NW Cor. NW 1/4
Sec. 24, T19S, R3W
Fd. 5/8" Rebar
Origin: Unknown

N 89°36'46" E 1330.98 (PL) 1330.88 (M)

NE Cor. W 1/2 NW 1/4
Sec. 24, T19S, R3W
Fd. 5/8" Rebar
Origin: Garber Surveying Service

33' R/W Line

1682.76 (C)

W 1/2 NW 1/4

1671.54 (PL) 1671.96 (C)

Fd. 5/8" Rebar (UO) 0.30 W. of Calculated Location

N 89°07'29" E 664.27 (PL) 663.97 (C)

N 89°10'16" E 664.79 (PL) 665.15 (C)

20' Utility Easement (Per Plat)

210.00 (PL)

LOT 2

33' R/W Line

20' Utility Easement (Per Plat)

20' Utility Easement (Per Plat)

N 00°54'30" W 470.00 (PL) 469.74 (M)

LOT 4

469.58 (C)

470.00 (PL) 469.36 (C)

240.00 (PL)

LOT 3

Parcel 3
12.500 Acres
(Bk. 660, Pg. 4910)

B L O C K "A"

S 00°48'51" E 644.28 (M)

N 00°52'23" W 2620.50 (PL) 2620.17 (M)

E 1/2 NW 1/4

Fd. 5/8" Rebar w/GSS Cap 0.44 S. of Platted Location

20' Utility Easement (Per Plat)

Fd. 5/8" Rebar w/Destroyed Cap

20.00 (PL)

55.00 (R)(C)

N 89°08'19" E 664.27 (PL) 664.28 (C)
609.28 (M)

N 89°08'19" E 664.79 (PL) 664.36 (M)

N 89°08'19" E 1328.54 (PL) 1328.35 (R) 1328.64 (C)

17th AVENUE

N 00°52'23" W 175.0 (R) 174.87 (C)

NOTE:
Building Area Not Detailed in this Survey per Client's Request

Gravel

Chainlink Fence

Chainlink Fence

Chainlink Fence

N 89°08'27" E 1328.35 (R) 1328.46 (C)

Fd. 5/8" Rebar w/GSS Cap

P.O.B. 3

N 00°52'23" W 298.0 (R) 292.96 (C)

55' R/W Line

Parcel 2
8.823 Acres
(Bk. 205, Pg. 451)

S 00°48'51" E 237.20 (R) 236.56 (M)

Delta=05°29'44"
R=2864.93
L=324.80 (PS)(R)(C)
T=162.57
C=324.63
Ch. Brg.= N 86°23'06" E

Apparent Deed Gap
0.515 Acre
(See Surveyor's Note)

Delta=01°26'48"
R=5673.90
L=143.25
T=71.63
C=143.24
Ch. Brg.= S 78°01'01" W

50' Railroad R/W Line

12.27 (C)

Fd. 5/8" Rebar (PS) (Held for R/W)

249.20 (R) 248.77 (M)

Delta=04°04'57"
R=5673.90
L=404.29
T=202.23
C=404.20
Ch. Brg.= S 79°20'06" W

404.29 (M)

73.74 (M)

SW Cor. NW 1/4
Sec. 24, T19S, R3W
Fd. 5/8" Rebar
Origin: Unknown

3.00 (R)(C)

524.80 (PS)(R)(C)

N 89°19'32" E 746.40 (PS) 746.33 (C)

Former A.T.S.F. Railroad R/W

S 89°50'43" W 929.98 (M)
745.00 (M)

N 89°50'43" E 800.00 (R)(M)

S 89°50'43" W 328.11 (R) 1328.25 (M)

398.27 (M)

S 89°50'43" W 129.98 (M)

143.25 (M)

Fd. 5/8" Rebar (PS) (Held for R/W)

SE Cor. W 1/2 NW 1/4
Sec. 24, T19S, R3W
Fd. 5/8" Rebar
Origin: Garber Surveying Service

P.O.B. 1 & 2
P.O.C. 3

Parcel 1
1.905 Acres
(Bk. 647, Pg. 5430)

Railroad R/W Line

UNION PACIFIC RAILROAD

S 75°14'40" W 825.0 (R) 823.01 (M)

366.43 (M)

Building

126.3

72.2

129.3

N 01°08'22" W 207.50 (R)(M)

N 01°08'22" W 2655.39 (M)

24" Cottonwood

56.58 (C)

2457.79 (C)

SW Cor. SW 1/4
Sec. 24, T19S, R3W
Fd. Mag Nail
Origin: Garber Surveying Service

DESCRIPTION:

PARCEL 1

A portion of the Southwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian; thence on a NAD 83 Kansas Zone 1502 bearing of North 89°50'43" East along the North line of said Southwest Quarter 800.00 feet (Record); thence South 75°14'40" West 823.01 feet (825.0 Record) to a point on the West line of said Southwest Quarter, said point being 207.50 feet (Record) South of said Northwest corner; thence North 01°08'22" West along said West line 207.50 feet (Record) to the POINT OF BEGINNING, containing **1.905 Acres**, subject to a road right of way easement across the West 55.00 feet thereof and any other easements or restrictions of record.

