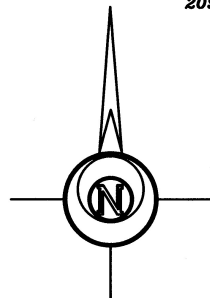


LEGEND

- △ - Section Corner Monument Found
- ▲ - Section Corner Monument Set (5/8" Rebar w/GSS CLS 52 Cap)
- - 5/8" Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- (GLO) - General Land Office
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

NW 1/4
Owner: David Ferguson Revocable Trust



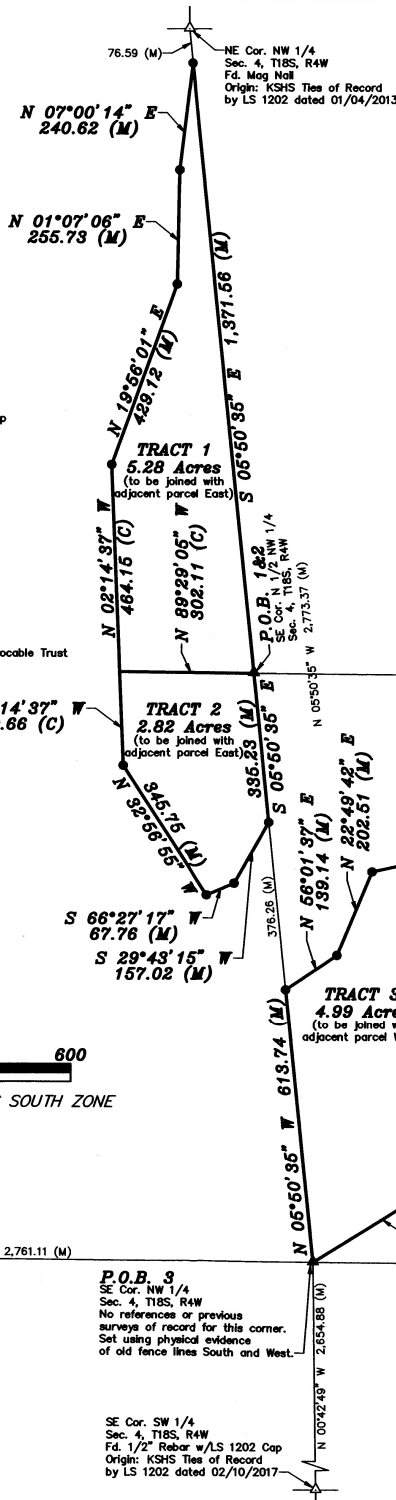
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

SW Cor. NW 1/4
Sec. 4, T18S, R4W
Fd. 1/2" Rebar
Origin: KSHS Ties of Record
GSS Project #G2014-786

S 89°29'00" E 2,761.11 (M)

P.O.B. 3
SE Cor. NW 1/4
Sec. 4, T18S, R4W
No references or previous
surveys of record for this corner.
Set using physical evidence
of old fence lines South and West

SE Cor. SW 1/4
Sec. 4, T18S, R4W
Fd. 1/2" Rebar w/LS 1202 Cap
Origin: KSHS Ties of Record
by LS 1202 dated 02/10/2017



N 1/2 NE 1/4
Owner: Kent Rawson

S 1/2 NE 1/4
Owner: Jan Garten Michael

DESCRIPTIONS:

TRACT 1:

A portion of the Northwest Quarter of Section 4, Township 18 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 25th day of April, 2025:

Beginning at the Southeast corner of said North Half of the Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°29'05" West a distance of 302.11 feet; thence North 02°14'37" West a distance of 464.15 feet; thence North 19°56'01" East a distance of 429.12 feet; thence North 01°07'06" East a distance of 255.73 feet; thence North 07°00'14" East a distance of 240.62 feet to the East line of said Northwest Quarter; thence South 05°50'35" East on said East line a distance of 1371.56 feet to the point of beginning.

The above described tract contains **5.28 Acres** and is subject to any easements or restrictions of record.

TRACT 2:

A portion of the Northwest Quarter of Section 4, Township 18 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 25th day of April, 2025:

Beginning at the Southeast corner of the North Half of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 05°50'35" East on the East line of said Northwest Quarter a distance of 335.23 feet; thence South 29°43'15" West a distance of 157.02 feet; thence South 66°27'17" West a distance of 67.76 feet; thence North 32°56'55" West a distance of 345.75 feet; thence North 02°14'37" West a distance of 209.66 feet; thence South 89°29'05" East a distance of 302.11 feet to the point of beginning.

The above described tract contains **2.82 Acres** and is subject to any easements or restrictions of record.

TRACT 3:

A portion of the South Half of the Northeast Quarter of Section 4, Township 18 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 25th day of April, 2025:

Beginning at the Southwest corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 05°50'35" West on the West line of said Northeast Quarter a distance of 613.74 feet; thence North 56°01'37" East a distance of 139.14 feet; thence North 22°49'42" East a distance of 202.51 feet; thence North 77°50'44" East a distance of 135.76 feet; thence South 11°36'51" East a distance of 286.14 feet; thence South 21°53'01" West a distance of 259.27 feet; thence South 04°26'34" East a distance of 233.91 feet; thence South 58°26'04" West a distance of 285.53 feet to the point of beginning.

The above described tract contains **4.99 Acres** and is subject to any 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 16th day of MAY, 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 28th day of April, 2025.

SE Cor. NE 1/4
Sec. 4, T18S, R4W
Fd. 1/2" Rebar
Origin: KSHS Ties of Record
GSS Project #G2018-456



Prepared For:

KARSTETTER AND BINA

Description:

**A PORTION OF THE N 1/2
SECTION 4, T18S, R4W
McPHERSON COUNTY, KANSAS**

Prepared By:



Garber Surveying Service, P.A.
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7832 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"=200'

Date of Field Work: March 25th, 2025

Job No:

Checked By: NDS

Date: 04/28/2025

Sheet 1 of 1 Sheet(s)

G2025-123