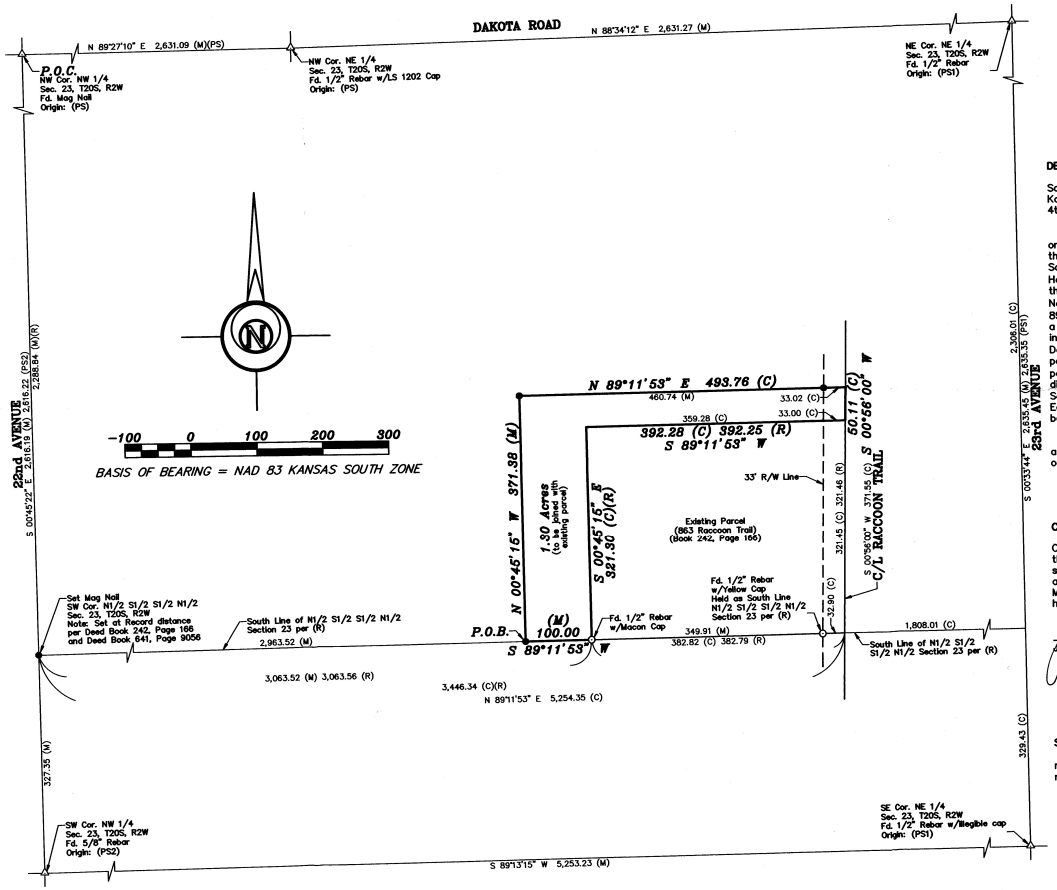
Laurie B. Wisierde, Register of Deeds
McPherson County, Kansas
Book: 668 Page: 55053
Receipt #: 235096 Total Fees: $21.00
Pages Recorded: 1
Cashier Initials: AmyN
Date Recorded: 2/14/2025 3:23:19 PM



DESCRIPTION:

A portion of the North Half of the Section 23, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 4th day of February, 2024:

Commencing at the Northwest corner of said Section 23; thence on a NAD 83 Kansas South Zone bearing of South 00°45'22" East on the East line of said North Half a distance of 2288.84 feet to the Southwest corner of the North Half of the South Half of the South Half of said North Half; thence North 89°11'53" East on the South line thereof a distance of 2963.52 feet to the point of beginning; thence North 00°45'15" West a distance of 371.38 feet; thence North 89°11'53" East a distance of 493.76 feet; thence South 00°56'00" West a distance of 50.11 feet to the Northeast corner of a parcel described in Book 242, Page 166 recorded at the McPherson County Register of Deeds Office; thence South 89°11'53" West on the North line of said parcel a distance of 392.28 feet to the Northwest corner of said parcel; thence South 00°45'15" East on the West line of said parcel a distance of 321.30 feet to the South line of said North Half of the South Half of the South Half of the North Half; thence North 89°11'48" East on said South line a distance of 493.76 feet to the point of beginning.

The above described tract contains **1.30 Acres** and is subject to a road right of way easement along the East line thereof, and any other easements or restrictions of record.

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 4th day of February, 2025.

Jon 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 4th day of February, 2025.

NICHOLAS D. SCHMIDT LICENSED PS-1492 2/4/25 KANSAS PROFESSIONAL SURVEYOR

LEGEND

- △ – Section Corner Monument Found
- ○ – Survey Monument Found
- ● – 5/8" Rebar Set w/GSS CLS 52 Cap
- (C) – Calculated
- (M) – Measured
- (R) – Record Measurement (Book 242, Page 166–167)
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement
- (PS) – Previous Survey GSS Project #G2020–1028
- (PS1) – Previous Survey GSS Project #G2010–709
- (PS2) – Previous Survey by LS 1297 dated 03/09/2007

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.

Prepared For: **CRIS RATZLAFF**		*Description:* **A PORTION OF THE N 1/4 SECTION 23, T20S, R2W McPHERSON COUNTY, KANSAS**	
Prepared By: **Garber Surveying Service, P.A.**			
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 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 66503 Ph. 785-320-4810			
Drawn By: GAQ	Scale: 1"=100'	Date of Field Work: January 20, 2025	Job No: G2025-20
Checked By: NDS	Date: 01/23/2025	Sheet 1 of 1 Sheet(s)	

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Plot Date & Time: Tuesday, February 4, 2025 12:40:01 PM User Path: J:\DWG_FILES\PROJECTS\2025\G2025-20\G2025-20.dwg PSCS: 20-1108