

- LEGEND**
- ▲ - Sectional Monument Found
 - △ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
 - × - Calculated Location
 - (C) - Calculated
 - (M) - Measured
 - (P) - Plotted
 - (PS) - Previous Survey by LS 1202 8/28/1999
 - (PSI) - Previous Survey GSS Project #22018-922
 - (R) - Record Measurement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement

DESCRIPTION:

PARCEL A

A portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Southwest corner of said Southwest Quarter thence on a NAD 83 Kansas South Zone bearing of North 00°42'58" West on the West line of said Southwest Quarter of the Southwest Quarter a distance of 360.67 feet to the point of beginning; thence continuing North 00°42'58" West on said West line a distance of 300.00 feet to the Northwest corner of the South Half of said Southwest Quarter of the Southwest Quarter; thence North 89°23'49" East on the North line of said South Half a distance of 1333.50 feet to the Northeast corner of said South Half; thence South 00°43'52" East on the East line of said South Half a distance of 300.00 feet; thence South 89°23'49" West parallel with the North line of said South half a distance of 1333.58 feet to the point of beginning.

Containing 9.184 Acres and subject to a road right of way easement across the West 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL B

A portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Southwest corner of said Southwest Quarter thence on a NAD 83 Kansas South Zone bearing of North 00°42'58" West on the West line of said Southwest Quarter of the Southwest Quarter a distance of 194.04 feet (Record) to the point of beginning; thence continuing North 00°42'58" West on said West line a distance of 166.63 feet; thence North 89°23'49" East parallel with the North line of said South half a distance of 1333.58 feet to the East line of said South Half; thence South 00°43'52" East on said West line a distance of 359.73 feet to the Southeast corner of said South Half; thence South 89°21'23" West on the South line of said South Half a distance of 735.68 feet to a point 597.99 feet (Record) West of the Southwest Corner of said Southwest Quarter; thence North 00°15'14" West a distance of 76.18 feet (Record); thence North 85°53'46" West a distance of 519.97 feet (Record); thence North 33°03'47" West a distance of 88.73 feet (88.77 Record); thence South 89°13'46" West a distance of 33.00 feet (Record) to the point of beginning.

Containing 9.549 Acres and subject to road right of way easements across the South and West 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL C1

The West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Containing 10.096 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL C2

The East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Containing 10.093 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL D1

The East Half of the Southeast Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas EXCEPT the following described parcel:

Beginning at the Southeast corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°21'23" West on the South line of said Southwest Quarter a distance of 378.78 feet; thence North 00°44'47" West parallel with the East line of said Southwest Quarter a distance of 608.00 feet; thence North 89°21'23" East parallel with said South line a distance of 378.78 feet to said East line; thence South 00°44'47" East on said East line a distance of 608.00 feet to the point of beginning.

The resulting parcel containing 14.888 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record.

PARCEL D2

A portion of the Southeast Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Southeast corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°21'23" West on the South line of said Southwest Quarter a distance of 378.78 feet; thence North 00°44'47" West parallel with the East line of said Southwest Quarter a distance of 608.00 feet; thence North 89°21'23" East parallel with said South line a distance of 378.78 feet to said East line; thence South 00°44'47" East on said East line a distance of 608.00 feet to the point of beginning.

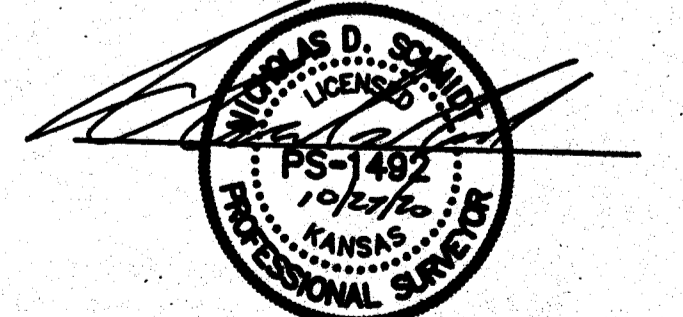
Containing 5.287 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record.

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 plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 27th day of October, 2020



Prepared For:		Description:	
JANSON INVESTMENTS, LLC		A PORTION OF THE S 1/2, SW 1/4 SECTION 12, T19S, R3W, McPHERSON COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
GSS		HUTCHINSON (Main Office) 2949 North Platte St. 67502 Ph. 620-463-7833 Fax 620-463-7401 McPHERSON (Branch Office) 206 South Main St. 67460 Ph. 620-341-4441 Fax 620-341-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-383-3953 Fax 316-383-5073 MANHATTAN (Branch Office) 3226 Kneibell Ave. Suite 202 66503 Ph. 785-528-4810	
Drawn By:	NDS	Scale:	1"=100'
Checked By:	NDS	Date:	10/27/2020
		Sheet:	1 of 1 Sheet(s)
		Date of Field Work:	October 17, 2020
		Job No:	G2020-830