

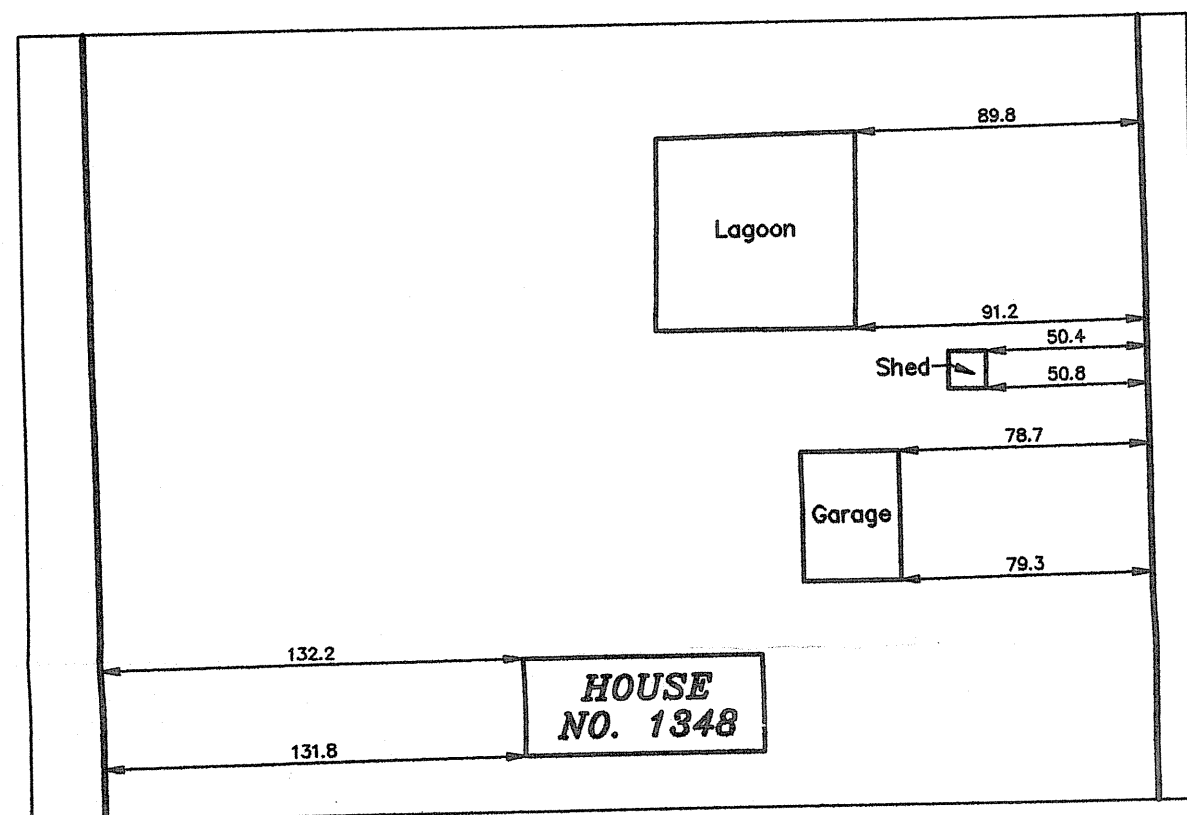
13th AVENUE

N 00°29'30" W 2656.06 (PS) 2656.63 (M)

NW Cor. SW 1/4
Sec. 20, T20S, R3W
Fd. 5/8" Rebar
Origin: (PS)

N 89°13'55" E 2016.22 (PS) 2016.64 (M)

N 89°13'55" E 2626.69 (PS) 2626.79 (M)



Detail
Scale 1"=60'

NE Cor. SW 1/4
Sec. 20, T20S, R3W
Set at Calculated Location Per (PS)

N 89°13'55" E
610.47 (PS) 610.14 (M)

Fd. 5/8" Rebar

N 00°10'22" E 1430.19 (M)

PARCEL 2
40.751 Acres
(40.00 Acres Without R/W)

S 89°43'29" E
208.58 (M)

Fd. 5/8" Rebar

N 17°30'20" E
81.57 (M)

Fd. 5/8" Rebar

S 89°03'16" W
330.00 (R)(M)

N 89°53'39" E 322.24 (M)

PARCEL 1
4.443 Acres

N 01°47'42" W
191.99 (M)

Fd. 5/8" Rebar

N 00°23'30" W
195.10 (M)

Fd. 5/8" Rebar w/GSS Cap

N 22°24'14" W
97.15 (M)

Fd. 5/8" Rebar w/GSS Cap

N 05°15'57" E
103.61 (M)

Fd. 5/8" Rebar

N 12°36'10" E
120.20 (M)

Fd. 5/8" Rebar

N 00°44'43" W
412.49 (C)

Fd. 5/8" Rebar

Fd. 5/8" Rebar w/LS 697 Cap

S 89°03'16" W 651.51 (C)

330.00 (R)(C)

SE Cor. SW 1/4
Sec. 20, T20S, R3W
Fd. 5/8" Rebar
Origin: MP. Co. Ref. Ties by GSS (10/13/11)

COMANCHE ROAD

SW Cor. SW 1/4
Sec. 20, T20S, R3W
Fd. Mag Nail
Origin: MP. Co. Ref. Ties by LS 1297 (7/11/11)

1653.64 (PS) 1655.48 (C)

S 89°03'16" W 2635.10 (PS) 2636.99 (M)

