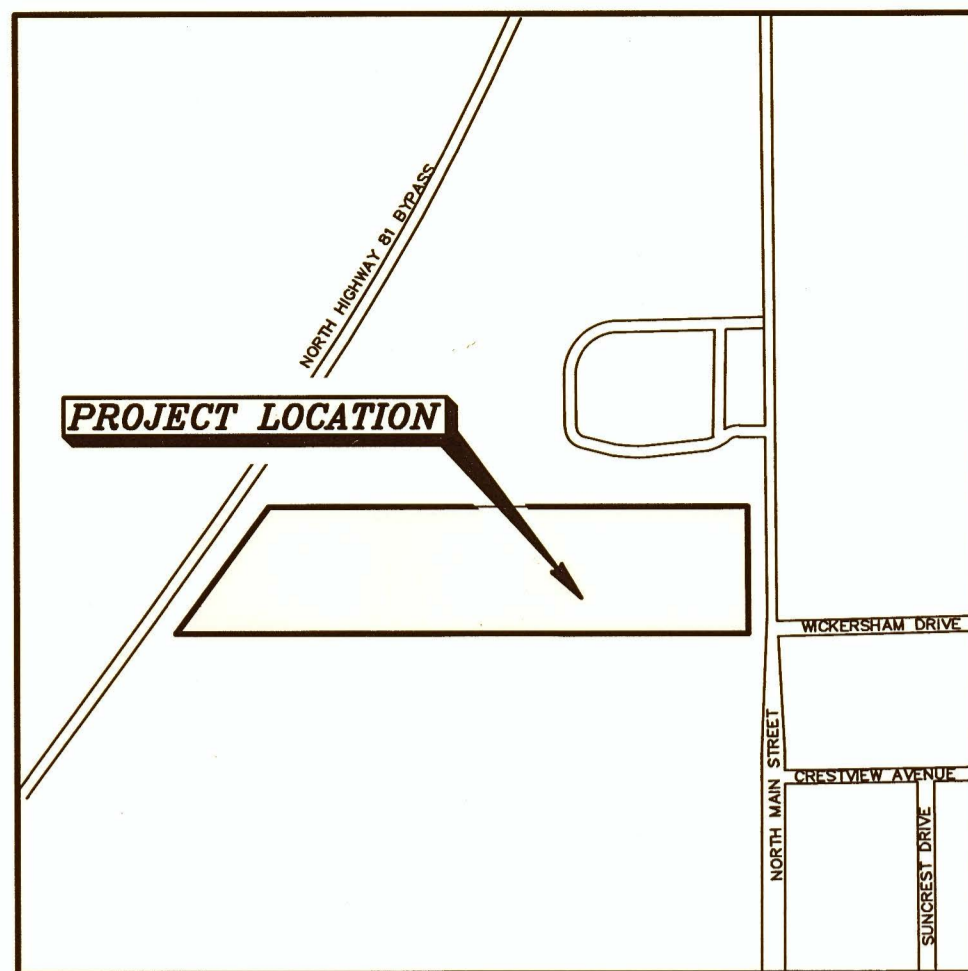


# FINAL PLAT FIRE STATION #2

A SUBDIVISION IN THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 19 SOUTH,  
RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS.



**MCPHERSON, KANSAS  
VICINITY MAP**  
(NOT DRAWN TO SCALE)

- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - ⊕ - Benchmark/Control Points
  - (C) - Calculated
  - (M) - Measured
  - (PL) - Platted
  - (PS) - Previous Survey by LS 1202 3/8/2022
  - (PS1) - Previous Survey GSS Project #G2019-344

Fd. 5/8" Rebar w/LS 1202 Cap (PS)  
1.55' E. and 0.11' S. of Corner  
(Not accepted per conformation with LS 1202)

SW Cor. Chapelridge Addition  
Fd. 5/8" Rebar w/LS 1202  
Cap in Conc. (PS1)(PL)

Fd. 5/8" Rebar w/GSS CLS 52 Cap (PS1)

SE Cor. Chapelridge Addition  
Fd. 1/2" Rebar  
w/LS 1297 Cap (PL)(PS1)

NE Cor. SE 1/4  
Sec. 17, T19S, R3W  
Fd. 1/2" Rebar  
Origin: Previous Survey  
GSS Project #G2019-58

