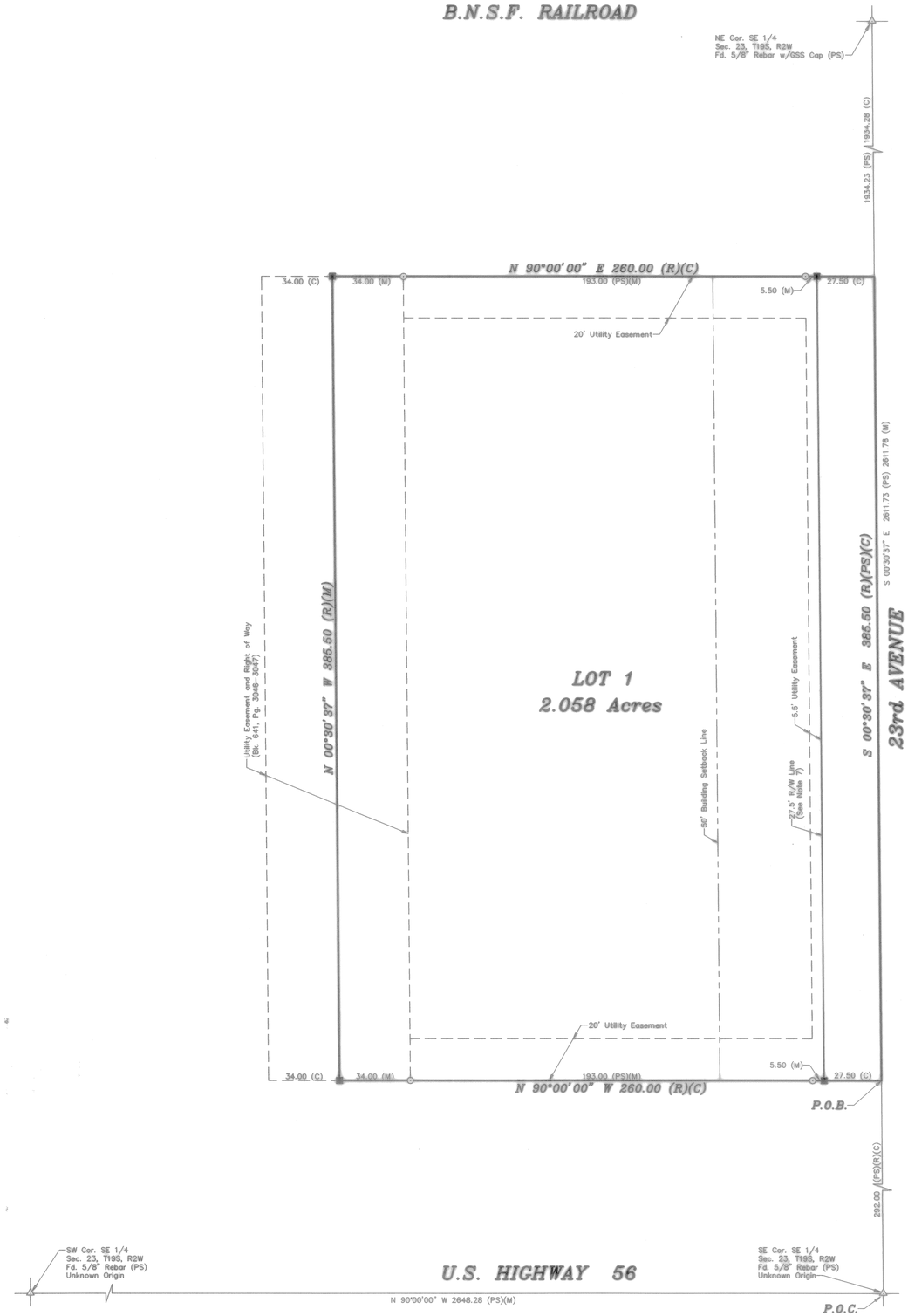
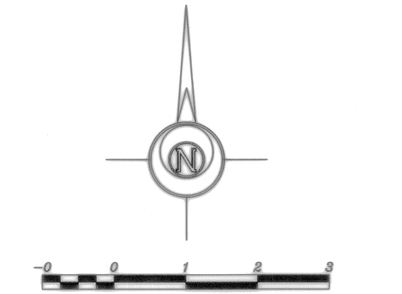
FINAL PLAT

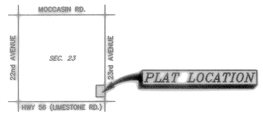
CKC SUBDIVISION

A SUBDIVISION IN THE SOUTHEAST QUARTER
OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 WEST OF THE 6TH
PRINCIPAL MERIDIAN MCPHERSON COUNTY, KANSAS





BASIS OF BEARING = GSS PROJECT NO. G2006-634



VICINITY MAP
(NOT TO SCALE)

LEGEND

- △ – Sectional Monument Found
- ○ – Fd. 5/8" Rebar w/GSS Cap
- ■ – Set 5/8" x 24" Rebar with GSS Cap in Concrete
- (PS) – Previous Survey GSS Project No. G2006-634
- (M) – Measured
- (C) – Calculated
- (R) – Record
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement

GENERAL NOTES:

1) According to Flood Insurance Rate Map No. 20113 C 0245 E (dated January 16, 2009) published by the Federal Emergency Management Agency, the subject property lies within Zone "X" described as follows; Area of minimal flood hazard mapped by approximate methods.
2) Subject to a Right of Way contract to the Cooperative Refinery Association recorded in Misc. Book 113, Page 103. Not able to be plotted.
3) Subject to a Right of Way Easement to McPherson County Rural Water District #4 recorded in Misc. Book 209, Page 522. Not able to be plotted.
4) Subject to a Right of Way Easement to McPherson County Rural Water District #4 recorded in Misc. Book 266, Page 368. Not able to be plotted.
5) Subject to a Right of Way Easement to McPherson County Rural Water District #4 recorded in Misc. Book 266, Page 369. Not able to be plotted.
6) The description of record and existing encumbrances plotted or listed hereon are based on Title Commitment Number 20070965 prepared by McPherson County Abstract and Title Co., Inc with an effective date of March 23rd, 2012.
7) 33' R/W to 23rd Avenue has been reduced to 27.5 feet for this plat with a 5.5 foot reservation for public utility easement.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on April 2nd, 2012 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION OF RECORD:

A portion of the Southeast (SE 1/4) of Section Twenty-three (23), Township Nineteen (19) South, Range Two (2) West of the Sixth Principal Meridian, described as follows:

Commencing at the Southeast corner of said SE ¼; thence North 00 degrees 30 minutes 37 seconds West (basis of bearings is assumed) along the East line of said SE ¼ 292.00 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West parallel with the South line of said SE ¼ 260.00 feet; thence North 00 degrees 30 minutes 37 seconds West parallel with the East line of said SE ¼ 385.50 feet; thence North 90 degrees 00 minutes 00 seconds East parallel with the South line of said SE ¼ 260.00 feet to the East line of said SE ¼; thence South 00 degrees 30 minutes 37 seconds East along the East line of said SE ¼ 385.50 feet to the point of beginning, McPherson County, Kansas.

Date: 6/8/12

Nicholas D. Schmidt, LS# 1492

NICHOLAS D. SCHMIDT REGISTERED LS-1492 6/8/12 KANSAS LAND SURVEYOR

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public areas under the name of "*CKC Subdivision*": that all roads, alleys, easements, public grounds as well as those portions of 23rd Avenue shown as being altered as denoted on the plat are hereby dedicated to and for the use of the public, or to those denoted hereon, for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed to any applicable restrictions, reservations and covenants now on file or hereafter filed in the office of the Register of Deeds of McPherson County, Kansas.

Andy Johnson, President, CKC Properties, LLC.

Date Signed: 6-15-12

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

15 The foregoing instrument was acknowledged before me this day of June, 2012 By Andy Johnson, President, CKC Properties, LLC.

GAIL WEDEL Notary Public - State of Kansas My Appt. Expires 11-16-14 [Seal]

Notary Public

My appointment expires 11-16-14

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

Reviewed by the Unified Government Surveyor this 19th day of June, 2012 This survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Date: 6-19-12

William B. Heller) 20th 2012

WILLIAM B. HELLER LICENSED LAND SURVEYOR KANSAS

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
CITY OF McPHERSON }

This plat was approved by the McPherson County Planning Board on May 21 2012

Bob Carson, Chairperson

ATTEST:

Kenneth A. Cook, Secretary

Date Signed: July 3, 2012

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

The dedications shown on this plat as well as those portions of 23rd Avenue shown as being altered, are hereby accepted by the Board of County Commissioners of McPherson County, Kansas on June 12, 2012.

Harris J. Terry, Chairman

Duane J. Patrick, Commissioner

Ronald H. Loomis, Commissioner

ATTEST:

Cathy A. Schmidt, County Clerk [Seal]

TRANSFER RECORD

Entered on transfer record this 9th day of July 2012.

Cathy A. Schmidt, County Clerk

REGISTER OF DEEDS CERTIFICATE

3383

State Of Kansas, McPherson Co., SS:
This instrument was filed for record on the 9 day of July A.D. 2012 at 8:50 o'clock A M. and duly recorded in book C on page 24

Register of Deeds $20.00

MCPHERSON COUNTY REGISTER OF DEEDS KANSAS

FINAL PLAT		Description: CKC SUBDIVISION MCPHERSON COUNTY, KS.	
Prepared By: GSS	Garber Surveying Service, P.A. 2908 North Plum St. Hutchinson, Kansas 67502 Phone (620) 665-7032 • FAX (620) 663-7401 115 E. Marlin, Suite 102 McPherson, Kansas 67460 Phone (620) 241-4461 • FAX (620) 241-4458		
Drawn By: AL	Scale: 1"=30'	Date of Field Work: April 2, 2012	Job No: G2012-164
Checked By: NDS	Date: 06/08/2012	Sheet 1 of 1 Sheet(s)	