

11th AVENUE
N 00°33'45" W 2,643.05 (M)

NW Cor. SW 1/4
Sec. 12, T17S, R4W
Fd. 1/2" Rebar
Origin: KSHS ties of record
GSS Project #G2020-65

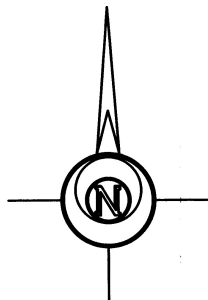
N 89°29'43" E 5,336.66 (M)
2,673.95 (M) 2,676.96 (PS)

NE Cor. SW 1/4
Sec. 12, T17S, R4W
Note: Searched for monument
set in (PS) but did not find.
Reset at the intersection of
the 1/4 corner per (PS).
Reset position matches
physical evidence.

NE Cor. NW 1/4
Sec. 12, T17S, R4W
Fd. 1/2" Rebar
Origin: KSHS ties of record
GSS Project #G2020-65

NE Cor. SE 1/4
Sec. 12, T17S, R4W
Fd. BLM T-Post w/Codium Cap
Origin: KSHS ties of record
GSS Project #G2020-65

Laurie B. Witzler, Registrar of Deeds
McPherson County, Kansas
Book: 668 Page: 59047
Receipt #: 236094 Total Fees: \$21.00
Pages Recorded: 1
Cashier Initials: Sheila
Date Recorded: 5/13/2025 1:23:03 PM



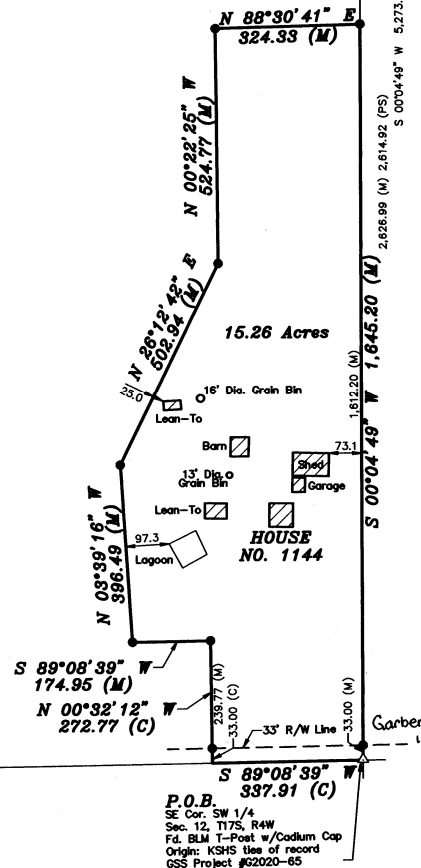
-200 0 200 400 600
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ - Section Corner Monument Found
- ▲ - Section Corner Monument Set (5/8"x24" Rebar w/GSS CLS 52 Cap)
- - 5/8"x24" Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey Permanent Surveys (Book A, Page 56-57)
- P.O.B. - Point of Beginning

SW Cor. SW 1/4
Sec. 12, T17S, R4W
Fd. 5/8" Rebar w/GSS Cap
Origin: KSHS ties of record
GSS Project #G2024-168

S 89°08'39" W 2,640.65 (M) 2,630.76 (PS)
2,302.74 (C)
WELLS FARGO ROAD



DESCRIPTION:

A portion of the East Half of the Southwest Quarter of Section 12, Township 17 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 30th day of April, 2025:

Commencing at the Southeast corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°08'39" West on the South line of said Southwest Quarter a distance of 337.91 feet; thence North 00°32'12" West a distance of 272.77 feet; thence South 89°08'39" West a distance of 174.95 feet; thence North 03°39'16" West a distance of 396.49 feet; thence North 26°12'42" East a distance of 502.94 feet; thence North 00°22'25" West a distance of 524.77 feet; thence North 88°30'41" East a distance of 324.33 feet to the East line of said Southwest Quarter; thence South 00°04'49" West on said East line a distance of 1645.20 feet to the point of beginning.

The above described tract contains 15.26 Acres and is subject to a road right of way easement along the South 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.

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 30th day of April, 2025.

Jon Kinsey
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 30th day of April, 2025.



Prepared For:	Description: DAVE WELTZIN A PORTION OF THE E1/2 SW1/4 SECTION 12, T17S, R4W McPHERSON COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.		
Drawn By:	GAQ	Scale: 1"=200'	Date of Field Work: April 29th, 2025
Checked By:	NDS	Date: 04/30/2025	Sheet 1 of 1 Sheet(s)
Job No:			G2025-375