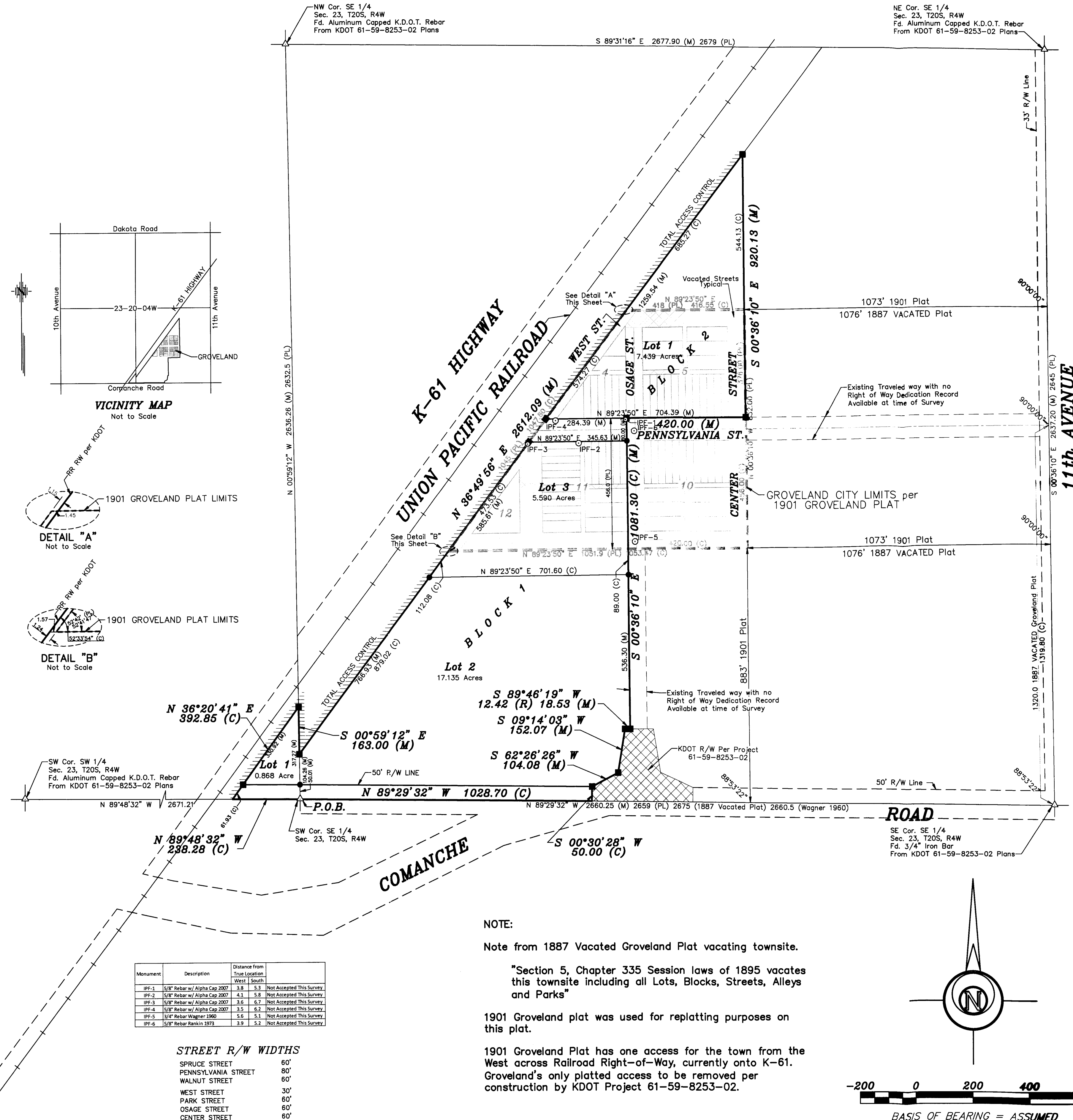


# MID KANSAS COOPERATIVE SUBDIVISION

A REPLAT OF BLOCKS 4, 5, 11, AND 12 OF THE TOWN OF GROVELAND AND  
A SUBDIVISION IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 20 SOUTH,  
RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN IN MCPHERSON COUNTY, KANSAS

FINAL PLAT



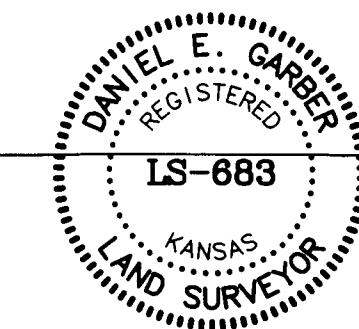
## DESCRIPTION:

Portions of the South Half of Section 23, Township 20 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of Section 23, Township 20 South, Range 4 West of the 6th Principal Meridian; thence with an assumed bearing of North 89°48'32" West along the South line of said Southwest Quarter 238.28 feet to the Eastern Right-of-way line of the Union Pacific Railroad; thence North 36°20'41" East along the Eastern Right-of-way line of the Union Pacific Railroad 392.85 feet to a Right-of-way Deflection point at the East line of said Southwest Quarter; thence South 00°59'12" East following the Eastern Right-of-way line of the Union Pacific Railroad being the East line of said Southwest Quarter 163.00 feet to a Right-of-way Deflection point (said point being 154.27 feet North of the Southwest Corner of the Southeast Quarter of said Section); thence North 36°49'56" East along the Eastern Right-of-way line of the Union Pacific Railroad 879.01 feet to the intersection of said Right-of-way line and the South Line of the Town of Groveland (as filed for record August 13, 1901); thence continuing North 36°49'56" East along said Right-of-way line being the Western Line of said Town of Groveland 1047.81 feet (1045.00 feet Record) to the intersection of said Right-of-way line and the North line of said Town of Groveland; thence continuing North 36°49'56" East along said Right-of-way line being the East line of said Town of Groveland (said point being 1073.00 feet West of the East line of said Southeast Quarter); thence South 00°36'10" East parallel to the East line of said Southeast Quarter 544.13 feet to the Northeast Corner of said Town of Groveland; thence continuing South 00°36'10" East parallel to the East line of said Southeast Quarter along the East line of said Town 376.00 feet (Record) to the North line of Pennsylvania Street of said Town of Groveland; thence South 89°23'50" West along the North line of said Pennsylvania Street 420.00 feet (Record) to the Southeast Corner of Block 4 being the West line of Osage Street of said Town; thence South 00°36'10" East along the West line of Osage Street 456.00 feet (Record) to the South line of the Town of Groveland (as filed for record August 13, 1901); thence continuing South 00°36'10" East along the extension of the West line of Osage Street 625.20 feet; thence South 89°46'19" West 18.53 feet (12.42 feet KDOT Record); thence South 09°14'03" West 152.07 feet (KDOT Record); thence South 62°26'26" West 104.08 feet (KDOT Record); thence South 00°30'28" West 50.00 feet (KDOT Record) to the South line of said Southeast Quarter; thence North 89°29'32" West along the South line of said Southeast Quarter 1028.70 feet (KDOT Record) to the point of beginning, containing 31.610 Acres, subject to a road right-of-way easement across the South 50.00 feet thereof and any easements of record.

## LAND SURVEYOR'S CERTIFICATE

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on \_\_\_\_\_, 20\_\_\_\_ and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:



STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

## OWNER'S CERTIFICATE AND DEDICATION

This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into a Lot and Block under the name of "Mid Kansas Cooperative Subdivision", A Replat of Blocks 4, 5, 11, and 12 of the Town of Groveland and a subdivision in the South Half of Section 23, Township 20 South, Range 4 West of the 6th Principal Meridian in McPherson County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of McPherson County, Kansas.

MID KANSAS COOPERATIVE, INC.  
Dave Christiansen, President

MID KANSAS COOPERATIVE, INC.  
Dave Mills, Secretary

## LEGEND

- △ Sectional Monument Found
- Survey Monument Found
- 5/8" x 24" Rebar Set in Concrete
- 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) Calculated
- (M) Measured
- (P) 1901 Groveland Plat
- (R) Record measurement
- P.O.B. Point of Beginning
- Total Access Control

## NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

## BE IT REMEMBERED:

That on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Dave Christiansen, President and Dave Mills, Secretary, respectively of Mid Kansas Cooperative, Inc who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

## IN TESTIMONY WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, Notary Public

## PLANNING BOARD CERTIFICATE

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the  
McPherson County Planning Board.

Date signed: \_\_\_\_\_

\_\_\_\_\_, Chairman

Attest:

\_\_\_\_\_, Secretary

## COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.

\_\_\_\_\_, County Surveyor

## COUNTY COMMISSION CERTIFICATE

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

This plat approved and dedications shown on this plat are hereby accepted by the Board of County Commissioners McPherson County, Kansas  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, Chairman:

\_\_\_\_\_, Commissioner:

\_\_\_\_\_, Vice-Chair

\_\_\_\_\_, County Clerk: Susan R. Meng

## TRANSFER OF RECORD

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

Entered on transfer record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, County Clerk

## REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

## FINAL PLAT

Description:  
**MID KANSAS COOPERATIVE  
SUBDIVISION  
GROVELAND, MCPHERSON CO. KS**

Prepared By:



**Garber Surveying Service, P.A.**

2908 North Plum St.  
Hutchinson, Kansas 67502  
Phone (620) 665-7032 • FAX (620) 663-7401  
511 North Poplar Street  
Newton, Kansas 67114  
Phone (316) 283-5053 • FAX (316) 283-5073

|                 |                  |                                     |           |
|-----------------|------------------|-------------------------------------|-----------|
| Drawn By: WJA   | Scale: 1"=200'   | Date of Field Work: August 12, 2010 | Job No:   |
| Checked By: DEG | Date: 08/19/2010 | Sheet 1 of 1 Sheet(s)               | G2010-455 |