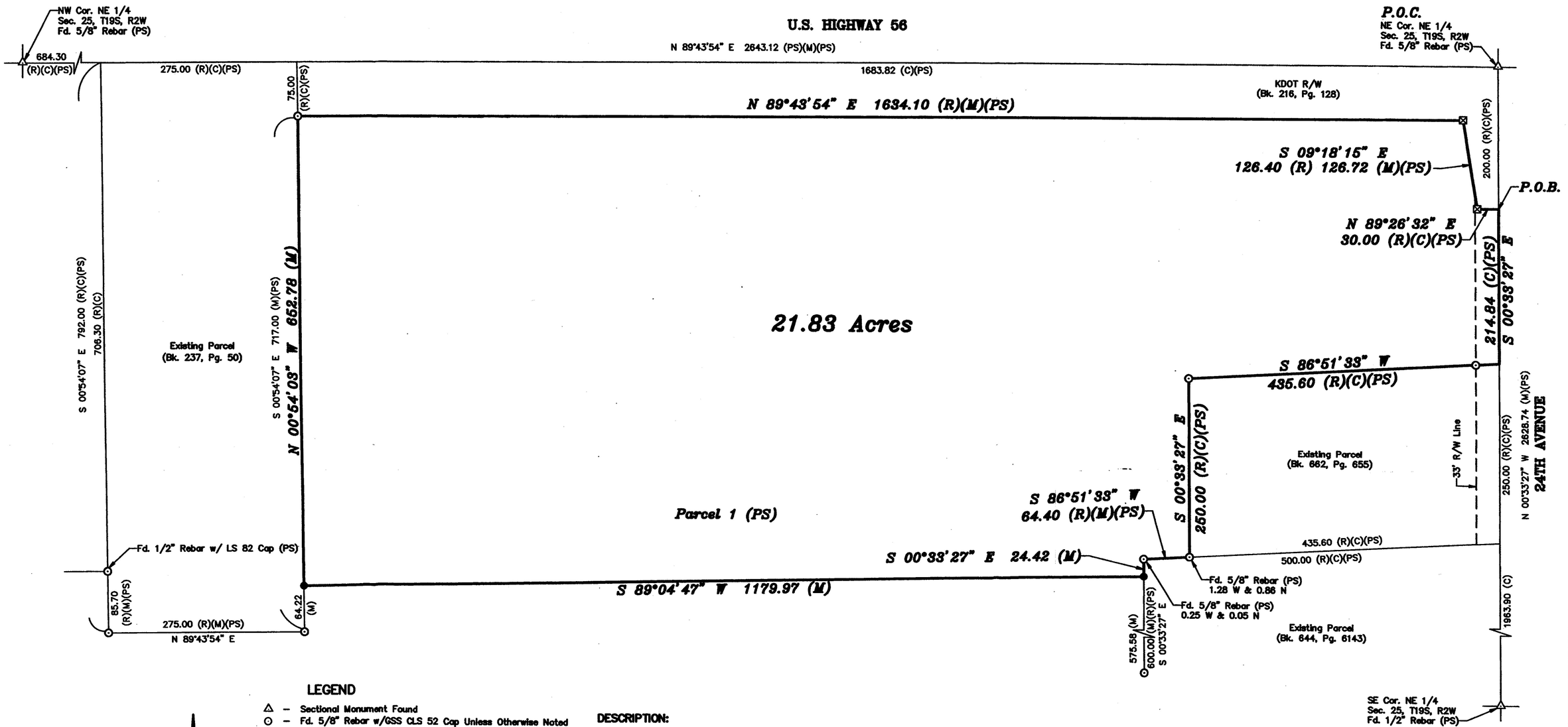
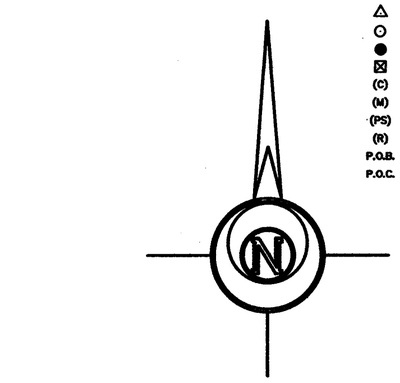


LEGEND

- △ – Sectional Monument Found
- ○ – Fd. 5/8" Rebar w/GSS CLS 52 Cap Unless Otherwise Noted
- ● – 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- ⊠ – KDOT Right–of–Way Marker Found
- (C) – Calculated
- (M) – Measured
- (PS) – Previous Survey GSS Project #G2016–740
- (R) – Record measurement
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

SURVEYOR'S NOTES:

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 Survey.
2. All measurements are in US Survey Feet.

DESCRIPTION:

A portion of the Northeast Quarter of Section 25, Township 19 South, Range 2 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 00°33'27" East on the East line of said Northeast Quarter a distance of 200.00 feet to the South Right of Way line of U.S. Highway 56, also being the point of beginning; thence continuing South 00°33'27" East on said East line a distance of 214.84 feet to the Northeast corner of an existing parcel described in Book 662, Page 655 at the McPherson County Register of Deeds Office; thence South 86°51'33" West on the North line of said existing parcel a distance of 435.60 feet to the Northwest corner of said existing parcel; thence South 00°33'27" East on the West line of said parcel a distance of 250.00 feet to the North line of a second existing parcel described in Book 644, Page 6143 at the McPherson County Register of Deeds Office; thence South 86°51'33" West on the North line of said second existing parcel a distance of 64.40 feet to the Northwest corner of said second existing parcel; thence South 00°33'27" East on the West line of said second existing parcel a distance of 24.42 feet; thence South 89°04'47" West a distance of 1179.97 feet to the East line of a third existing parcel described in Book 237, Page 50 at the McPherson County Register of Deeds Office; thence North 00°54'03" West on the East line of said third existing parcel a distance of 652.78 feet to said South Right of Way line of U.S. 56 Highway; thence North 89°43'54" East on said Right of Way a distance of 1634.10 feet; thence South 09°18'15" East continuing on said Right of Way a distance of 126.72 feet; thence North 89°26'32" East continuing on said Right of Way a distance of 30.00 feet to the point of beginning.

Containing **21.83 Acres** and subject to a road right of way easement along a portion of the East line 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 28th day of November, 2023.

NICHOLAS D. SCHMIDT LICENSED PS-1492 11/28/23 KANSAS PROFESSIONAL SURVEYOR

Prepared For: **RANDY RATZLAFF**	*Description:* **A PORTION OF THE NE 1/4 SECTION 25, T19S, R2W McPHERSON COUNTY, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**

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Drawn By: KDZ	Scale: 1"=100'	Date of Field Work: November 10, 2023	Job No: G2023-863
Checked By: NDS	Date: 11/28/2023	Sheet 1 of 1 Sheet(s)	

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Plot Date & Time Tuesday, November 28, 2023 12:17:16 PM Dwg Path E:\LDD_GSSFILES\2023\20230863M\dwg\20230863 KWE PSCS 16-740