

5th AVENUE
N 00°04'07" W 1,456.14 (C)
N 00°04'07" W 2,653.94 (M)(PS)

NW Cor. SW 1/4
Sec. 1, T21S, R5W
Fd. 5/8" Rebar
Origin: (PS)

NE Cor. W 1/2, SW 1/4
Sec. 1, T21S, R5W
Fd. 5/8" Rebar
Origin: (PS)

N 89°57'52" E 728.66 (C)

N 89°57'52" E 1,302.94 (C)

N 89°57'52" E 574.28 (M)

TRACT 1
2.41 Acres
(to be joined with parcel to the South)

N 89°09'50" W 562.50(M)(PS)

S 03°52'43" E
154.45(M)(PS)

N 89°51'58" W
9.27(M)(PS)

PREVIOUS SURVEY
G2022-468

S 85°45'51" E
139.33(M)(PS)

N 88°03'49" E
211.75(M)(PS)

S 89°33'02" E
151.18(M)(PS)

S 00°20'46" W
69.25(M)(PS)

N 02°57'49" E
77.66(M)(PS)

N 89°51'28" E
34.47(M)(PS)

S 00°06'58" E 2,651.83 (M)(PS)

S 00°06'55" E 850.14 (M)(PS)

817.13 (M)

TRACT 2B
6.01 Acres

P.O.B. 2B
SE Cor. W 1/2, SW 1/4
Sec. 1, T21S, R5W
Fd. 5/8" Rebar
Origin: (PS)

TRACT 2A
28.50 Acres

LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found (5/8" Rebar w/GSS Cap)
- - 5/8" x 24" Iron Rebar Set w/GSS Cap
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey G2022-468 07/13/2022
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

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.

P.O.B. 2A
SW Cor. SW 1/4
Sec. 1, T21S, R5W
Fd. 5/8" Rebar
Origin: (PS)

N 89°09'48" W 955.75 (C)

N 89°09'48" W 1,304.33 (M)(PS)
CHEYENNE ROAD

N 89°09'48" W 317.56 (C)

-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

33' R/W Line

33' R/W Line

DESCRIPTIONS:

TRACT 1:

A portion of the West Half of the Southwest Quarter of Section 1, Township 21 South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of November, 2024:

Commencing at the Southeast corner of said West Half of the Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°06'55" West on the East line of said West Half a distance of 1287.14 feet to the point of beginning; thence North 89°09'50" West a distance of 562.50 feet; thence North 03°52'43" West a distance of 180.71 feet; thence North 89°57'52" East a distance of 574.28 feet to said East line; thence South 00°06'58" East on said East line a distance of 188.86 feet to the point of beginning.

The above described tract 2.41 Acres and subject to any easements or restrictions of record.

TRACT 2A:

A portion of the West Half of the Southwest Quarter of Section 1, Township 21 South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of November, 2024:

Beginning at the Southwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°04'07" West on the West line of said Southwest Quarter a distance of 1456.14 feet; thence North 89°57'52" East a distance of 728.66 feet; thence South 03°52'43" East a distance of 180.71 feet; thence South 03°52'43" East a distance of 154.45 feet; thence North 89°51'58" West a distance of 9.27 feet; thence South 01°08'36" West a distance of 375.64 feet; thence North 88°03'49" East a distance of 211.75 feet; thence South 00°50'08" East a distance of 767.86 feet to the South line of said Southwest Quarter; thence North 89°09'48" West on said South line a distance of 955.75 feet to the point of beginning.

The above described tract 28.50 Acres and subject to road right of way easements along the South and West lines thereof, and any other easements or restrictions of record.

TRACT 2B:

A portion of the West Half of the Southwest Quarter of Section 1, Township 21 South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of November, 2024:

Beginning at the Southeast corner of said West Half of the Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°09'48" West on the South line of said Southwest Quarter a distance of 317.56 feet; thence North 00°50'05" West a distance of 848.67 feet; thence South 85°45'51" East a distance of 139.33 feet; thence South 00°20'46" West a distance of 69.25 feet; thence South 89°33'02" East a distance of 151.18 feet; thence North 02°57'49" East a distance of 77.66 feet; thence North 89°51'28" East a distance of 34.47 feet to the East line of said West Half of the Southwest Quarter; thence South 00°06'55" East on said East line a distance of 850.14 feet to the point of beginning.

The above described tract 6.01 Acres and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

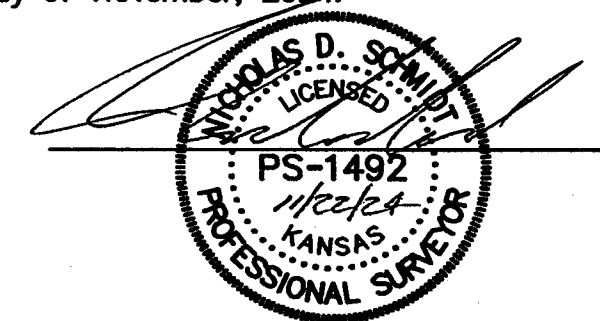
COUNTY PLANNING AND ZONING CERTIFICATE:

I, _____, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being in conformance with the provisions of the McPherson County Zoning and Subdivision Regulations. Given under my hand this _____ day of _____, 20____.

Jon Kinsey, Zoning Administrator

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 22nd day of November, 2024.



Prepared For: WAYNE REGEHR		Description: A PORTION OF THE W 1/2, SW 1/4 SECTION 1, T21S, R5W 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 Martin 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			
MANHATTAN (Branch Office) 3226 Kimball Ave Ste.#2 66503 Ph. 785-320-4810			
Drawn By: GAQ	Scale: 1"=100'	Date of Field Work: October 2, 2024	Job No:
Checked By: NDS	Date: 11/22/2024	Sheet 1 of 1 Sheet(s)	G2024-796