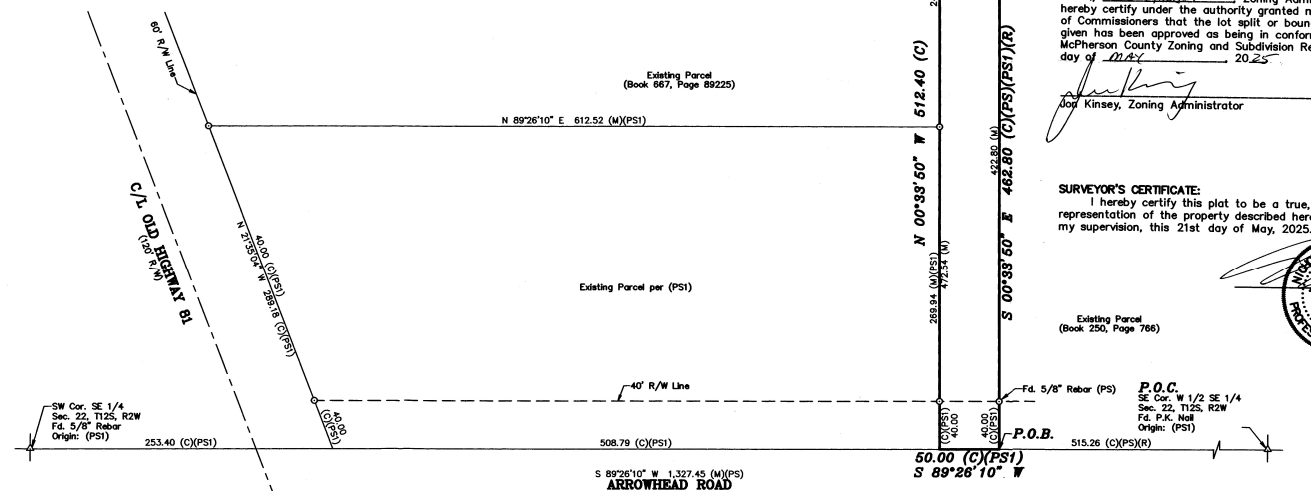


- LEGEND**
- △ - Section Corner Monument Found
 - - Survey Monument Found (5/8"x24" Rebar w/GSS QLS 52 Cap) from (PSI) unless otherwise noted
 - - 5/8"x24" Rebar Set w/GSS QLS 52 Cap
 - (C) - Calculated
 - (M) - Measured
 - (PS) - Previous Survey GSS Project #62013-403
 - (PSI) - Previous Survey GSS Project #62024-1022
 - P.O.B. - Point of Beginning
 - P.A.C. - Point of Commencement

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.



DESCRIPTION:

A portion of the West Half of the Southeast Quarter of Section 22, Township 21 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 21st day of May, 2025:

Commencing at the Southeast corner of said West Half of the Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°26'10" West on the South line of said West Half of the Southeast Quarter a distance of 515.26 feet to the Southwest corner of a parcel described in Book 250, Page 766 recorded at the McPherson County Register of Deeds Office, being the point of beginning; thence continuing South 89°26'10" West on said South line a distance of 50.00 feet; thence North 00°33'50" West perpendicular to said South line a distance of 512.40 feet; thence North 88°58'24" East a distance of 164.44 feet to the West line of a second parcel described in Book 658, Page 5257 recorded at the McPherson County Register of Deeds Office; thence South 00°33'50" East on said West line a distance of 50.00 feet to the North line of said parcel described in Book 250, Page 766; thence South 88°58'24" West on said North line a distance of 114.44 feet to the Northwest corner of said parcel; thence South 00°33'50" East on the West line of said parcel a distance of 462.80 feet to the point of beginning.

The above described tract contains **0.72 Acres** and is subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

COMBINED TRACT DESCRIPTION:

Commencing at the Southeast corner of said West Half of the Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°26'10" West on the South line of said West Half of the Southeast Quarter a distance of 515.26 feet to the Southwest corner of a parcel described in Book 250, Page 766 recorded at the McPherson County Register of Deeds Office, being the point of beginning; thence continuing South 89°26'10" West on said South line a distance of 558.79 feet to the East Right of Way line of Old Highway 81; thence North 21°35'04" West on said East Right of Way line a distance of 289.18 feet; thence North 89°26'10" East parallel with said South line a distance of 612.52 feet; thence North 00°33'50" West perpendicular to said South line a distance of 242.46 feet; thence North 88°58'24" East a distance of 164.44 feet to the West line of a second parcel described in Book 658, Page 5257 recorded at the McPherson County Register of Deeds Office; thence South 00°33'50" East on said West line a distance of 50.00 feet to the North line of said parcel described in Book 250, Page 766; thence South 88°58'24" West on said North line a distance of 114.44 feet to the Northwest corner of said parcel; thence South 00°33'50" East on the West line of said parcel a distance of 462.80 feet to the point of beginning.

The above described tract contains **4.19 Acres** and is subject to a road right of way easement along the South line thereof, and any other easements or restrictions of record.

Laurel B. Vitzthum, Register of Deeds
McPherson County, Kansas
Book: 668 Page: 59926
Record #: 23830 Total Fees: \$21.00
Pages Recorded: 1
Cashier Initials: Sheila
Date Recorded: 6/2/2025 2:14:57 PM
Kathryn Rogers
Authorized

COUNTY PLANNING AND ZONING CERTIFICATE:

I, Josh 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 May, 2025.

Josh 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 21st day of May, 2025.

Existing Parcel (Book 250, Page 766)



P.O.C.
SE Cor. W 1/2 SE 1/4
Sec. 22, T21S, R2W
Fd. 5/8" Rebar
Origin: (PSI)

Prepared For: KSI REALTY AND INSURANCE	Description: A PORTION OF THE SW 1/4 SE 1/4 SECTION 22, T21S, R2W McPHERSON COUNTY, KANSAS
Prepared By: GSS Garber Surveying Service, P.A.	
HUTCHINSON (Main Office) 2908 North Platte St. 67502 Ph. 620-665-7032 Fax 620-665-7401 McPHERSON (Branch Office) 115 East Main St. 67440 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5853 Fax 316-283-5873 MANHATTAN (Branch Office) 3226 Kimball Ave. 66503 Ph. 785-328-4810	
Drawn By: GAQ	Scale: 1"=60'
Checked By: NDS	Date: 05/21/2025
Date of Field Work: May 7th, 2025	Job No: G2025-421
Sheet 1 of 1 Sheet(s)	

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C:\Users\cstudky\OneDrive\Documents\GSS\FILES\2025\G2025-421 G2025-421.dwg Plot Path: D:\Users\cstudky\OneDrive\Documents\GSS\FILES\2025\G2025-421.dwg PPS: 24-1022