

Laurie B. Witzards, Register of Deeds
McPherson County, Kansas

Book: 668 Page: 52894

Receipt #: 234503
Pages Recorded: 1
Cashier Initials: ERL

Total Fees: \$21.00

Authorized By: *[Signature]*

Date Recorded: 12/19/2024 10:37:23 AM

NE Cor. SE 1/4
Sec. 35, T20S, R2W
Fd. 5/8" Rebar (PS)
Origin: (PS)

DESCRIPTION OF RECORD for 609 23rd AVENUE: (Book 657, Page 3403)

West Half of the North Half of the South Half of the Southeast Quarter of the Southeast Quarter (W1/2 N1/2 S1/2 SE1/4 SE1/4) of Section Thirty-five (35), Township Twenty (20) South, Range Two (2) West of the Sixth Principal Meridian, McPherson County, Kansas.

TRACT 1:

A portion of the South Half of the Southeast Quarter of Section 35, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of December, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00°20'20" East on the East line of said Southeast Quarter a distance of 488.10 feet; thence North 89°15'15" West a distance of 607.02 feet; thence South 36°28'15" West a distance of 97.28 feet to the East line of the North Half of the Southwest Quarter of the Southeast Quarter of said Southeast Quarter; thence South 00°22'03" West on said East line a distance of 83.96 feet to the Southeast corner thereof; thence North 89°44'26" West on the South line thereof a distance of 61.32 feet; thence North 36°28'15" East a distance of 104.07 feet to the point of beginning.
Containing 0.06 Acre and subject to any easements or restrictions of record.

TRACT 2:

A portion of the South Half of the Southeast Quarter of Section 35, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of December, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00°20'20" East on the East line of said Southeast Quarter a distance of 488.10 feet to the point of beginning; thence North 89°15'15" West a distance of 607.02 feet; thence South 36°28'15" West a distance of 97.28 feet to the East line of the North Half of the Southwest Quarter of the Southeast Quarter of said Southeast Quarter; thence North 00°22'03" East on said East line a distance of 246.71 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter; thence South 89°45'02" East on the North line thereof a distance of 57.24 feet; thence South 00°20'20" West a distance of 138.22 feet; thence South 89°15'15" East a distance of 607.12 feet to the East line of said Southeast Quarter; thence South 00°32'32" West a distance of 30.00 feet to the point of beginning.
Containing 0.69 Acre and subject to a road right of way easement along the East line thereof, and any other easements or restrictions of record.

TRACT 3:

A portion of the South Half of the Southeast Quarter of Section 35, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of December, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00°20'20" East on the East line of said Southeast Quarter a distance of 488.10 feet; thence North 89°15'15" West a distance of 607.02 feet; thence South 36°28'15" West a distance of 201.35 feet to the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Southeast Quarter; thence North 89°44'26" West on said South line a distance of 490.09 feet to the point of beginning; thence continuing North 89°44'26" West on said South line a distance of 113.00 feet to the Southwest corner thereof; thence North 00°23'46" East on the West line thereof a distance of 330.56 feet to the Northwest corner thereof; thence South 89°45'02" East on the North line thereof a distance of 113.00 feet; thence South 00°23'46" West a distance of 330.58 feet to the point of beginning.
Containing 0.86 Acre and subject to any easements or restrictions of record.

TRACT 4:

A portion of the South Half of the Southeast Quarter of Section 35, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of December, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00°20'20" East on the East line of said Southeast Quarter a distance of 488.10 feet; thence North 89°15'15" West a distance of 607.02 feet; thence South 36°28'15" West a distance of 201.35 feet to the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Southeast Quarter; thence North 89°44'26" West on said South line a distance of 490.09 feet; thence North 00°23'46" East a distance of 330.58 feet to the North line of said North Half, being the point of beginning; thence North 00°23'46" East a distance of 68.85 feet; thence South 89°43'50" East a distance of 608.41 feet; thence South 00°20'20" West a distance of 68.63 feet to said North line; thence North 89°45'02" West on said North line a distance of 608.48 feet to the point of beginning.
Containing 0.96 Acre and subject to any easements or restrictions of record.

RESULTING TRACT:

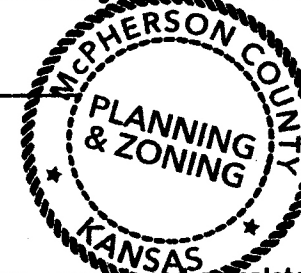
A portion of the South Half of the Southeast Quarter of Section 35, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 18th day of December, 2024:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00°20'20" East on the East line of said Southeast Quarter a distance of 488.10 feet to the point of beginning; thence North 89°15'15" West a distance of 607.02 feet; thence South 36°28'15" West a distance of 201.35 feet to the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Southeast Quarter; thence North 89°44'26" West on said South line a distance of 490.09 feet; thence North 00°23'46" East a distance of 399.42 feet; thence South 89°43'50" East a distance of 608.41 feet; thence South 00°20'20" West a distance of 206.86 feet; thence South 89°15'15" East a distance of 607.12 feet to said East line; thence South 00°32'32" West on said East line a distance of 30.00 feet to the point of beginning.
Containing 5.78 Acres and 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:

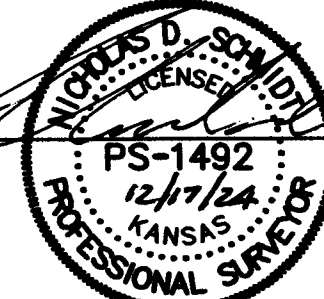
I, Jon Kinsey, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being in conformance with the provisions of the McPherson County Zoning and Subdivision Regulations. Given under my hand this 17 day of December, 2024.

