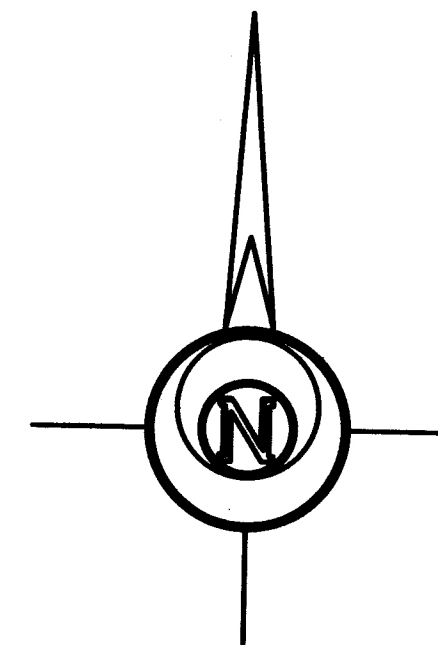
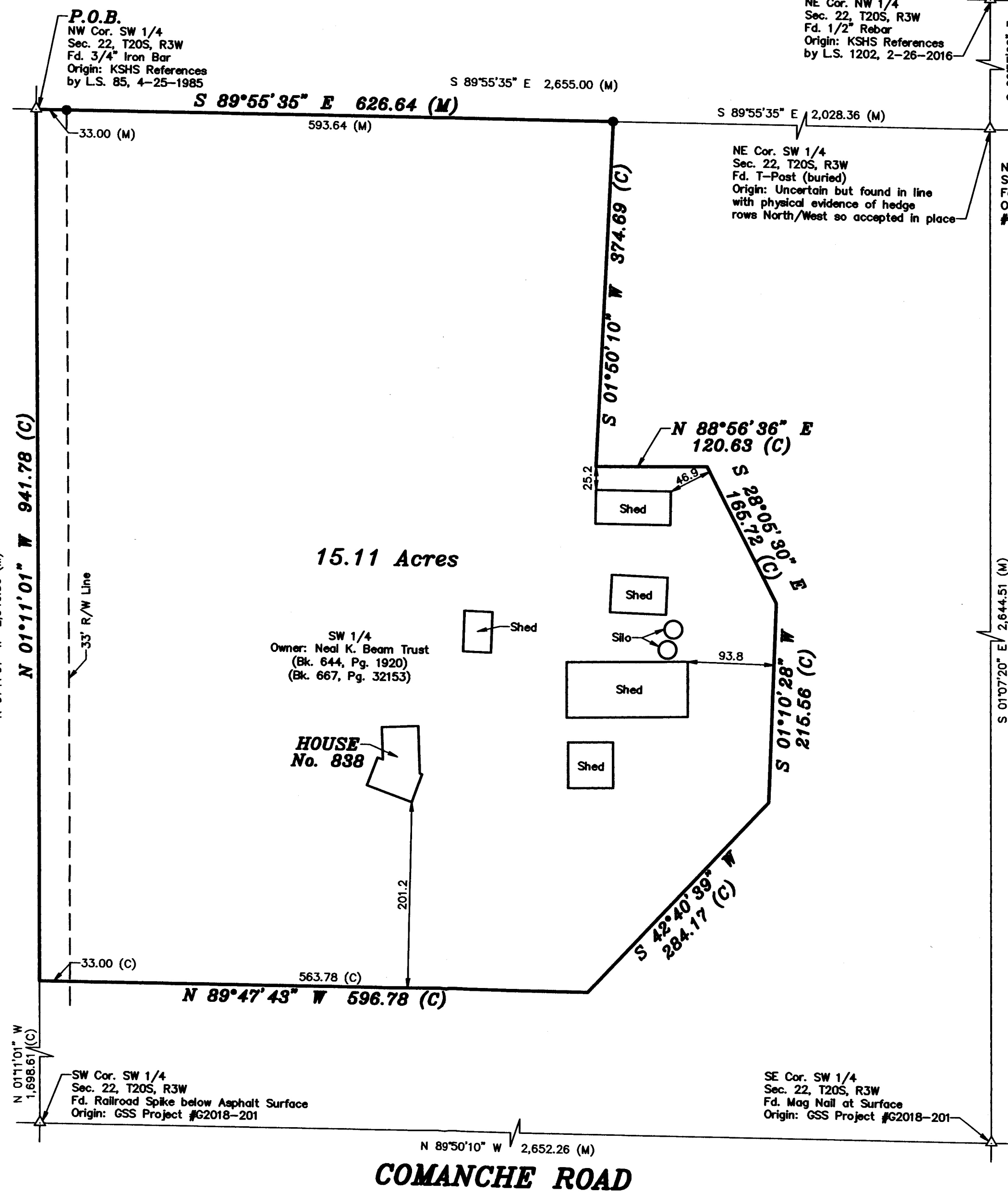