1528.45 (M)

S 00°42'40" E 1599.94 (M)

S 00°42'40" E 2648.72 (PS) 2648.42 (M)

Fd. 5/8" Rebar w/LS 697 Cap

73.49 (M)

Fd. 5/8" Rebar

586.48 (M)

S 00°42'40" E 586.48 (M)

P.O.B 1

See Detail

50' Ingress-Egress Easement (Bk. 245, Pg. 518)

462.00 (R) 462.00 (M)

50.00 (C)

50' R/W Line

Fd. 5/8" Rebar

P.O.C. 1 & 2

P.O.B 2

330.00 (R)(C)

50' R/W Line

Fd. 5/8" Rebar

50' R/W Line

50' R/W Line

50' R/W Line

50' R/W Line

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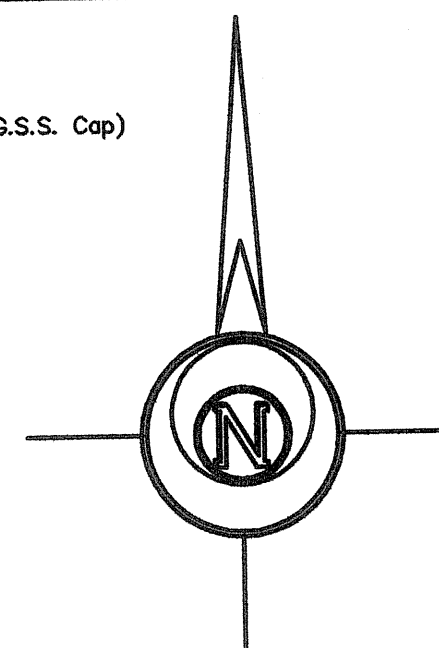
50' R/W Line

50' R/W Line

50' R/W Line

LEGEND

- △ - Sectional Monument Found
- ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey 10/29/97 GSS Job # 97-876
- (R) - Record measurement
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning



-200 0 200 400 600

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION: PARCEL 1

A portion of the Southwest Quarter of Section 20, Township 20 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°42'40" West on the East line of said Southwest Quarter a distance of 462.00 feet (Record) to the point of beginning; thence South 89°03'16" West parallel with the South line of said Southwest Quarter a distance of 330.00 feet (Record); thence North 00°42'40" West parallel with said East line a distance of 586.48 feet; thence North 89°03'16" East parallel with said South line a distance of 330.00 feet to said East line; thence South 00°42'40" East on said East line a distance of 586.48 feet to the point of beginning.

Containing 4.443 Acres and subject to any easements or restrictions of record.

PARCEL 2

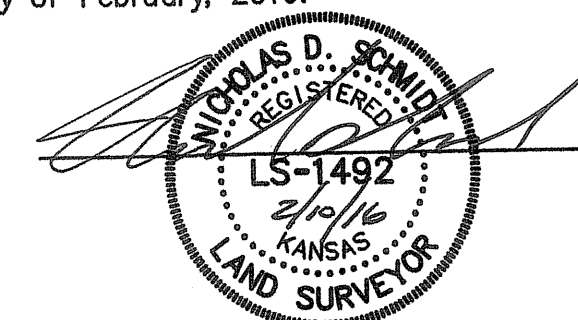
A portion of the Southwest Quarter of Section 20, Township 20 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:


Commencing at the Southeast corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°03'16" West on the South line of said Southwest Quarter a distance of 330.00 feet (Record) to the point of beginning; thence continuing South 89°03'16" West on said South line a distance of 651.51 feet (651.46 Record); thence North 00°44'43" West a distance of 412.49 feet (Record); thence North 12°36'10" East a distance of 103.61 feet (103.55 Record); thence North 22°24'14" West a distance of 97.15 feet (96.26 Record); thence North 00°23'30" West a distance of 195.10 feet (196.20 Record); thence North 79°21'33" West a distance of 210.87 feet (211.37 Record); thence North 01°47'42" West a distance of 191.99 feet (192.26 Record); thence South 89°43'29" East a distance of 208.58 feet (208.41 Record); thence North 17°30'20" East a distance of 81.57 feet (Record); thence North 89°53'39" East a distance of 322.24 feet (322.14 Record); thence North 00°10'22" East a distance of 1430.19 feet (1430.43 Record) to the North line of said Southwest Quarter; thence North 89°13'55" East on said North line a distance of 610.14 feet (610.47 Record) to the Northeast corner of said Southwest quarter; thence South 00°42'40" East the East line of said Southwest Quarter a distance of 1599.94 feet to a point 1048.48 feet North of the Southeast corner of said Southwest Quarter; thence South 89°03'16" West parallel with said South line a distance of 330.00 feet; thence South 00°42'40" East parallel with said East line a distance of 1048.48 feet to the point of beginning.

Containing 40.751 Acres and subject to a road right of way easement across the South 50.00 feet thereof and other any 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 10th day of February, 2016.



Prepared For:		Description:	
HORIZON REAL ESTATE SERVICES		A PORTION OF THE SW 1/4 SECTION 20, T20S, R3W McPHERSON COUNTY, KANSAS	
Prepared By:		Garber Surveying Service, P.A.	
		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:	KLL	Scale: 1"=200'	Date of Field Work: February 3, 2016
Checked By:	NDS	Date: 02/10/2016	Sheet 1 of 1 Sheet(s)
			Job No: G2016-59