N 86°09'20" E 328.94 (M) 328.26 (R)(PS)  
HWY 81 BYPASS

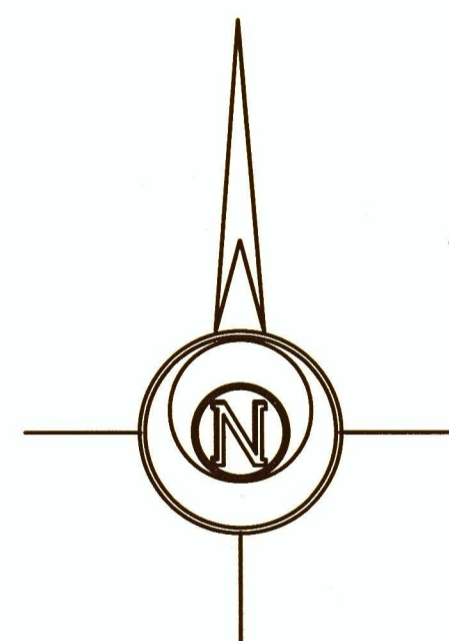
S 89°58'31" E 1003.18 (M) 1003.41 (PL) 1004.62 (R)(PS)

S 00°12'17" E 265.99 (M) 265.91 (R)(PS)

N 89°57'37" W 1198.20 (M) 1198.27 (R)(PS)

Fd. 5/8" Rebar w/LS 1202 Cap (PS)

SE Cor. SE 1/4  
Sec. 17, T19S, R3W  
Fd. 4" Cut in Concrete  
Origin: Previous Survey GSS Project #G2016-46



-50 0 50 100 150

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**CLOSURE TABLE**  
NORTHING: 0.00168  
EASTING: -0.00154  
PRECISION: = 1:1215786.86

**BENCHMARK:**

BM 202

100D spike in East face of power pole on the West side of Main Street +/- 31.0' Northeast of the Northeast property corner.  
Elevation=1510.67 (NAVD88)

**FLOOD NOTE:**

According to Flood Insurance Rate Map No. 20113C0218E, dated January 16, 2009 published by the Federal Emergency Management Agency, subject property lies in Zone X which is defined as area of minimal flood hazard.

**SURVEYOR'S NOTES:**

1. All measurements are in US Survey Feet.

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

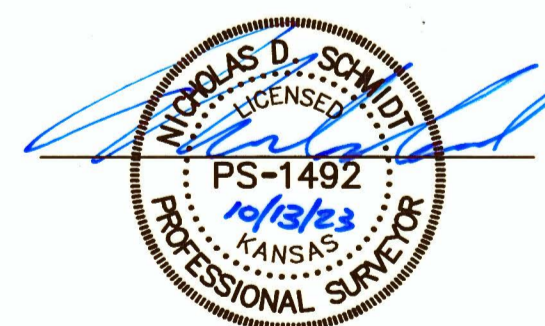
I, the undersigned licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on January 25, 2023 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION OF RECORD: (Bk. 668, Pg. 7575)

A parcel located in the Southeast quarter of Section 17, Township 19 South, Range 3 West of the 6th P.M., more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 17; thence North 89 degrees 39 minutes 20 seconds West along the East-West Quarter Section line of said Section 17, to a point on the West right of way line North Main Street, 50.00 feet; thence South 00 degrees 12 minutes 48 seconds East along the West right of way line of said North Main Street, 897.78 feet to the point of beginning; thence North 89 degrees 57 minutes 58 seconds West, 1,004.62 feet; thence South 35, degrees 55 minutes 53 seconds West along the East right of way line of Old 81 Highway, 328.26 feet; thence South 89 degrees 57 minutes 58 seconds East 1,198.27 feet; thence North 00 degrees 13 minutes 16 seconds West, 265.91 feet to the point of beginning, McPherson County, Kansas.

Date: October 13, 2023.



**COUNTY SURVEYOR'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

Reviewed by the Unified Government Surveyor this 12th day of October, 2023. This survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

William B. Heller, P.S. 1202  
William B. Heller, PS #1202, County Surveyor

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

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 **FIRE STATION #2** that all roads, alleys, easements and public grounds 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 subject 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.

Date Signed: Nov. 8, 2023  
Thomas A. Brown  
Thomas A. Brown, Mayor

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF MCPHERSON } SS

The foregoing instrument was acknowledged before me this 8 day of November, 2023, by Thomas A. Brown.

