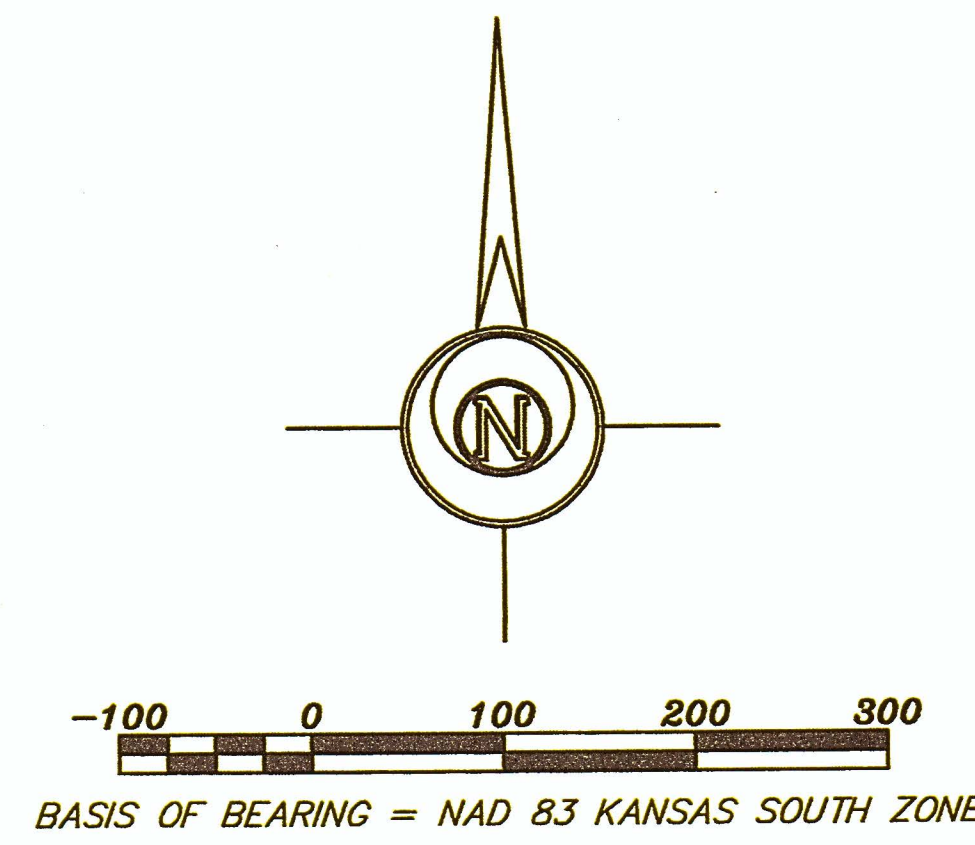
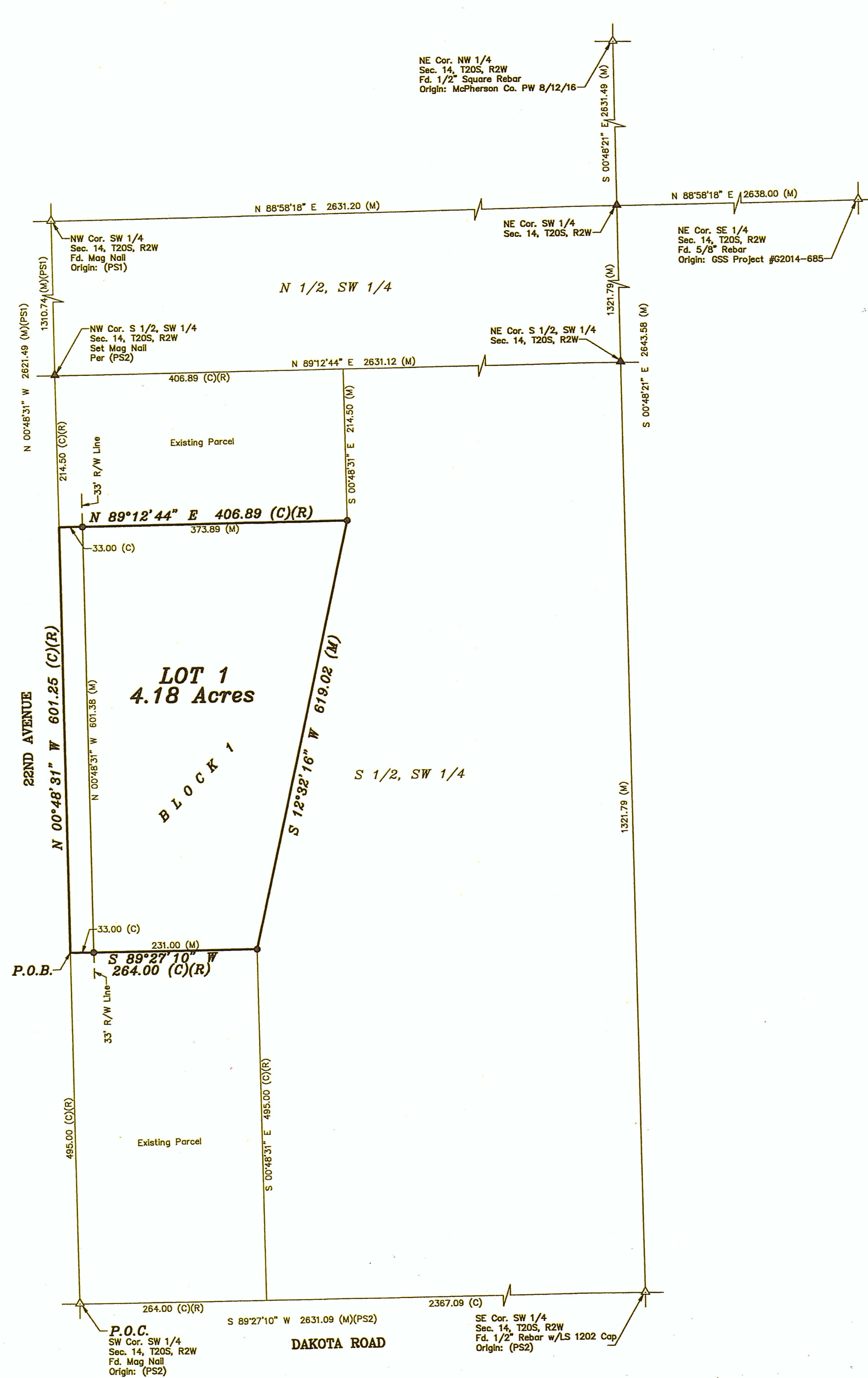


