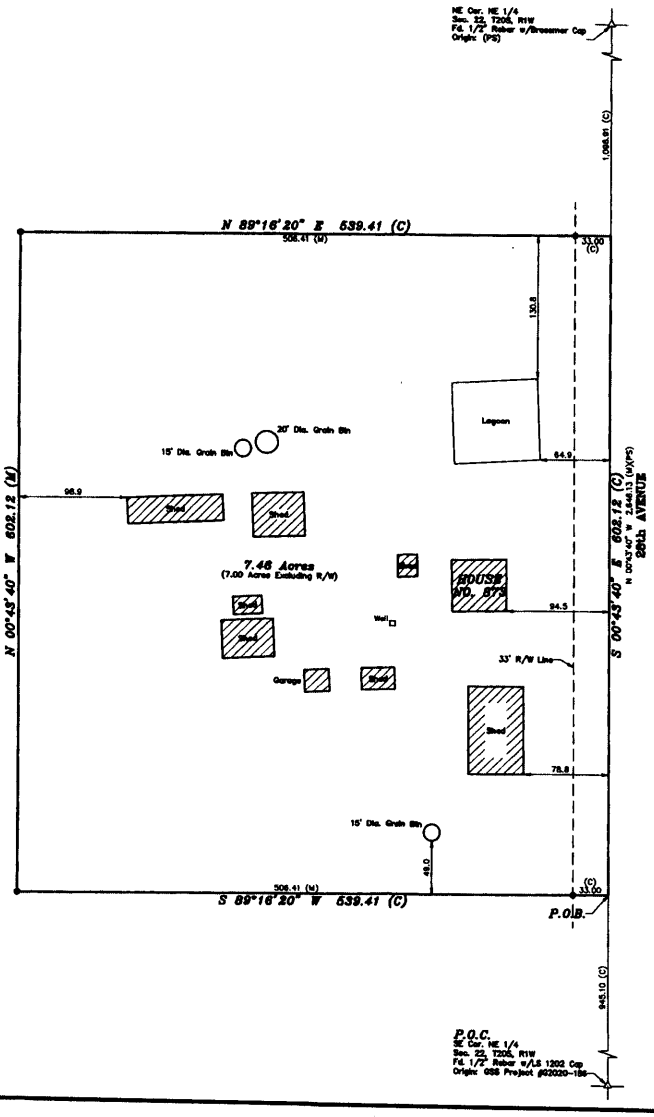
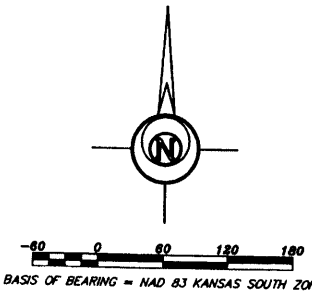
Laura B. Waterda, Register of Deeds
McPherson County, Kansas
Book: 668 Page: 581135
Receipt #: 239092 Total Fees: $21.00
Pages Recorded: 1
Cashier Initials: AmyH
Date Recorded: 4/28/2025 11:40:44 AM





BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ – Section Corner Monument Found
- ● – 5/8" Rebar Set w/GSS CLS 52 Cap
- (C) – Calculated
- (M) – Measured
- (PS) – Previous Survey GSS Project #G2018-627
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement

DESCRIPTION:

A portion of the East Half of the Northeast Quarter of Section 22, Township 20 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 3rd day of April, 2025:

Commencing at the Southeast corner of said Northeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°43'40"West on the East line of said Northeast Quarter a distance of 945.10 feet to the point of beginning; thence South 89°16'20" West perpendicular to said East line a distance of 539.41 feet; thence North 00°43'40" West parallel with said East line a distance of 602.12 feet; thence North 89°16'20" East perpendicular to said East line a distance of 539.41 feet to said East line; thence South 00°43'40" East on said East line a distance of 602.12 feet to the point of beginning.

The above described tract contains 7.46 Acres and is subject to a road right of way easement along the East line thereof, and any other easements or restrictions of record.

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.

COUNTY PLANNING AND ZONING CERTIFICATE:

I, Jim 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 22nd day of March, 2025.

Jim 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 3rd day of April, 2025.

NICHOLAS D. SCHMIDT PS-1492 KANSAS PROFESSIONAL SURVEYOR 4/3/25

Prepared For: SHEETS ADAMS REALTORS	Description: A PORTION OF THE NE 1/4 SECTION 22, T20S, R1W McPHERSON COUNTY, KANSAS

Prepared By: GSS **Garber Surveying Service, P.A.**

HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7812 Fax 620-663-7481
McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4641 Fax 620-241-4438
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073
MANHATTAN (Branch Office) 3226 Kimball Ave Ste.02 66503 Ph. 785-320-6810

Drawn By: GAQ	Scale: 1"=60'	Date of Field Work: April 1st, 2025	Job No:
Checked By: NDS	Date: 04/03/2025	Sheet 1 of 1 Sheet(s)	G2025-294

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