

5.67' (CM)  
N88°17'27"E  
5.4' (RP)

Found F.R. Rankin  
5/8 Bar at S. edge Corner Fence Post  
In line of Hedge to South

Industrial 1st Addition Suppl. 2  
F.R. Rankin Survey 1971

Melanie L. Thrower, P.E., L.S.  
1457 N. High Dr.  
McPherson, KS 67460  
620-241-5086  
CLIENT:  
Hadley Sizemore

Found 5/8" Bar with Garber ID Cap  
NE Cor. SW 1/4 SW 1/4  
Sec. 22 T19S R3W

NOTE: A 5.67' Gap is  
found this survey and  
hereby added to te 147'  
tract to close plats to  
Section line per Garber  
Sunbird Lake Estates I.

147' (D & RS)  
N89°50'07"E  
146.72'(CM)  
Found F.R. Rankin  
5/8 Bar Set March 1969

Industrial 1st Addition  
Supplemental 1  
F.R. Rankin Surveyed  
(RP) March 1969

Scale 1"=100'

● Set 1/2"x24" Rebar W/ ID Cap  
(CM)- Calculated Measurement  
(D)-Deed  
Error 1:128867

DEED Description: The West 147 feet of the  
Southeast Quarter of the Southwest Quarter (SE1/4  
SW1/4) of Section Twenty-two (22), Township  
Nineteen (19) South, Range Three (3) West of the  
6th P.M., EXCEPT the right of way of the Atchison,  
Topeka and Santa Fe Railroad and Block Six (6),  
Industrial First Addition Supplement Number One to  
the City of McPherson., subject to conveyance and  
easements of record, McPherson County, Kansas.

#### TRACT A Legal Description:

A part of the SE1/4 of the SW1/4 of Section 22,  
Township 19 South, Range 3 West of the 6th P.M.  
beginning at the southeast corner of Sunbird Lake  
Estates I Final Plat being a point on the north right  
of way line of the A.T. and S.F. Railroad and the  
west line of the SE1/4 SW1/4 Sec. 22, T19S, R3W;  
thence along said west line an assumed bearing of  
N00°00'00"E, 458.06'; thence S89°33'46"E, 148.89'  
to a 5/8" Garber pin; thence along the west line of  
Industrial 1st Addition Supplement 1 Final Plat, S00°  
15'43"W, 413.01' to a point 147.00' east of said west  
line and on the A.T. & S.F. railroad north right of  
way line; thence along said right-of way line S73°  
21'44"W, 153.42' to the point of beginning  
containing 1.48 acres more or less and except any  
easements or right of ways of record.

#### Tract B Legal Description:

A part of the SE1/4 of the SW1/4 of Section 22,  
Township 19 South, Range 3 West of the 6th P.M.  
commencing at the southeast corner of Sunbird Lake  
Estates I Final Plat being a point on the north right  
of way line of the A.T. and S.F. Railroad and the  
west line of the SE1/4 SW1/4 Sec. 22, T19S, R3W;  
thence along said west line an assumed bearing of  
N00°00'00"E, 458.06' to the point of beginning;  
thence N00°00'00"E, 811.47' to the northeast corner  
of Sunbird Lake Estates I Final Plat being a 5/8"  
Garber bar and the NW Corner of the SE1/4 SW1/4  
Section 22, T19S, R3W and the southwest corner of  
the Industrial 1st Addition Supplement 2; thence  
along the south line of the Industrial 1st Addition  
Supplement 2, N88°17'27"E, 5.67'; thence N89°  
50'07"E, 146.72' to the northwest corner of Industrial  
1st Addition Supplement 1; thence along the west  
line of Industrial 1st Addition Supplement 1,  
S00°14'49"W, 813.20' to a 5/8" Garber pin; thence  
N89°33'46"W, 148.89' to the point of beginning  
containing 2.81 acres more or less and except any  
easements or right of ways of record.

Melanie L. Thrower, Registered Land Surveyor in  
the State of Kansas, certifies that on July 16, 2010, a  
survey to place pins as shown herein was made by  
myself and the results, to the best of my knowledge,  
information, belief and in my professional opinion  
are true and correct as shown on this plat of survey.

Survey was made as per client request and no title  
work has been provided to the surveyor. The number  
and extent of easements and or right-of way of  
record affecting said property has not been addressed  
by this survey.

SUNBIRD LAKE ESTATES I  
D.E. Garber Surveyor June 1993  
Record Plat (RP)

East Line SW1/4 SW1/4 Sec. 22 T19S R3W  
per Plat of Record

Assumed Bearing N00°00'00"E 1269.53' (CM) 1269.58' (RP)

811.47' (CM)

S00°14'49"W

LOT 4

Found Garber 5/8 Bar  
at T Post

TRACT B

N89°33'46"W  
148.89' (CM)

N89°33'46"W  
135.26' (CM)  
135.00' (RP & Deed)

Found  
Garber  
5/8 Bar  
at T Post

TRACT A

Point of Beginning  
Tract B  
Set 1/2"x2" Rebar w/ ID Cap  
On Plat Line

N00°00'00"E 458.06' (CM)

S00°14'49"W

LOT 5

No pins Found

Found Garber 5/8 Bar  
in Driveway along east side  
Point of Beginning Tract A

147.00 (Deed)  
73°21'44"  
(RP)

LOT 6

153.42' (CM)  
S73°21'44"W  
A.T. & S.F. Railroad

Inverted Rail Iron  
3.20W, 1.51' S  
of Pin Set