Copyright © 2024 Garber Surveying Service, P.A. Saved 11/21/2024 3:26:51 PM by MODELL
Plot Date & Time Thursday, November 21, 2024 3:31:10 PM Dwg Path \\garber\Company\LODA - CSD\FILES\2024\20240857 C3d\dwg\20240857 KWF PSCS 18-201

15th AVENUE



-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

Laurie B. Witzlarde, Register of Deeds
McPherson County, Kansas
Book: 668 Page: 52217
Receipt #: 234366 Total Fees: \$21.00
Pages Recorded: 1
Cashier Initials: ERL
Date Recorded: 12/10/2024 10:02:07 AM

LEGEND
△ - Sectional Monument Found
● - 5/8" x 24" Iron Rebar Set w/GSS Cap
(C) - Calculated
(M) - Measured
P.O.B. - Point of Beginning

DESCRIPTION:

A portion of the Southwest Quarter of Section 22, Township 20 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of November, 2024:

Beginning at the Northwest corner of said Southwest Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°55'35" East on the North line of said Southwest Quarter a distance of 626.64 feet; thence South 01°50'10" West a distance of 374.69 feet; thence North 88°56'36" East a distance of 120.63 feet; thence South 28°05'30" East a distance of 165.72 feet; thence South 01°10'28" West a distance of 215.56 feet; thence South 42°40'39" West a distance of 284.17 feet; thence North 89°47'43" West a distance of 596.78 feet to the West line of said Southwest Quarter; thence North 01°11'01" West on said West line a distance of 941.78 feet to the point of beginning.

The above described tract contains 15.11 Acres and is subject to a road right of way easement along the West line thereof, and any other easements or restrictions of record.

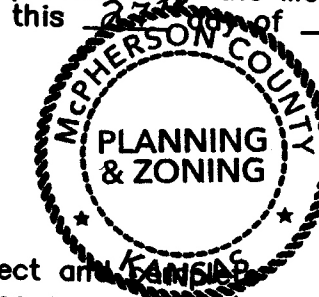
SURVEYOR'S NOTES:

- Survey was made per client request and no title work has been provided to the surveyor; therefore, the number and extent of the easements and/or rights-of-way of record affecting said property has not been verified.
- All measurements are in US Survey Feet.
- Monuments not set at all boundary corners per client request.

COUNTY PLANNING AND ZONING CERTIFICATE

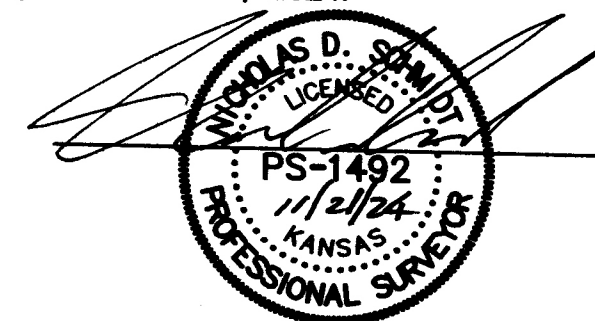
I, Jon Kinsey, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being in conformance with the provisions of the McPherson county zoning and subdivision regulations. given under my hand this 21st day of NOVEMBER, 2024.

Jon Kinsey
Jon Kinsey, Zoning Administrator



SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and accurate representation of the property described hereon, as surveyed under my supervision, this 21st day of November, 2024.



Prepared For:	NEAL BEAM			Description:	A PORTION OF THE SW 1/4 SECTION 22, T20S, R3W McPHERSON COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.						
GSS HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES:		MANHATTAN Ph. 785-320-4810 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933			
Drawn By: MGO	Scale: 1"=100'	Date of Field Work: October 23, 2024	Job No: G2024-857				
Checked By: NDS	Date: 11/21/2024	Sheet 1 of 1 Sheet(s)					