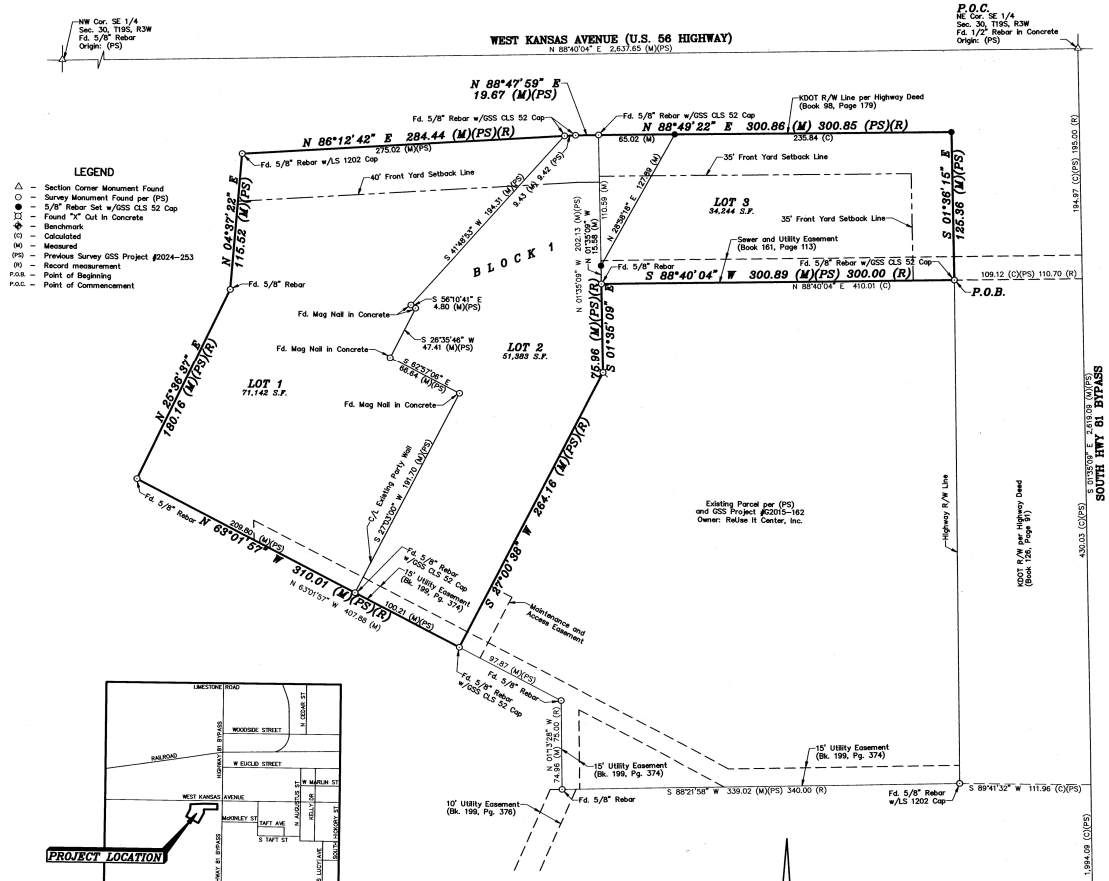
FINAL PLAT

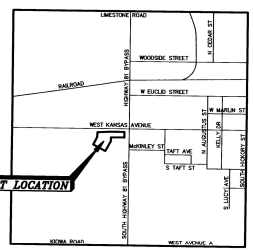
GRAY SUBDIVISION

A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF McPHERSON, McPHERSON COUNTY, KANSAS.



LEGEND

- △ – Section Corner Monument Found
- ○ – Survey Monument Found per (PS)
- ● – 5/8" Rebar Set w/GSS CLS 52 Cap
- ⊠ – Found "X" Cut In Concrete
- ⊕ – Benchmark
- (C) – Calculated
- (M) – Measured
- (PS) – Previous Survey GSS Project #2024-253
- (R) – Record measurement
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement



McPHERSON, KANSAS VICINITY MAP
(NOT DRAWN TO SCALE)

MORTGAGE HOLDER

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

WE, PEOPLES BANK AND TRUST, B/ THE GRAY GROUP, HOLDERS OF THE MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREB/ CONSENT TO THE PLAT OF GRAY SUBDIVISION, McPHERSON, McPHERSON COUNTY, KANSAS.

CHAD ALEXANDER — PEOPLES BANK AND TRUST, 101 S. MAIN ST. McPHERSON, KS 67460

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20113C0356E (Effective Date: January 16, 2009) and Flood Insurance Rate Map No. 20113C0352E (Effective Date: January 16, 2009) published by the Federal Emergency Management Agency, the property described above lies within **ZONE "AE"**, which is defined as "Base Flood Elevations determined" and **FLOODWAY AREAS IN ZONE "AE"** which is defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

-50 0 50 100 150

BASIS OF BEARING = GSS PROJECT #G2000-841

CLOSURE TABLE
NORTHING: -0.00724
EASTING: 0.00735
PRECISION: 1: 191,945.63

PROFESSIONAL SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

I, the undersigned, professional surveyor of the State of Kansas, do hereby certify the following described tract of land was surveyed on March 26, 2024 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 Quarter of Section 30, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 2nd day of April, 2025:

