

- LEGEND**
- △ - Sectional Monument Found
  - - Fd. 5/8" Rebar w/GSS CLS 52 Cap
  - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
  - (C) - Calculated
  - (M) - Measured
  - (PS) - Previous Survey GSS Project #G2022-1044
  - (R) - Record measurement
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement

-100 0 100 200 300  
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**DESCRIPTION:**

A portion of the Southeast Quarter of Section 17, Township 21 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 30th day of November, 2023:

Commencing at the Southeast corner of said Southeast Quarter; thence South 89°37'56" West (assumed bearing) on the South line of said Southeast Quarter a distance of 1086.39 feet; thence North 00°22'04" West perpendicular to said South line a distance of 783.44 feet to the point of beginning; thence continuing North 00°22'04" West a distance of 97.36 feet; thence North 89°37'56" East a distance of 451.96 feet; thence North 00°58'47" West a distance of 232.90 feet to the Southwest corner of a parcel described in Book 667, Page 18394 at the McPherson County Register of Deeds Office; thence South 80°54'23" East on the South line of said parcel a distance of 414.03 feet to the centerline of 26<sup>th</sup> Avenue; thence South 29°07'34" West on said centerline a distance of 301.22 feet; thence South 89°37'56" West a distance of 709.57 feet to the point of beginning.

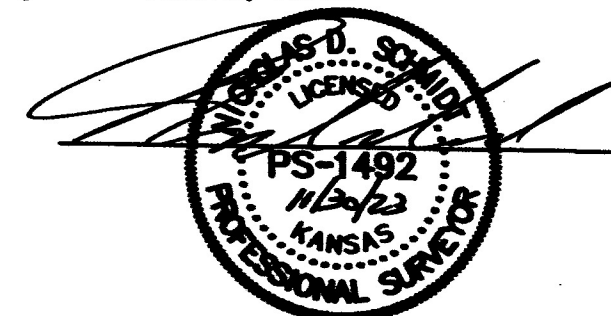
Containing 3.33 Acres and subject to a road right of way easement along the East and line thereof, and any other easements or restrictions of record.

**SURVEYOR'S 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.
- All measurements are in US Survey Feet.

**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 30th day of November, 2023.



Prepared For:	Description:		
<b>RUSS NIGHTINGALE</b>	<b>A PORTION OF THE SE 1/4 SECTION 17, T21S, R1W McPHERSON COUNTY, KANSAS</b>		
Prepared By:	Garber Surveying Service, P.A.		
<b>GSS HUTCHINSON</b>	2908 North Plum St. 67582 PH. 620-445-7832 (Main Office)		
BRANCH OFFICES:		MANHATTAN PH. 785-328-8810 MCPHERSON PH. 620-341-4441 SALINA PH. 785-404-6382 WICHITA PH. 316-268-9933	
Drawn By: IDZ	Scale: 1"=100'	Date of Field Work: November 16, 2023	Job No:
Checked By: NDS	Date: 11/30/2023	Sheet 1 of 1 Sheet(s)	G2023-890