



- LEGEND
- Sectional Monument Found
  - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
  - Section Monument Rest from Previous Survey GSS 2014-596
  - Sanitary Sewer Cleanout
  - Power Pole
  - Underground Telephone Pedestal
  - Calculated
  - Measured
  - General Land Office

CERTIFICATE OF LOT SPLIT

STATE OF KANSAS }  
COUNTY OF McPHERSON } SS

I hereby certify that this lot split has been examined by the McPherson County Planning Board and found to comply with the Subdivision Regulations of McPherson County, Kansas, and is, therefore, approved for recording.

Date Signed: \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Chairperson

STATE OF KANSAS }  
COUNTY OF McPHERSON } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

(SEAL) \_\_\_\_\_, Notary Public

My appointment expires: \_\_\_\_\_

DESCRIPTION:

**PARCEL 1**  
A portion of the Northwest Quarter of Section 03, Township 21 South, Range 05 West of the 6th Principal Meridian, McPherson County, Kansas more particularly described by Daniel E. Garber, PS #683, on September 8, 2022 as follows:  
Beginning at the Northwest Corner of the Northwest Quarter of Section 03, Township 21 South, Range 05 West of the 6th Principal Meridian; thence with a bearing of North 89°36'02" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 377.65 feet for the point of beginning; thence continuing North 89°36'02" East along the North line of said Northwest Quarter 762.10 feet; thence South 00°23'58" East perpendicular to the North line of said Northwest Quarter 388.15 feet; thence South 89°36'02" West parallel with the North line of said Northwest Quarter 762.10 feet; thence North 00°23'58" West perpendicular to the North line of said Northwest Quarter 388.15 feet to the point of beginning, containing **6.791 Acres**, subject to a road right-of-way easement across the North 33.00 feet thereof and any other easements or restrictions of record.

**PARCEL 2**  
A portion of the Northwest Quarter of Section 03, Township 21 South, Range 05 West of the 6th Principal Meridian, McPherson County, Kansas more particularly described by Daniel E. Garber, PS #683, on September 8, 2022 as follows:  
Beginning at the Northwest Corner of the Northwest Quarter of Section 03, Township 21 South, Range 05 West of the 6th Principal Meridian; thence with a bearing of North 89°36'02" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 377.65 feet; thence South 00°23'58" East perpendicular to the North line of said Northwest Quarter 388.15 feet; thence North 89°36'02" East parallel with the North line of said Northwest Quarter 762.10 feet; thence North 00°23'58" West perpendicular to the North line of said Northwest Quarter 388.15 feet to the North line of said Northwest Quarter; thence North 89°36'02" East along the North line of said Northwest Quarter 630.29 feet; thence South 00°11'47" East 1,119.82 feet to the South line of the fractional North Half of said Northwest Quarter; thence South 89°26'06" West along the South line of the fractional North Half of said Northwest Quarter 1,771.40 feet to the Southwest Corner of the fractional North Half of said Northwest Quarter; thence North 00°07'41" West along the West line of said Northwest Quarter 1,124.94 feet to the point of beginning, containing **38.833 Acres**, subject to road right-of-way easements across the North and West 33.00 feet thereof, and any other easements or restrictions of record.

**PARCEL 3**  
A portion of the Northwest Quarter of Section 03, Township 21 South, Range 05 West of the 6th Principal Meridian, McPherson County, Kansas more particularly described by Daniel E. Garber, PS #683, on September 8, 2022 as follows:  
Beginning at the Northwest Corner of the Northwest Quarter of Section 03, Township 21 South, Range 05 West of the 6th Principal Meridian; thence with a bearing of South 00°07'41" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter 1,124.94 feet to the Northwest corner of the South Half of said Northwest Quarter for the point of beginning; thence North 89°26'06" East along the North line of the South Half of said Northwest Quarter 1,771.40 feet; thence South 00°11'47" East 666.83 feet to the South line of the North Half of the South Half of said Northwest Quarter; thence South 89°31'28" West along the South line of the North Half of the South Half of said Northwest Quarter 1,772.18 feet to the Southwest corner of the North Half of the South Half of said Northwest Quarter; thence North 00°07'41" West along the West line of said Northwest Quarter 664.07 feet to the point of beginning, containing **27.067 Acres**, subject to a road right-of-way easement across the West 33.00 feet thereof, and any other easements or restrictions of record.

SURVEYOR'S CERTIFICATE:

I hereby certify this plot to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 15th day of September, 2022.

*Daniel E. Garber*  
PS-683  
PROFESSIONAL SURVEYOR  
KANSAS

Prepared For:	LOIS A. REGEHR			Description:	A PORTION OF THE NW 1/4 SECTION 3, T21S, R5W MCPHERSON COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.						
GSS HUTCHINSON		BRANCH OFFICES:		MANHATTAN Ph. 785-320-4810			
2908 North Plum St. 67502		MCPHERSON Ph. 620-241-4441		NEWTON Ph. 316-283-5053			
(Main Office)		SALINA Ph. 785-404-6302		WICHITA Ph. 316-260-9933			
Drawn By:	KLL	Scale:	1"=200'	Date of Field Work:	August 23, 2022	Job No:	
Checked By:	DEG	Date:	09/15/2022	Sheet	1 of 1 Sheet(s)	G2022-660	