:	Garber Surveying Service, P.A.				
 HUTCHINSON 2908 North Plum St. #7502 PH. 620-445-7832 (Main Office)			BRANCH OFFICES: MANHATTAN PH. 785-326-4810 McPHERSON, KS 67451-4441 NEWTON PH. 316-283-5853 SALINA PH. 785-404-6382 WICHITA PH. 316-260-9933		
Drawn By:	KDZ	Scale: 1"=300'	Date of Field Work:	February 7, 2021	Job No:
Checked By:	NDS	Date: 02/23/2021	Sheet	1 of 1 Sheet(s)	G2021-110