

# LEGEND

- △ Section Corner Monument Found
- Survey Monument Found (5/8" Rebar w/OSS)
- CLS 52 Cap from (PS1) unless otherwise noted
- 5/8" Rebar Set w/OSS CLS 52 Cap
- (C) Calculated
- (M) Measured
- (PS1) Previous Survey GSS Project #62014-685
- (PS2) Previous Survey GSS Project #62021-171
- (R) Record measurement
- P.O.B. Point of Beginning
- P.A.C. Point of Commencement

## DESCRIPTIONS:

### TRACT 1:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:  
Commencing at the Northwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 88°10'29" East on the North line of said Northwest Quarter a distance of 400.00 feet (Record) to the point of beginning; thence continuing North 88°10'29" East on said North line a distance of 50.00 feet; thence South 00°36'41" East parallel with the West line of said Northwest Quarter a distance of 335.00 feet; thence South 88°10'29" West parallel with said North line a distance of 50.00 feet; thence North 00°36'41" West parallel with said West line a distance of 335.00 feet (Record) to the point of beginning.  
The above described tract contains 0.38 Acre and is subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

### TRACT 2:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:  
Commencing at the Northwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 88°10'29" East on the North line of said Northwest Quarter a distance of 450.00 feet to the point of beginning; thence continuing North 88°10'29" East on said North line a distance of 1913.46 feet to a point 275.00 feet West of the Northeast corner of said Northwest Quarter; thence South 03°35'56" West a distance of 648.73 feet; thence South 60°05'44" West a distance of 305.90 feet; thence South 65°57'47" West a distance of 198.79 feet; thence South 21°09'42" West a distance of 349.84 feet; thence North 88°10'29" East a distance of 297.43 feet to the East line of a parcel described in Book 668, Page 41194 recorded at the McPherson County Register of Deeds Office; thence North 00°38'15" West on said East line a distance of 153.94 feet to the Northeast corner of said parcel; thence South 89°22'32" West on the North line of said parcel a distance of 365.04 feet to the Northwest corner of said parcel; thence South 00°35'57" East on the West line of said parcel a distance of 340.04 feet to said North line; thence South 89°23'32" West on said North line a distance of 1075.00 feet to the West line of said Northwest Quarter; thence North 00°36'41" East on said West line a distance of 974.20 feet to a point 335.00 feet South of said Northwest Quarter; thence North 88°10'29" East parallel with said North line a distance of 450.00 feet; thence South 00°36'41" West parallel with said West line a distance of 335.00 feet to the point of beginning.  
The above described tract contains 56.71 Acres and is subject to a road right of way easement along the North and West lines thereof, and any other easements or restrictions of record.

### TRACT 3:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:  
Beginning at the Northeast corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 00°35'48" East on the East line of said Northwest Quarter a distance of 2636.87 feet to the Southeast corner of said Northwest Quarter; thence South 88°10'29" West on said South line a distance of 649.61 feet; thence North 15°14'58" West a distance of 671.05 feet; thence South 88°15'33" West a distance of 734.68 feet; thence North 01°10'17" West a distance of 495.65 feet to the South line of a parcel described in Book 668, Page 41194 recorded at the McPherson County Register of Deeds Office; thence North 89°24'43" East on the South line of said parcel a distance of 214.68 feet to the Southeast corner of said parcel; thence North 08°13'24" East on the East line of said parcel a distance of 328.87 feet; thence North 79°00'59" East continuing on said East line a distance of 101.65 feet; thence South 85°19'34" East a distance of 297.43 feet; thence North 21°09'42" East a distance of 349.84 feet; thence North 65°57'47" East a distance of 198.79 feet; thence North 60°05'44" East a distance of 305.90 feet; thence North 03°35'56" East a distance of 648.73 feet to the North line of said Northwest Quarter; thence North 88°10'29" East on said North line a distance of 275.00 feet to the point of beginning.  
The above described tract contains 51.44 Acres and is subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

### TRACT 4:

A portion of the Northwest Quarter of Section 13, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 17th day of March, 2024:  
Beginning at the Southwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°36'41" West on the West line of said Northwest Quarter a distance of 1299.95 feet to the South line of a parcel described in Book 668, Page 41194 recorded at the McPherson County Register of Deeds Office; thence North 89°22'53" East on said South line a distance of 1075.00 feet; thence South 00°36'41" East on the West line of said parcel a distance of 127.07 feet; thence departing said West line South 01°10'17" East a distance of 495.65 feet; thence North 88°15'33" East a distance of 734.68 feet; thence North 15°14'58" East a distance of 671.05 feet to the South line of said Northwest Quarter; thence South 88°10'29" West on said South line a distance of 1988.22 feet to the point of beginning.  
The above described tract contains 44.17 Acres and is subject to a road right of way easement along the West 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.

### SURVEYOR'S CERTIFICATE:

I hereby certify this plot to be a true, correct and complete representation of the property described herein as surveyed under my supervision, this 17th day of March, 2025.



Prepared For:

**RODNEY KOEHN**

Prepared By:



**Garber Surveying Service, P.A.**  
HUTCHINSON (Main Office) 2908 North Plum St. 67592 Ph. 620-665-7833 Fax 620-665-7401  
MCPherson (Branch Office) 115 East Martin 67460 Ph. 620-241-4441 Fax 620-241-4458  
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5853 Fax 316-283-5973  
MANHATTAN (Branch Office) 3226 Kinball Ave. 66503 Ph. 785-528-8810

Drawn By: GAQ

Scale: 1"=300'

Date of Field Work: March 30, 2025

Job No:

Checked By: NDS

Date: 03/17/2025

Sheet 1 of 1 (Sheet)

G2025-135

## COUNTY PLANNING AND ZONING CERTIFICATE:

I, Nicholas D. Schmidt, 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 with which my signature below is given has been approved as being in conformance with the provisions of the McPherson County Zoning and Subdivision Regulations. In proper my hand this 26<sup>th</sup> day of March, 2025.

*Nicholas D. Schmidt*  
Zoning Administrator



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

300 0 300 600 900



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