

BENCHMARK:
OPUS-20110038:
5/8" Rebar w/Green GSS Cap Approximately located ±1760 feet North
and ±27 East of the intersection of South West Road and U.S. Highway 50.
Elevation=1436.50 (NAVD88)

ZONING DATA:
I-1: Light Industrial District
(1) Minimum Lot Area: 5,000 square feet
(2) Minimum Lot Width: 50 feet
(3) Minimum Lot Depth: 100 feet
(4) Minimum Front Yard Setback: 25 feet on all sides abutting a street.
(5) Minimum Rear Yard Setback: No minimum requirement, but if a side yard is provided it shall be not less than 10 feet.
(6) Minimum Side Yard Setback: No minimum requirement, but if a side yard is provided it shall be not less than 10 feet.
(7) Maximum Height: 35 feet exclusive of grain elevators.
(8) Maximum Lot Coverage: 75%

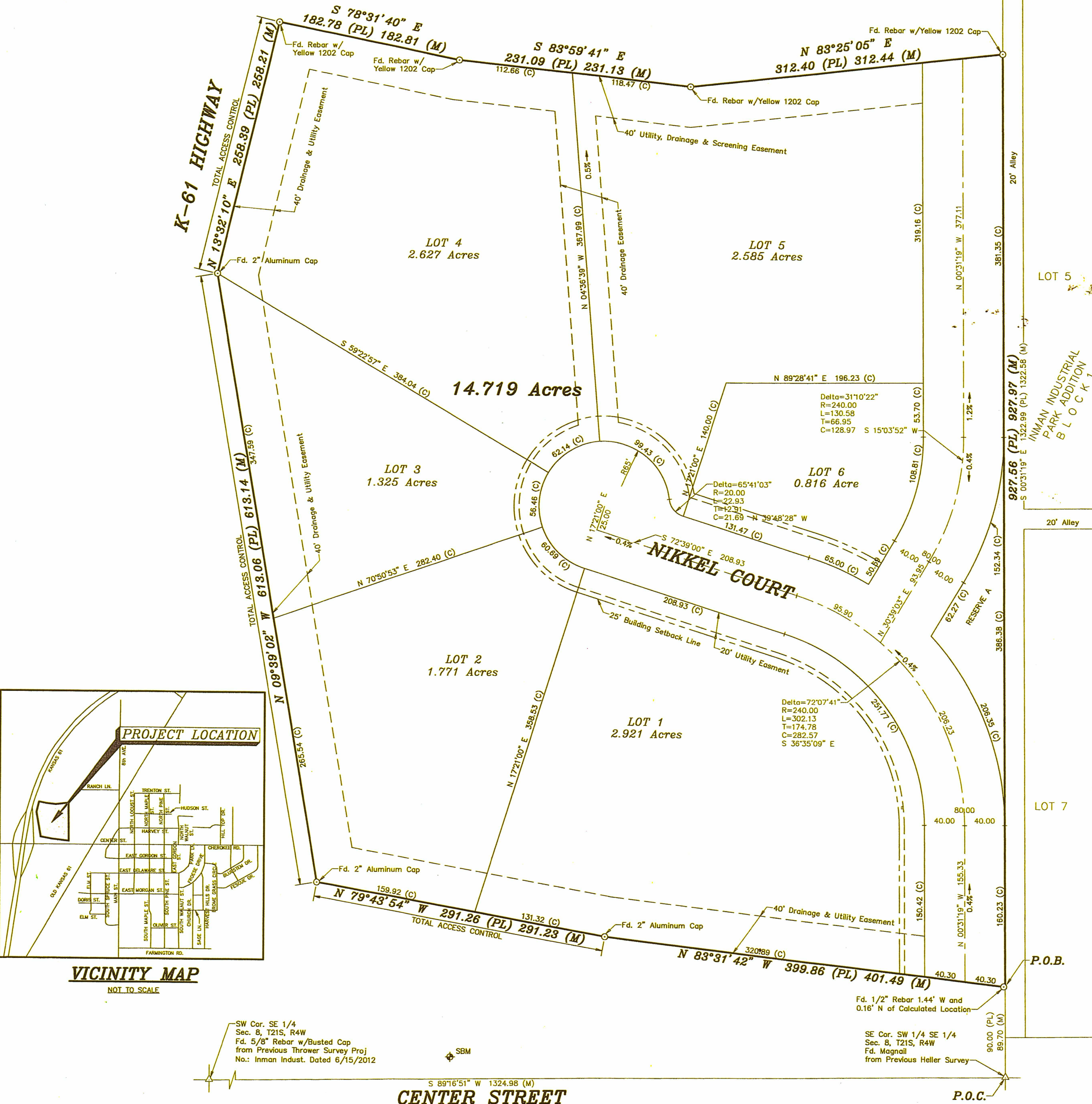
ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION, FOR FURTHER
ZONING INFORMATION CONTACT:
The City of Inman, Zoning & Planning (1-620-585-2122)

LEGEND
△ - Sectional Monument Found
○ - Survey Monument Found
● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
(C) - Calculated
(M) - Measured
(PL) - Plotted
SBM - Site Benchmark
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement

CLOSURE TABLE
NORTHING: -0.00038
EASTING: 0.00227
PRECISION: 1376.07/0.0023 = 1:598,291.30

NE Cor. SW 1/4 SE 1/4
Sec. 8, T21S, R4W
Fd. Purple Thrower Cap
from previous Thrower Survey Proj
No.: Inman Indust. Dated 6/4/2012

0 60 120 180
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



FINAL PLAT

NIKKEL COMMERCE PARK

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH,
RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN IN INMAN, MCPHERSON COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on March 10, 2022 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:

