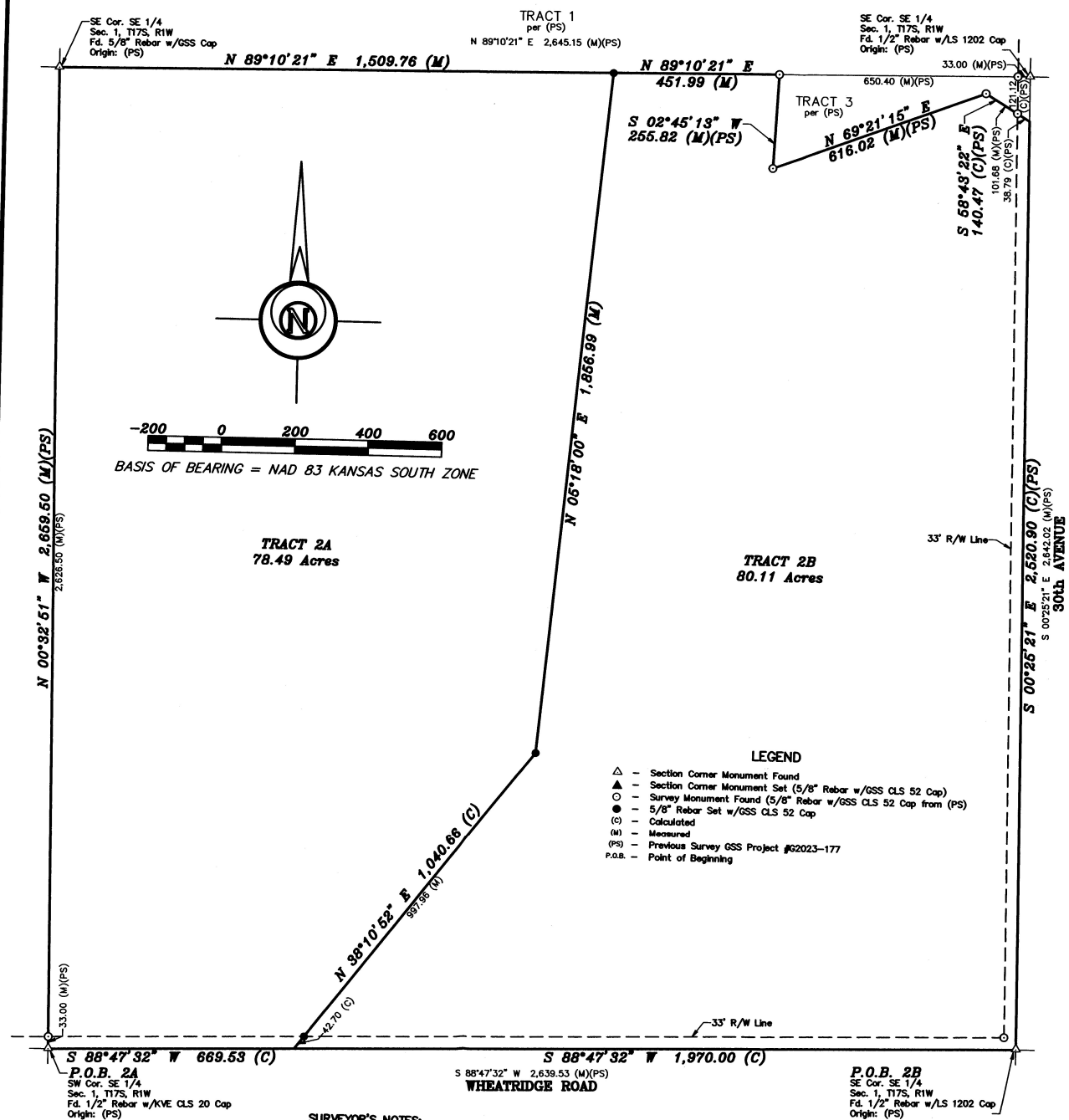

SURVEYOR'S NOTES:

1. 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.
2. All measurements are in US Survey Feet.

Revised 05/06/2025

Laurie B. Witzlerde, Register of Deeds
McPherson County, Kansas
Book: 668 Page: 58968
Receipt #: 236063
Pages Recorded: 1
Cashier Initials: Sheila
Total Fees: $21.00
Authorized By:
Date Recorded: 5/12/2025 1:12:38 PM

DESCRIPTIONS:

TRACT 2A:

A portion of the Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of May, 2025:

Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°32'51" West on the West line of said Southeast Quarter a distance of 2659.50 feet to the Northwest corner of said Southeast Quarter; thence North 89°10'21" East on the North line of said Southeast Quarter a distance of 1509.76 feet; thence South 05°18'00" West a distance of 1856.99 feet; thence South 38°10'52" West a distance of 1040.66 feet to the South line of said Southeast Quarter; thence South 88°47'32" West on said South line a distance of 669.53 feet to the point of beginning.

Containing **78.49 Acres** and subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

TRACT 2B:

A portion of the of the Southeast Quarter of Section 1, Township 17 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of May, 2025:

Beginning at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 88°47'32" West on the South line of said Southeast Quarter a distance of 1970.00 feet to a point 669.53 feet East of the Southwest corner of said Southeast Quarter; thence North 38°10'52" East a distance of 1040.66 feet; thence North 05°18'00" East distance of 1856.99 feet to the to the North line of said Southeast Quarter; thence North 89°10'21" East on the North line of said Northeast Quarter a distance of 451.99 feet to a point 650.40 feet West of the Northeast corner of said Southeast Quarter; thence South 02°45'13" West a distance of 255.82 feet; thence North 69°21'15" East a distance of 616.02 feet; thence South 58°43'22" East a distance of 140.47 feet to a point on the East line of said Southeast Quarter, said point being 121.12 feet South of said Northeast corner; thence South 00°25'21" East on said East line a distance of 2520.90 feet to the point of beginning.

Containing **80.11 Acres** and subject to road right of way easements along the South and East lines thereof, and any other easements or restrictions of record.

COUNTY PLANNING AND ZONING CERTIFICATE:

I, Jon Kinsey, 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 7th day of May, 2025

Jon Kinsey, Zoning Administrator

McPHERSON COUNTY PLANNING & ZONING KANSAS

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 31st day of March, 2025.

NICHOLAS D. SCHMIDT LICENSED PS-1492 5/6/25 KANSAS PROFESSIONAL SURVEYOR

Prepared For: JA LAND COMPANY	**Description:** A PORTION OF THE SE 1/4 SECTION 1, T17S, R1W McPHERSON COUNTY, KANSAS

Prepared By: Garber Surveying Service, P.A.

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

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

Drawn By: GAQ	Scale: 1"=200'	Date of Field Work: March 24th, 2025	Job No: G2025-206
Checked By: NDS	Date: 03/31/2025	Sheet 1 of 1 Sheet(s)	

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Plot Date & Time Tuesday, May 6, 2025 1:42:10 PM Dwg Path U:\JOB_CSSFILES\2025\20250206 CAD\dwg\20250206.dwg PSCS 23-177