

# LEGEND

- △ - Section Corner Monument Found
- - Survey Monument Found (5/8" Rebar w/GSS CLS 52 Cap from (PS1) unless otherwise noted)
- - 5/8" Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- (PS1) - Previous Survey GSS Project #G2014-685
- (PS2) - Previous Survey GSS Project #G2021-171
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

## DESCRIPTIONS:

### TRACT 1:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:

Commencing at the Northwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 88°10'29" East on the North line of said Northwest Quarter a distance of 400.00 feet (Record) to the point of beginning; thence continuing North 88°10'29" East on said North line a distance of 50.00 feet; thence South 00°36'41" East parallel with the West line of said Northwest Quarter a distance of 335.00 feet; thence South 88°10'29" West parallel with said North line a distance of 50.00 feet; thence North 00°36'41" West parallel with said West line a distance of 335.00 feet (Record) to the point of beginning.

The above described tract contains 0.38 Acres and is subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

### TRACT 2:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:

Commencing at the Northwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 88°10'29" East on the North line of said Northwest Quarter a distance of 450.00 feet to the point of beginning; thence continuing North 88°10'29" East on said North line a distance of 1913.46 feet to a point 275.00 feet West of the Northeast corner of said Northwest Quarter; thence South 03°35'56" West a distance of 648.73 feet; thence South 60°05'44" West a distance of 305.90 feet; thence South 65°57'47" West a distance of 198.79 feet; thence South 21°09'42" West a distance of 349.84 feet; thence North 85°19'34" West a distance of 297.43 feet to the East line of a parcel described in Book 668, Page 41194 recorded at the McPherson County Register of Deeds Office; thence North 00°38'15" West on said East line a distance of 153.94 feet to the Northeast corner of said parcel; thence South 89°22'32" West on the North line of said parcel a distance of 365.04 feet to the Northwest corner of said parcel; thence South 00°35'57" East on the West line of said parcel a distance of 340.04 feet to said North line; thence South 89°23'32" West on said North line a distance of 1075.00 feet to the West line of said Northwest Quarter; thence North 00°36'41" West on said West line a distance of 974.20 feet to a point 335.00 feet South of said Northwest Quarter; thence North 88°10'29" East parallel with said North line a distance of 450.00 feet; thence North 00°36'41" West parallel with said West line a distance of 335.00 feet to the point of beginning.

The above described tract contains 56.71 Acres and is subject to road right of way easements along the North and West lines thereof, and any other easements or restrictions of record.

### TRACT 3:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:

Beginning at the Northeast corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°35'48" East on the East line of said Northwest Quarter a distance of 2636.87 feet to the Southeast corner of said Northwest Quarter; thence South 88°07'20" West on said South line a distance of 649.61 feet; thence North 15°41'58" West a distance of 671.05 feet; thence South 88°15'33" West a distance of 734.68 feet; thence North 01°01'07" West a distance of 495.65 feet to the South line of a parcel described in Book 668, Page 41194 recorded at the McPherson County Register of Deeds Office; thence North 89°24'43" East on the East line of said parcel a distance of 328.87 feet; thence North 79°00'59" East continuing on said East line a distance of 101.65 feet; thence South 85°19'34" East a distance of 297.43 feet; thence North 21°09'42" East a distance of 349.84 feet; thence North 60°05'44" East a distance of 305.90 feet; thence North 03°35'56" East a distance of 648.73 feet to the North line of said Northwest Quarter; thence North 88°10'29" East on said North line a distance of 275.00 feet to the point of beginning.

The above described tract contains 51.44 Acres and is subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

### TRACT 4:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:

Beginning at the Southwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°36'41" West on the West line of said Northwest Quarter a distance of 1299.95 feet to the South line of a parcel described in Book 668, Page 41194 recorded at the McPherson County Register of Deeds Office; thence North 89°22'53" East on said South line a distance of 1075.07 feet; thence South 00°34'44" East on the West line of said parcel a distance of 127.07 feet; thence departing said West line South 01°01'07" East a distance of 495.65 feet; thence North 88°15'33" East a distance of 734.68 feet; thence South 15°41'58" East a distance of 671.05 feet to the South line of said Northwest Quarter; thence South 88°07'20" West on said South line a distance of 1988.22 feet to the point of beginning.

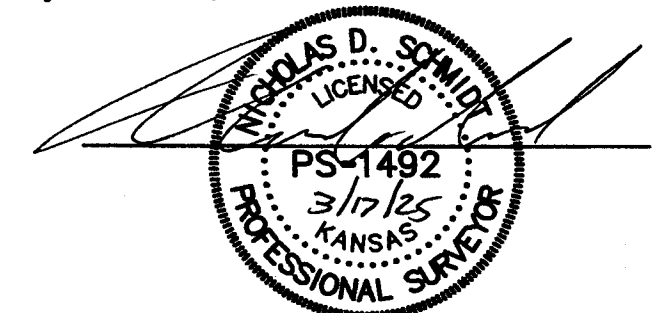
The above described tract contains 44.17 Acres and is subject to a road right of way easement along the West line thereof, and any other easements or restrictions of record.

### 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:

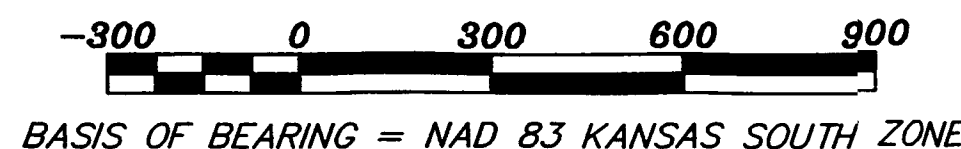
I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 17th day of March, 2025.



### 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



Prepared For:		Description:	
RODNEY KOEHN		A PORTION OF THE NW 1/4 SECTION 13, T20S, R2W 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		MANHATTAN (Branch Office) 3226 Kimball Ave Ste.#2 66503 Ph. 785-320-4810	
Drawn By: GAQ	Scale: 1"=300'	Date of Field Work: March 3rd, 2025	Job No:
Checked By: NDS	Date: 03/17/2025	Sheet 1 of 1 Sheet(s)	G2025-135