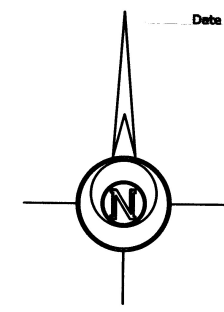
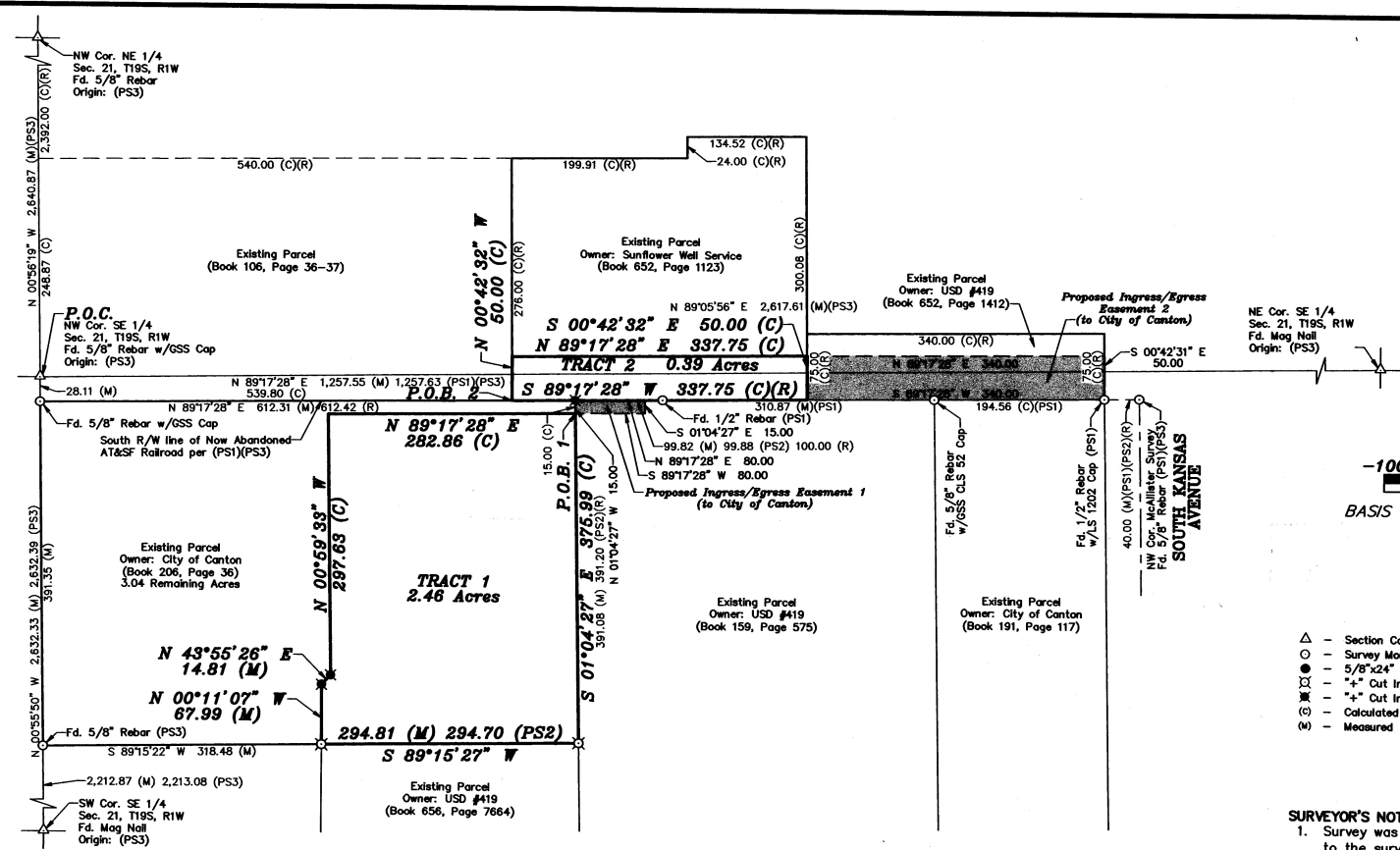


Copyright © 2025 Garber Surveying Service, P.A. Saved 8/6/2025 11:19:10 AM by G00UGLEY  
Plot Date & Time: Friday, August 15, 2025 8:59:22 AM D:\Data\GSS\FILES\2025\060604\_GSA.dwg\20250604\_KME\_PSS3\_25-512

Laurie B. Witzards, Registrar of Deeds  
McPherson County, Kansas  
**Book: 668 Page: 64775**  
Receipt #: 237327  
Pages Recorded: 1  
Cachier Initials: Kathryn  
Total Fees: \$21.00  
Authorized By: Kathryn R. Slamb  
Date Recorded: 8/20/2025 11:39:28 AM



0 100 200 300  
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**LEGEND**

- △ - Section Corner Monument Found
- - Survey Monument Found
- - 5/8"x24" Rebar Set w/GSS CLS 52 Cap
- ⊕ - "x" Cut in Concrete Found (PS3)
- ⊗ - "x" Cut in Concrete Set
- ⊙ - Calculated
- (M) - Measured
- (R) - Record measurement
- (PS1) - Previous Survey GSS Project #G2024-847
- (PS2) - Previous Survey GSS Project #G2019-763
- (PS3) - Previous Survey GSS Project #G2012-762
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