PARCEL 2

A portion of the West Half of the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian; thence on a NAD 83 Kansas Zone 1502 bearing of North 00°52'23" West along the West line of said Northwest Quarter 292.96 feet (293.00 Record); thence North 89°08'27" East 1328.46 feet (1328.35 Record) to the East line of the West Half of said Northwest Quarter; thence South 00°48'51" East along said East line 235.56 feet (237.20 Record) to the North line of the Union Pacific Railroad Right of Way; thence following the arc of a curve to the left having a radius of 5673.90 feet a distance of 404.29 feet (Chord bears South 79°20'06" West 404.20 feet) to the South line of said Northwest Quarter; thence South 89°50'43" West along said South line 929.98 feet to the POINT OF BEGINNING, containing **8.823 Acres**, subject to a road right of way easement across the West 55.00 feet thereof and any other easements or restrictions of record.

PARCEL 3

Lot 4, Block "A", Hultberg Acres, a Subdivision in the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas and a portion of the West Half of the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, both being described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian; thence on a NAD 83 Kansas Zone 1502 bearing of North 00°52'23" West along the West line of said Northwest Quarter 292.96 feet (293.00 Record) to the POINT OF BEGINNING; thence continuing North 00°52'23" West along said West line 174.87 feet to the Southwest corner of Lot 3, Block "A", Hultberg Acres; thence North 89°08'19" East along the South line of said Lot 3 a distance of 664.28 (Record) feet to the Southwest corner of Lot 4 of said Block "A"; thence North 00°54'30" West along the West line of said Lot 4 a distance of 469.74 feet (470.0 Record) to the Northwest corner of said Lot 4; thence North 89°10'16" East along the North line of said Lot 4 a distance of 665.15 feet (664.79 Record) to the Northeast corner of said Lot 4; thence South 00°48'51" East along the East line of said Lot 4 a distance of 469.36 feet (470.0 Record) to the Southeast corner of said Lot 4; thence continuing South 00°48'51" East along the East line of the West Half of said Northwest Quarter 174.92 feet (175.0 Record); thence South 89°08'27" West 1328.46 feet (1328.35 Record) to the POINT OF BEGINNING, containing **12.500 Acres**, subject to a road right of way easement across the West 55.00 feet thereof and any other easements or restrictions of record.

Apparent Deed Gap Description

A portion of the West Half of the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of Section 24, Township 19 South, Range 3 West of the 6th Principal Meridian; thence on a NAD 83 Kansas Zone 1502 bearing of North 00°52'23" West along the West line of said Northwest Quarter 3.00 feet (Record) to the South line of the former Right of Way for the Chicago Rock Island and Pacific Railroad; thence along said former Right of Way following the arc of a curve to the right having a radius of 2864.93 feet (Record) a distance of 324.80 feet (Record) (Chord bears North 86°23'06" East 324.63feet); thence North 89°19'32" East continuing along said former Right of Way 746.33 feet (746.40 Record) to the current Right of Way of the Union Pacific Railroad; thence along said Union Pacific Right of Way following the arc of a curve to the left having a radius of 5673.90 feet a distance of 143.25 feet (Chord bears South 78°01'01" West 143.24 feet) to the South line of said Northwest Quarter; thence South 89°50'43" West along add South line 929.98 feet to the POINT OF BEGINNING, containing **0.515 Acre**, subject to a road right of way easement across the West 55.00 feet thereof and any other easements or restrictions of record.

SURVEYOR'S NOTES:

This area appears to be a portion of the former Right of Way for the A.T.&S.F. Railroad prior to the track and right of way realignment in 1949. The realigned A.T.&S.F. Railroad was along and parallel to the current Right of Way of the Union Pacific Railroad, which is now held by the Central Kansas Conservancy. There is no deed of record from A.T.&S.F. to the adjoining land owner as there is for the remaining former right of way South of the ¼ section line which was transferred in 1976 (Book 190, Page 419). It is believed that it was the intent of A.T.&S.F. Railroad to vacate or Quitclaim all of the right of way of the former track alignment, and not to leave the gap as shown hereon.

BENCHMARK:

BM #1 (CP 105) 5/8" rebar in asphalt in CL 17th Avenue at SW corner of the NW ¼.

Elevation= 1522.98 (NAVD88)

LEGEND

- △ – Sectional Monument Found
- ○ – Survey Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- -x- – Fence
- ☼ – Light Pole
- ⊕ – Power Pole
- WM – Water Meter
- (PL) – Platted – Hultberg Acres
- (C) – Calculated
- (M) – Measured
- (PS) – Previous Survey by F.R. Rankin 7/17/1973
- (R) – Record measurement
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement
- SBM – Site Benchmark

N

-50 0 50 100 150

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE 1502

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the topography of the site shown hereon, as surveyed under my supervision, this 23rd day of December, 2014.

NICHOLAS D. SCHMIDT
REGISTERED
LS-1492
12/23/14
KANSAS
LAND SURVEYOR

Prepared For: FRANK BLACK PIPE & SUPPLY CO.	*Description:* A PORTION OF THE NW 1/4 SECTION 24T19S, R3W MCPHERSON COUNTY, KANSAS

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

GSS™

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: AL	Scale: 1"=50'	Date of Field Work: Nov. 26, 2014	Job No: G2014-785
Checked By: NDS	Date: 12/23/2014	Sheet 1 of 1 Sheet(s)	

Saved 12/23/2014 12:04:18 PM by ALOPEZ
Plot Date & Time Tuesday, December 23, 2014 12:04:40 PM Dwg Path U:\LDD_GSSFILES\2014\20140785 C3d\Dwg\20140785 NM083 NAV088