A portion of the Southwest Quarter of the Southeast Quarter of Section 8, Township 21 South, Range 4 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on March 17, 2022 as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 8, Township 21 South, Range 4 West of the 6th Principal Meridian; thence with a bearing North 00°31'19" West along the East line of the Southwest Quarter of said Southeast Quarter 89.70 feet (90.00 feet record) for the North right-of-way line of Center Street for the point of beginning; thence North 83°31'42" West 401.49 feet (399.86 feet record); thence North 79°43'54" West along K-61 Highway right-of-way line 291.23 feet (291.26 feet record); thence North 09°39'02" West continuing along said highway right-of-way 613.14 feet (613.06 feet record); thence North 13°32'10" East continuing along said highway right-of-way 258.21 feet (258.39 feet record); thence South 78°31'40" East 182.81 feet (182.78 feet record); thence South 83°59'41" East 231.13 feet (231.09 feet record); thence North 83°25'05" East 312.44 feet (312.40 feet record) to the East line of the Southwest Quarter of said Southeast Quarter; thence South 00°31'19" East along the East line of the Southwest Quarter of said Southeast Quarter 927.97 feet (927.56 feet record) to the point of beginning containing 14.719 Acres.

Date: May 18, 2022.



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

Reviewed in accordance with K.S.A. 58-2005 on this 26th day of May, 2022.

William Heller, P.S. #1202
Deputy County Surveyor
McPherson County, Kansas

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of "NIKKEL COMMERCE PARK", a subdivision in the Southwest Quarter of the Southeast Quarter of Section 8, Township 21 South, Range 4 West of the 6th Principal Meridian, Inman, McPherson County, Kansas; that all easements and public sites 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 the Register of Deeds of McPherson County, Kansas. Reserve Area "A" is hereby reserved for landscaping, signage, sidewalks, utility and drainage construction and maintenance purposes and the maintenance thereof shall be the shared responsibility of all Lot owners.

Timothy L. Nikkel, Owner
Sherlyn J. Nikkel, Owner

MORTGAGE HOLDER

We, Peoples Bank and Trust Co. of Inman, Kansas, by Shane Williams, President, holders of a mortgage on the above described property, do hereby consent to the plat of "NIKKEL COMMERCE PARK", City of Inman, McPherson County, Kansas.

Shane Williams, President
Peoples Bank and Trust Co.

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

BE IT REMEMBERED:

That on this 19th day of May, 2022 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Timothy L. Nikkel and Sherlyn J. Nikkel who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: 09-19-2023



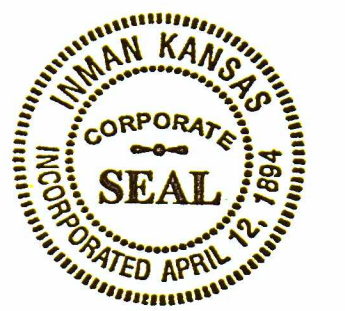
PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

This plat was approved by the Inman City Planning Commission on 16th day of May, 2022.

Shivann Schierling, Chairperson
(Print Name) Shivann Schierling

Attest:
Rosetta Bartels, Secretary
(Print Name) Rosetta Bartels



CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS }
CITY OF INMAN } SS

This "NIKKEL COMMERCE PARK" to the City of Inman, McPherson County, Kansas has been submitted to me and the same is hereby approved this 26th day of May, 2022.

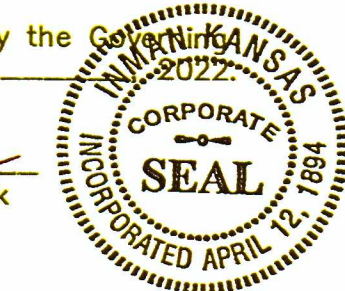
Stanley Junke, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
CITY OF INMAN } SS

The dedications shown on this plat, if any, are hereby accepted by the Body of the City of Inman, Kansas this 18th day of May, 2022.

James E. Toews, Mayor
Barbara Tuxhorn, City Clerk



COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

The dedications shown on this plat, if any, are hereby accepted by the Board of the County Commissioners, McPherson County, Kansas on 26th day of May, 2022.

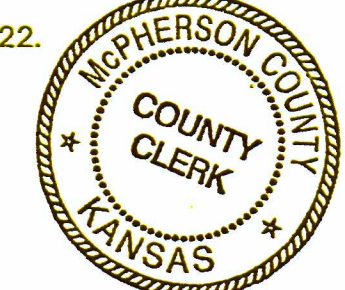
Keith Becker, Chairman
(Print Name)
Attest:
Hollie D. Melroy, County Clerk
(Print Name)

TRANSFER OF RECORD

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

Entered on transfer record on this 31 day of May, 2022.

Hollie D. Melroy, County Clerk

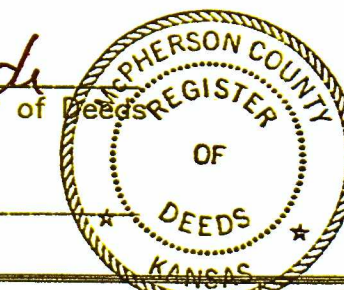


REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:42 p.m. on this 2nd day of June, 2022, in Book 93, Page 93.

Laurie B. Wizarde, Register of Deeds
Julia Harper, Deputy
Date Recorded: 6/2/2022 2:42:09 PM



FINAL PLAT

A PORTION OF THE SE 1/4
SECTION 8, T21S, R4W
MCPHERSON COUNTY, KANSAS

Prepared By: Garber Surveying Service, P.A.
HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7032
(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: EWS Scale: 1"=60' Date of Field Work: March 10, 2022 Job No:
Checked By: DEG Date: 05/18/2022 Sheet 1 of 1 Sheet(s) G2021-1170