FINAL PLAT

LONETREE ACRES

A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 20 SOUTH,
RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS.



CLOSURE TABLE

NORTHING:	-0.00526
EASTING:	-0.00029
PRECISION:	1:1260743.59

- LEGEND**
- △ - Sectional Monument Found
 - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
 - - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
 - (C) - Calculated
 - (M) - Measured
 - (R) - Record measurement
 - (PS1) - Previous Survey GSS Project #G2016-516
 - (PS2) - Previous Survey GSS Project #G2020-1038
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement

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 August 2, 2021 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:

A portion of the South Half of the Southwest Quarter of Section 14, Township 20 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Southwest corner of said Southwest Quarter thence on a NAD 83 Kansas South Zone bearing of North 00°48'31" West on the West line of said Southwest Quarter a distance of 495.00 feet (Record) to the point of beginning; thence continuing North 00°48'31" West a distance of 601.25 feet to a point 214.50 feet (Record) South of the Northwest corner of said South Half of the Southwest Quarter; thence North 89°12'44" East parallel with the North line of said South Half of the Southwest Quarter a distance of 406.89 feet (Record); thence South 12°32'16" West a distance of 619.02 feet to a point 495.00 feet (Record) North of the South line of said Southwest Quarter; thence South 89°27'10" West parallel with said South line a distance of 264.00 feet (Record) to the point of beginning.

Containing 4.64 Acres (including road right of way) and subject to a road right of way easement along the West line thereof, and any other easements or restrictions of record.

