

# COMANCHE ROAD

N 89°23'34" E 2660.67 (PS)(M)

375.00 (R)(C)

321.68 (C)

P.O.C.

NE Cor. NE 1/4  
Sec. 28, T20S, R4W  
Fd. Magnall  
Origin: (PS)

NW Cor. NE 1/4  
Sec. 28, T20S, R4W  
Fd. Magnall  
Origin: (PS)

1859.67 (C)

426.00 (R)(C)

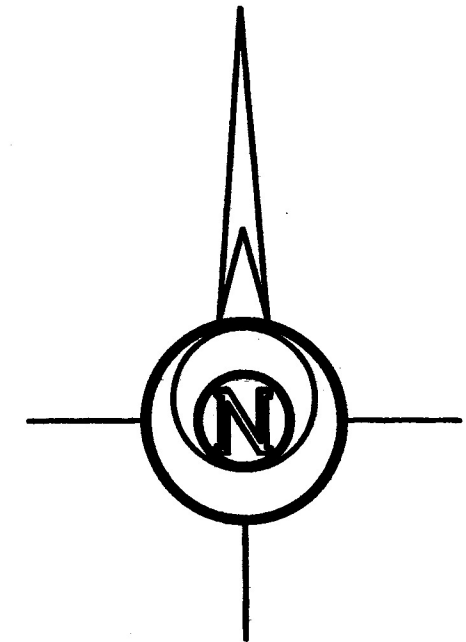
53.32 (C)

P.O.B.

50' R/W Line

## LEGEND

- △ - Sectional Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - Sanitary Sewer Cleanout
- - Sanitary Sewer Manhole
- ⊕ - Power Pole
- ⊕ - Calculated
- ⊕ - Measured
- (PS) - Previous Survey GSS Project #G2021-1026
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement



-50 0 50 100 150

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

EXISTING PARCEL  
(BK 244, PG. 227)

## DESCRIPTION:

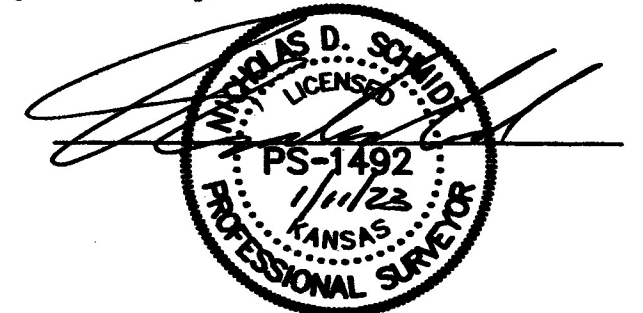
A portion of the North Half of the Northeast Quarter of Section 28, Township 20 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 9th day of January, 2023:

Commencing at the Northeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°23'34" West on the North line of said Northeast Quarter a distance of 321.68 feet to the point of beginning; thence South 00°36'26" East perpendicular to said North line a distance of 486.17 feet; thence South 20°26'44" East a distance of 226.91 feet; thence South 89°23'34" West parallel with said North line a distance of 556.33 feet; thence North 00°36'26" West perpendicular to said North line a distance of 296.60 feet to the Southwest corner of a parcel described in Book 244, Page 227 at the McPherson County Register of Deeds Office; thence North 89°23'34" East on the South line of said parcel a distance of 426.00 feet to the Southeast corner of said parcel; thence North 00°36'26" West on the East line of said parcel a distance of 403.00 feet to the North line of said Northeast Quarter; thence North 89°23'34" East on said North line a distance of 53.32 feet to the point of beginning.

Containing 3.95 Acres and subject to a road right of way easement along the North 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 11th day of January, 2023.



3.95 Acres

HOUSE  
NO. 893

Water Well

Septic Tank

N 00°36'26" W 403.00 (R)(C)

N 00°36'26" W 296.60 (M)

N 89°23'34" E 426.00 (R)(M)

N 00°36'26" W 403.00 (C)

S 00°36'26" E 486.17 (C)

S 20°26'44" E 226.91 (R)

S 89°23'34" W 556.33 (M)

Prepared For:

FIRST NATIONAL BANK

Description:

A PORTION OF THE N 1/2 NE 1/4  
SECTION 28, T20S, R4W  
MCPHERSON COUNTY, KANSAS

Prepared By:

Garber Surveying Service, P.A.



HUTCHINSON  
2908 North Plum St. 67502  
Ph. 620-665-7032  
(Main Office)

BRANCH OFFICES:  
MANHATTAN Ph. 785-320-4810  
MCPHERSON Ph. 620-241-4441  
NEWTON Ph. 316-283-5053  
SALINA Ph. 785-404-6302  
WICHITA Ph. 316-260-9933

Drawn By: KLL

Scale: 1"=50'

Date of Field Work: December 9, 2022

Job No:

Checked By: NDS

Date: 01/11/2023

Sheet 1 of 1 Sheet(s)

G2022-936