

6th AVENUE

N 00°23'10" W 2647.95 (M)

N 00°23'10" W 956.78 (C)

N 00°23'10" W 1691.16 (C)

P.O.B. 1
NW Cor. SW 1/4
Sec. 30, T19S, R4W
Fd. 2" Aluminum Meagble cap
Origin: KSHS References
by LS 805, 11/03/1998

S 88°46'21" E 1728.36 (C)

S 00°20'42" E
495.85 (C) 497.00 (R)(PS2)

S 88°42'43" E
627.58 (M) 627.65 (R)

TRACT 1
113.32 Acres
(110.60 Acres Excluding R/W)

Book 667, Page 6542
Book 667, Page 7043

P.O.B. 2
SW Cor. SW 1/4
Sec. 30, T19S, R4W
Fd. 2" Aluminum Meagble cap
Origin: KSHS References
by LS 1278, 08/22/2016

N 88°54'47" W 2624.87 (M)

DESCRIPTIONS:

TRACT 1:

A portion of the Southwest Quarter and a portion of the South Half of the Southeast Quarter of Section 30, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of November, 2024:

Beginning at the Northwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 88°46'21" East on the North line of said Southwest Quarter a distance of 1728.36 feet to the Northwest corner of a parcel described in Book 668, page 34635 recorded at the McPherson County Register of Deeds Office; thence South 00°20'42" East on the West line of said parcel a distance of 495.85 feet to the Southwest corner of said parcel; thence South 88°42'43" East on the South line of said parcel a distance of 627.58 feet to the Southeast corner of said parcel; thence North 01°28'09" East on the East line of said parcel a distance of 34.54 feet to the Southwest corner of a second parcel described in Book 668, Page 7176 recorded at the McPherson County Register of Deeds Office; thence South 88°46'21" East on the South line of said second parcel a distance of 263.35 feet to the East line of said Southwest Quarter; thence South 00°28'12" East on said East line a distance of 853.21 feet to the Northwest corner of said South Half of the Southeast Quarter; thence South 89°00'59" East on the North line of said South Half of the Southeast Quarter a distance of 2629.80 feet to the Northeast corner of said South Half of the Southeast Quarter; thence South 00°33'54" East on the East line of said South Half of the Southeast Quarter a distance of 362.85 feet; thence North 89°02'19" West a distance of 5251.88 feet to the West line of said Southwest Quarter; thence North 00°23'10" West on said West line a distance of 1691.16 feet to the point of beginning.

The above described tract contains 113.32 Acres and is subject to road right of way easements along the West, North and East lines thereof, and any other easements or restrictions of record.

TRACT 2:

A portion of the Southwest Quarter and a portion of the South Half of the Southeast Quarter of Section 30, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of November, 2024:

Beginning at the Southwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°23'10" West on the West line of said Southwest Quarter a distance of 956.78 feet to a point 1691.16 feet South of the Northwest corner of said Southwest Quarter; thence South 89°02'19" East a distance of 5251.88 feet to a point of the East line of said South Half of the Southeast Quarter, said point being 362.85 feet South of the Northeast corner of said South Half of the Southeast Quarter; thence South 00°33'54" East on said East line a distance of 951.82 feet to the Southeast corner of said Southeast Quarter; thence North 89°16'24" West on the South line of said Southeast Quarter a distance of 2629.90 feet to the Southwest corner of said Southeast Quarter; thence North 88°54'47" West on the South line of said Southwest Quarter a distance of 2624.87 feet to the point of beginning.

The above described tract contains 115.55 Acres and is subject to road right of way easements along the West, South and East lines thereof, and any other easements or restrictions of record.

LANDMARK LANE

891.00 (C)(R)(PS2)
627.96 (C)

263.04 (C)(R)

S 88°59'53" E 2627.28

NE Cor. SW 1/4
Sec. 30, T19S, R4W
Fd. 1" Rebar
Origin: GSS Project #G2001-345

NE Cor. SE 1/4
Sec. 30, T19S, R4W
Fd. 1" Rebar
Origin: GSS Project #G2005-705

LEGEND

- △ - Sectional Monument Found
- ▲ - Section Monument Set (5/8"x24" Iron Rebar w/GSS Cap)
- - Survey Monument Found (5/8" Rebar)
- - 5/8"x24" Iron Rebar Set w/GSS Cap
- (C) - Calculated
- (M) - Measured
- (PS) - Previous Survey LS-586 dated 02/14/1976
- (PS1) - Previous Survey GSS Project #G2022-861
- (PS2) - Previous Survey by J.L. Griffin, LS 586, 02/14/1976
- (R) - Record measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

NW Cor. S 1/2 SE 1/4
Sec. 30, T19S, R4W
Reset per (PS)

S 89°00'59" E 2629.80 (M)(PS)
2596.79 (M)

NE Cor. S 1/2 SE 1/4
Sec. 30, T19S, R4W
Fd. 1/2" Pipe
Origin: (PS)

N 89°02'19" W 5251.88 (C)

KIOWA ROAD

TRACT 2
115.55 Acres
(110.60 Acres Excluding R/W)

SE Cor. SW 1/4
Sec. 30, T19S, R4W
Fd. 5/8" Rebar
Origin: (PS1)

N 89°16'24" W 2629.90 (M)(PS1)

SE Cor. SE 1/4
Sec. 30, T19S, R4W
Fd. 5/8" Rebar
Origin: (PS1)

COUNTY PLANNING AND ZONING CERTIFICATE:

I, _____ 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 _____ day of _____, 20____.

Jon Kinsey, Zoning Administrator

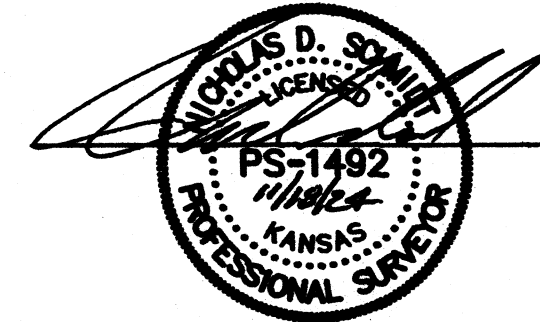
REGISTER OF DEEDS CERTIFICATE:

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.
- Origin of found monuments uncertain unless 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 18th day of November, 2024.



Prepared For:

STACY KAUFMAN

Description:

A PORTION OF THE S 1/2
SECTION 30, T19S, 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 Marlin 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 64503 Ph. 785-320-4810

Drawn By: GAQ

Scale: 1"=300'

Date of Field Work: October 7, 2024

Job No:

Checked By: NDS

Date: 11/18/2024

Sheet 1 of 1 Sheet(s)

G2024-817