Date: 8/6/21

[Signature]
NICHOLAS D. SCHMIDT
LICENSED
PS-1492
8/6/21
KANSAS
PROFESSIONAL SURVEYOR

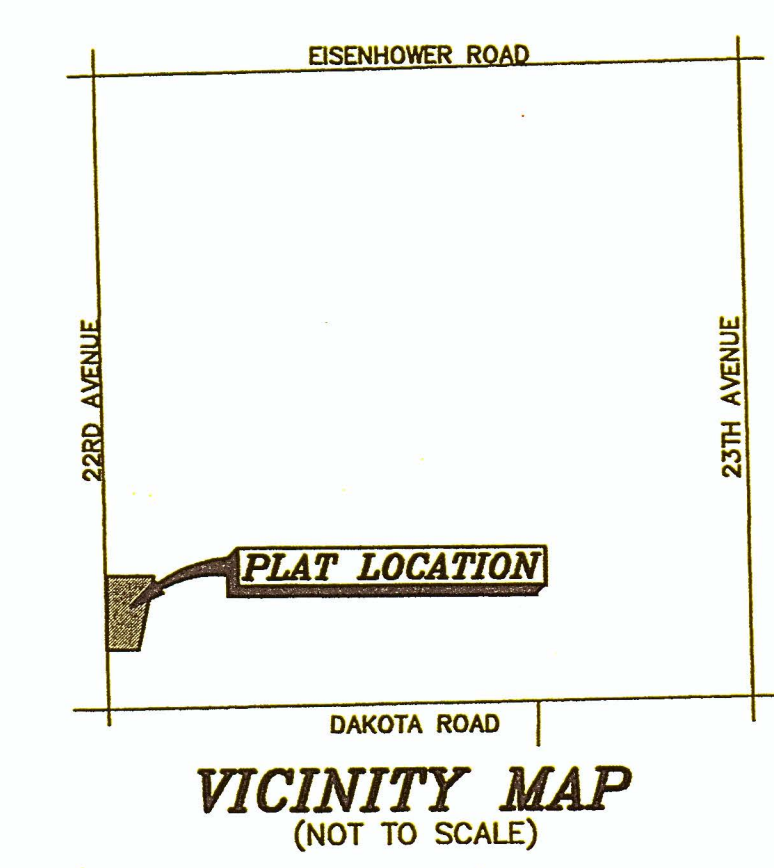
COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

Reviewed by the Unified Government Surveyor this 17th day of August, 2021. 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: 8-17-2021

[Signature]
William B. Heller, PS 1202



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 "LONETREE ACRES"; that all roads, alleys, easements, 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: 8/11/21

[Signature]
Aryn R. Nightingale, Member, JANEON INVESTMENTS, LLC

[Signature]
Joseph D. Oldham, Member, JANEON INVESTMENTS, LLC

[Signature]
Nicholas D. Schmidt, Member, JANEON INVESTMENTS, LLC

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

The foregoing instrument was acknowledged before me this 11 day of AUGUST, 2021, by Aryn R. Nightingale, Joseph D. Oldham and Nicholas D. Schmidt.

[Signature]
Notary Public: REBECCA E. MOORE

My appointment expires: 5-9-22

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

This plat was approved by the McPherson County Planning Board on August 16, 2021.

[Signature]
Tim Bornholdt, Chairperson

ATTEST:
[Signature]
John Versue, Secretary

Date Signed: 08-16-2021

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners of McPherson County, Kansas on 08-30, 2021.

[Signature]
Keith Becker, Chairman

[Signature]
David O'Dell, Vice-Chairman

[Signature]
Thomas L. Kueser, Commissioner

ATTEST:

[Signature]
Hollie Melroy, County Clerk

[Seal]
HOLLIE MELROY
COUNTY CLERK
KANSAS

COUNTY CLERK CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

I, the undersigned, County Clerk of McPherson County, Kansas within my 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: 12-8-2021

[Signature]
Hollie Melroy, County Clerk

[Seal]
HOLLIE MELROY
COUNTY CLERK
KANSAS

TRANSFER RECORD

Entered on transfer record this 8 day of December, 2021.

[Signature]
Hollie Melroy, County Clerk

[Seal]
HOLLIE MELROY
COUNTY CLERK
KANSAS

REGISTER OF DEEDS CERTIFICATE

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

Book: LC Page 91

Receipt #: 221643
Pages Recorded: 1
Cashier Initials: *[Signature]*

Total Fee: \$32.00

Date Recorded: 12/8/2021 9:39:16 AM

[Seal]
REGISTER
OF
DEEDS
KANSAS

FINAL PLAT

Description: A PORTION OF THE S 1/2, SW 1/4 SECTION 14, T20S, R2W MCPHERSON COUNTY, KANSAS.

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

GSS HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7032
(Main Office)

BRANCH OFFICES:
MCPHERSON Ph. 620-241-4441
SALINA Ph. 785-404-6302

MANHATTAN Ph. 785-320-4811
NEWTON Ph. 316-283-5053
WICHITA Ph. 316-260-9933

Drawn By: KDZ	Scale: 1"=100'	Date of Field Work: August 2, 2021	Job No:
Checked By: NDS	Date: 08/06/2021	Sheet 1 of 1 Sheet(s)	G2021-864