[Signature]  
Notary Public

My appointment expires: 6-1-2024



**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS )  
CITY OF MCPHERSON ) SS

This plat was approved by the City of McPherson Planning Commission on Oct 13, 2023 2023

Signed November 7th, 2023.  
[Signature]  
Brennon Randa, Chairperson

**ATTEST:**

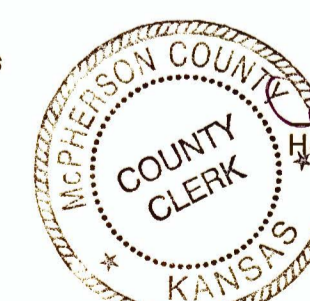
[Signature] Secretary  
Tiffani Floyd

**COUNTY CLERK AND CITY CLERK CERTIFICATE**

STATE OF KANSAS )  
COUNTY OF MCPHERSON ) SS  
CITY OF MCPHERSON )

We, the undersigned, County Clerk of McPherson County, Kansas and City Clerk of the City of McPherson, Kansas, within our respective Jurisdictions, do hereby certify that, at the date of this certificate, all currently due and owing taxes and special assessments of any kind assessed against any of the land included in this Plat, have been paid.

Date Signed: November 13, 2023 Date Signed: October 23, 2023



Hollie D. Melroy County Clerk  
Lisa Faust City Clerk

**CITY ATTORNEY'S CERTIFICATE**

STATE OF KANSAS )  
CITY OF MCPHERSON ) SS

This Plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: December 21, 2023.

[Signature]  
Jeffrey Houston, City Attorney

**GOVERNING BODY CERTIFICATE**

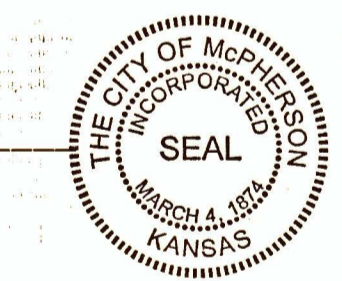
STATE OF KANSAS )  
CITY OF MCPHERSON ) SS

The dedications shown on this Plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas, on Oct 17, 2023.

Thomas A. Brown  
Thomas A. Brown, Mayor

**ATTEST:**

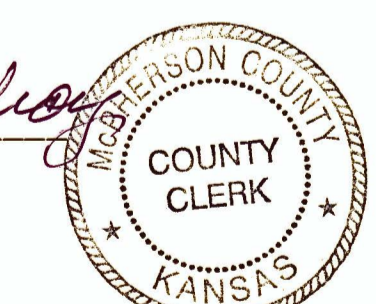
Lisa Faust  
Britta Erkelenz, City Clerk  
Lisa Faust



**TRANSFER RECORD**

Entered on transfer record this 17 day of November, 2023.

Hollie D. Melroy  
Hollie Melroy, County Clerk



**REGISTER OF DEEDS CERTIFICATE**

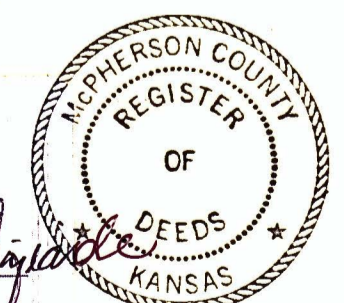
Laurie B. Witzlarde, Register of Deeds  
McPherson County, Kansas

Book: LD Page: 4

Receipt #: 230052  
Pages Recorded: 1  
Cashier Initials: Kathryn

Total Fees: \$32.00  
Authorized: [Signature]

Date Recorded: 11/17/2023 10:43:30 AM



**FINAL PLAT**

Description:  
**A PORTION OF THE SE 1/4 SECTION 17, T19S, R3W MCPHERSON, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**

**GSS HUTCHINSON**  
2908 North Plum St. 67502  
MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053  
Ph. 620-665-7032 (Main Office)  
BRANCH OFFICES: MANHATTAN Ph. 785-320-4810  
SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933

Drawn By: KDZ Scale: 1"=50' Date of Field Work: January 25, 2023 Job No:  
Checked By: NDS Date: 10/12/2023 Sheet 1 of 1 Sheet(s) **G2023-31**