Commencing at the Northeast corner of said Southeast Quarter; thence on a previous survey bearing of South 01°35'09" East on the East line of said Southeast Quarter a distance of 194.97 feet (195.0 Record); thence South 88°40'04" West parallel with the North line of said Southeast Quarter a distance of 109.12 feet (110.0 Record) to the West Right of Way line of Highway 81 Bypass, being the point of beginning; thence continuing South 88°40'04" West parallel with said North line a distance of 300.89 feet (300.00 Record); thence South 01°35'09" East parallel with the East line of said Southeast Quarter a distance of 75.96 feet to the extended centerline of an existing party wall; thence South 27°00'38" West along said extended centerline and along said centerline a distance of 264.16 feet; thence North 63°01'57" West a distance of 310.01 feet; thence North 25°36'37" East a distance of 180.16 feet; thence North 04°37'22" East a distance of 115.52 feet to the South Right of Way line of U.S. 56 Highway; thence North 86°12'42" East along said South Right of Way a distance of 284.44 feet; thence North 88°47'59" East along said South Right of Way a distance of 19.67 feet; thence North 88°49'22" East along said South Right of Way line a distance of 300.86 feet to said West Right of Way line of Highway 81 Bypass; thence South 01°36'15" East along said West Right of Way line a distance of 125.36 feet to the point of beginning.

The above described tract contains 3.60 Acres and is subject to any easements or restrictions of record.

TOGETHER WITH a maintenance and access easement described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence on a previous survey bearing of South 01°35'09" East on the East line of said Southeast Quarter a distance of 194.97 feet (195.0 Record); thence South 88°40'04" West parallel with the North line of said Southeast Quarter a distance of 109.12 feet (110.0 Record) to the West Right of Way line of 13th Avenue (former Highway 81 Bypass); thence South 01°12'32" East along said Right of Way a distance of 428.03 feet (430.0 Record); thence South 88°21'58" West a distance of 339.02 feet (340.0 Record); thence North 01°13'28" West a distance of 74.96 feet (75.0 Record); thence North 63°01'57" West a distance of 97.87 feet to the extended centerline of an existing party wall and the point of beginning; thence North 27°00'38" East along said centerline a distance of 58.63 feet; thence South 62°58'04" East a distance of 20.00 feet; thence South 27°00'38" West parallel with said centerline of party wall a distance of 58.60 feet; thence North 63°01'57" West a distance of 20.00 feet to the point of beginning.

Date: 5/15 2025.

NICHOLAS D. SCHMIDT LICENSED PS-1492 KANSAS PROFESSIONAL SURVEYOR 5/15/25

REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

This plat has been reviewed and complies with the survey requirements of K.S.A. 58-2001, et seq.

Date: 5-15 2025.

DANIEL E. GARBER LICENSED PS-1283 KANSAS PROFESSIONAL SURVEYOR

Daniel E. Garber, PS #1283

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 Professional Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, roads and other public ways under the name of **GRAY SUBDIVISION**; that all roads, roads, alleys, easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public 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 Register of Deeds of McPherson County, Kansas.

Date: 6/23 2025.

The Gray Group
Stephen Gray, Owner

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

The foregoing instrument was acknowledgment before me this 23rd day of June 2025, by Stephen Gray.

CARLYN LEMON NOTARY PUBLIC STATE OF KANSAS My Appt Exp. 10/31/25

Carlyn Lemon Notary Public

My appointment expires: 10/31/25

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF McPHERSON } SS
CITY OF McPHERSON }

This plat was approved by the City of McPherson Planning Commission on May 12 2025.

Signed July 1st 2025.

Brennon Randa, Chairperson

ATTEST:

Tiffanyl Floyd Secretary

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: 3-23 2025: 2026

Hollie D. Melroy, County Clerk

Date Signed: 3/17 2025: 2026

Leah Kawanguzi, City Clerk

CITY OF McPHERSON CORPORATED MARCH 4, 1887 KANSAS SEAL

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF McPHERSON } SS
CITY OF McPHERSON }

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

Date Signed: 3/17 2026

Ann Elliott, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF McPHERSON } SS
CITY OF McPHERSON }

The dedications shown on this Plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas, on 3/17 2026.

Thomas A. Brown, Mayor

James Lowry

ATTEST:

Leah Kawanguzi, City Clerk

CITY OF McPHERSON CORPORATED MARCH 4, 1887 KANSAS SEAL

TRANSFER RECORD

Entered on transfer record this 23 day of March 2026.

COUNTY CLERK

Hollie D. Melroy, County Clerk

REGISTER OF DEEDS

Laurie B. Wilsonte, Register of Deeds
McPherson County, Kansas
Book: LD Page: 18
Receipt #: 240119 Total Fees: $32.00
Pages Recorded: 1
Cashier Initials: Kathryn Authorized By:
Date Recorded: 4/14/2026 2:06:48 PM

MCPHERSON COUNTY REGISTER OF DEEDS KANSAS

Prepared For: FINAL PLAT	Description: A PORTION OF THE NE 1/4 SE 1/4 SECTION 30, T19S, R3W McPHERSON COUNTY, KANSAS
Prepared By: Garber Surveying Service, P.A. HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7832 (Main Office)	BRANCH OFFICES: MANHATTAN Ph. 785-320-4810; McPHERSON Ph. 620-241-4441; NEWTON Ph. 316-283-5053; SALINA Ph. 785-404-6302; WICHITA Ph. 316-260-9933

Drawn By: GAQ	Scale: 1"=50'	Date of Field Work: May 8th, 2025	Job No:
Checked By: NDS	Date: 05/09/2025	Sheet 1 of 1 Sheet(s)	G2025-160

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Plot Date & Time: Thursday, May 15, 2025 4:32:11 PM Dwg Path: \\gsfs1\Company\100_CSDFILES\2025\2025160 CSD\dwg\G2025160 Final Plat