[Signature]
Jon Kinsey, Zoning Administrator

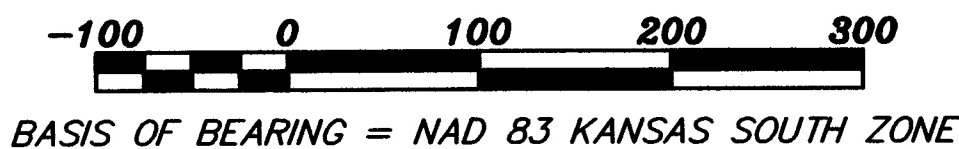


SURVEYOR'S CERTIFICATE:

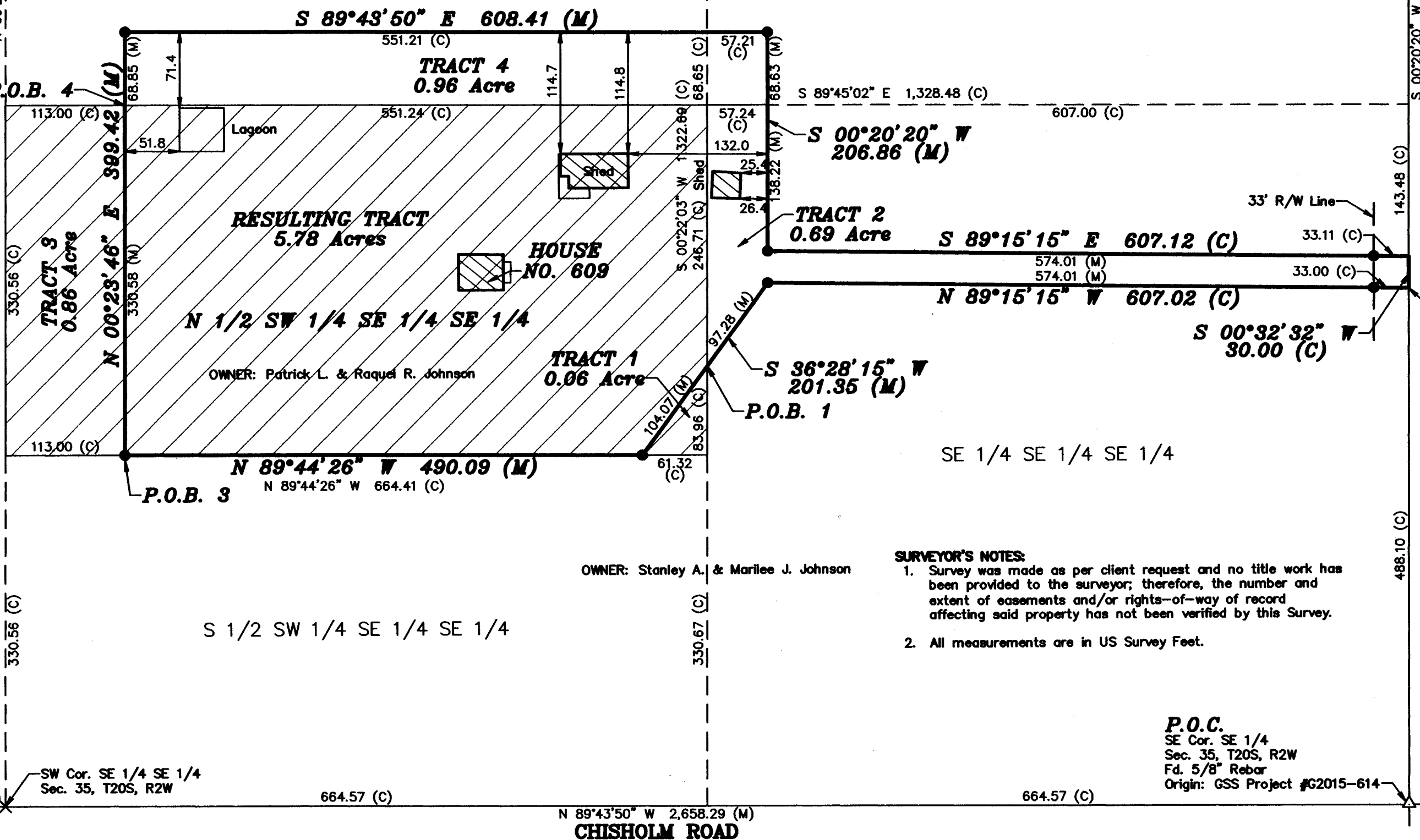
I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 17th day of December.



- LEGEND
- △ - Section Corner Monument Found
 - × - Calculated Location (No Monument Set)
 - - 5/8" x 24" Iron Rebar Set w/GSS Cap
 - (C) - Calculated
 - (M) - Measured
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - PS - Previous Survey GSS Project #G2023-843



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



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.

P.O.C.
SE Cor. SE 1/4
Sec. 35, T20S, R2W
Fd. 5/8" Rebar
Origin: GSS Project #G2015-614

Prepared For:

PAT JOHNSON

Description:

A PORTION OF THE S 1/2 SE 1/4
SECTION 35, T20S, R2W
McPHERSON COUNTY, KANSAS

Prepared By:

Garber Surveying Service, P.A.



HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7032
(Main Office)

BRANCH OFFICES:
MANHATTAN Ph. 785-320-4810
MCPHERSON Ph. 620-241-4441
NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302
WICHITA Ph. 316-260-9933

Drawn By: GAQ

Scale: 1"=100'

Date of Field Work: December 6, 2024

Job No:

Checked By: NDS

Date: 12/17/2024

Sheet 1 of 1 Sheet(s)

G2024-1098