**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.
3. Origin of monument is uncertain unless otherwise noted.

**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 15th day of August, 2025.



**DESCRIPTIONS:**

**PROPOSED INGRESS/EGRESS EASEMENT 1: (USD #419 to City of Canton)**

A portion of the West Half of the Southeast Quarter of Section 21, Township 19 South, Range 1 West of the 6th Principal Meridian, City of Canton, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 15th day of August, 2025:

Commencing at the at the Northwest corner of said Southeast Quarter; thence on NAD 83 Kansas South Zone bearing of South 00°55'50" East on the West line of said Southeast Quarter a distance of 28.11 feet to the Northwest corner of a parcel described in Book 206, Page 36 recorded at the McPherson County Register of Deeds Office; thence North 89°17'28" East on the North line of said parcel a distance of 612.31 feet to the Northeast corner of said parcel, being the point of beginning; thence continuing North 89°17'28" East on the South Right of Way line of the Abandoned Atchison Topeka and Santa Fe Railroad a distance of 80.00 feet; thence South 01°04'27" East a distance of 15.00 feet; thence South 89°17'28" West parallel with said South line a distance of 80.00 feet to the East line of said parcel; thence North 01°04'27" West on said East line a distance of 15.00 feet to the point of beginning.

**PROPOSED INGRESS/EGRESS EASEMENT 2: (USD #419 to City of Canton)**

A portion of the West Half of the Southeast Quarter and a portion of the Northeast Quarter of Section 21, Township 19 South, Range 1 West of the 6th Principal Meridian, City of Canton, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 15th day of August, 2025:

Commencing at the at the Northwest corner of said Southeast Quarter; thence on NAD 83 Kansas South Zone bearing of South 00°55'50" East on the West line of said Southeast Quarter a distance of 28.11 feet to the South Right of Way line of the Abandoned Atchison Topeka and Santa Fe Railroad; thence North 89°17'28" East on said South line a distance of 877.55 feet to the Southwest corner of a parcel described in Book 652, Page 1123 recorded at the McPherson County Register of Deeds Office, being the point of beginning; thence North 00°42'32" West on the West line of said parcel a distance of 50.00 feet; thence North 89°17'28" East parallel with the South line of said parcel a distance of 340.00 feet to the East line of said parcel; thence South 00°42'31" East on said East line a distance of 50.00 feet to the Southeast corner of said parcel; thence South 89°17'28" West on the South line of said parcel a distance of 340.00 feet to the point of beginning.

**TRACT 1 DESCRIPTION: (Parent Parcel: Bk. 206, Pg. 36)**

A portion of the West Half of the Southeast Quarter of Section 21, Township 19 South, Range 1 West of the 6th Principal Meridian, City of Canton, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 15th day of August, 2025:

Commencing at the at the Northwest corner of said Southeast Quarter; thence on NAD 83 Kansas South Zone bearing of South 00°55'50" East on the West line of said Southeast Quarter a distance of 28.11 feet to the Northwest corner of a parcel described in Book 206, Page 36 recorded at the McPherson County Register of Deeds Office; thence North 89°17'28" East on the North line of said parcel a distance of 612.31 feet to the Northeast corner of said parcel; thence South 01°04'27" East on the East line of said parcel a distance of 15.00 feet to the point of beginning; thence South 01°04'27" East continuing on said East a distance of 375.99 feet to the Southeast corner of said parcel; thence South 89°15'27" West on the South line of said parcel a distance of 294.81 feet; thence North 00°11'07" West a distance of 67.99 feet; thence North 43°55'26" East a distance of 14.81 feet; thence North 00°59'33" West a distance of 297.63 feet to a point 15.00 feet South of said North line; thence North 89°17'28" East parallel with said North line a distance of 282.86 feet to the point of beginning.

The above described tract contains 2.46 Acres and is subject to any easements or restrictions of record.

**TRACT 2 DESCRIPTION: (Parent Parcel: Bk. 652, Pg. 1123)**

A portion of the West Half of the Southeast Quarter and a portion of the Northeast Quarter of Section 21, Township 19 South, Range 1 West of the 6th Principal Meridian, City of Canton, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of August, 2025:

Commencing at the at the Northwest corner of said Southeast Quarter; thence on NAD 83 Kansas South Zone bearing of South 00°55'50" East on the West line of said Southeast Quarter a distance of 28.11 feet to the South Right of Way line of the Abandoned Atchison Topeka and Santa Fe Railroad; thence North 89°17'28" East on said South line a distance of 539.80 feet to the Southwest corner of a parcel described in Book 652, Page 1123 recorded at the McPherson County Register of Deeds Office, being the point of beginning; thence North 00°42'32" West on the West line of said parcel a distance of 50.00 feet; thence North 89°17'28" East parallel with the South line of said parcel a distance of 337.75 feet to the East line of said parcel; thence South 00°42'32" East on said East line a distance of 50.00 feet to the Southeast corner of said parcel; thence South 89°17'28" West on the South line of said parcel a distance of 337.75 feet to the point of beginning.

The above described tract contains 0.39 Acre and is subject to any easements or restrictions of record.

Prepared For: <b>USD #419</b>		Description: <b>A PORTION OF THE SE 1/4 SECTION 21, T19S, R1W McPHERSON COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Platte St. #7502 Ph. 620-665-7832 (Main Office)		BRANCH OFFICES: MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: GAQ	Scale: 1"=100'	Date of Field Work: August 1st, 2025	Job No: G2025-694
Checked By: NDS	Date: 08/15/2025	Sheet 1 of 1 Sheet(s)	