AMENDED 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

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)

-60 0 60 120 180

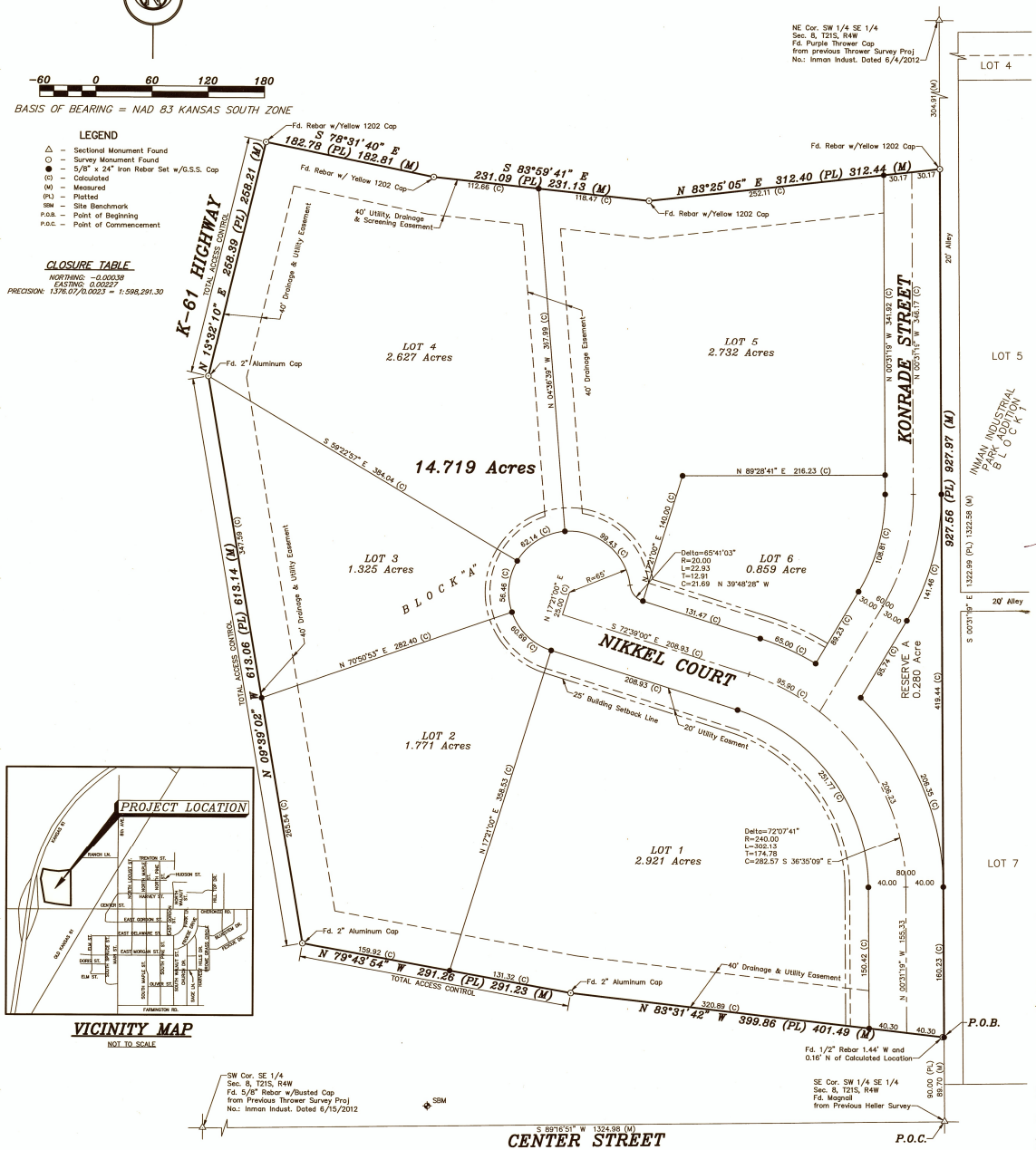
BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ – Sectional Monument Found
- ○ – Survey Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) – Calculated
- (M) – Measured
- (PL) – Platted
- 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



VICINITY MAP
NOT TO SCALE

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 September 7, 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 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 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: January 25, 2023.

DANIEL E. GARBER LICENSED PS-683 1-30-2023 KANSAS PROFESSIONAL SURVEYOR

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

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
Michelle Alise Miller, Owner
Sherlyn J. Nikkel, Owner
Christopher William Miller, Owner

NOTARY CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

BE IT REMEMBERED:

That on this 8th day of February, 2023 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: 9/20/2025

Sonya L. Goulden, Notary Public

Sonya L. Goulden Notary Public - State of Kansas My Appt. Expires 9/20/2025

NOTARY CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

BE IT REMEMBERED:

That on this 8th day of February, 2023 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Michelle Alise Miller and Christopher William Miller 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 mentiones above.

My Commission Expires: 10/03/2025

Barbara J. Tuxhorn, Notary Public

BARBARA J. TUXHORN Notary Public - State of Kansas My Appt. Expires 10/03/2025

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.

Peoples Bank and Trust Co.
Shane Williams, President

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

Reviewed in accordance with K.S.A. 58–2005 on this 13th day of February, 2023.

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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

This plat was approved by the Inman City Planning Commission on 28th of November, 2022.

Signed Feb. 1, 2023.
Shivawn Schierling, Chairperson

Attest:
Rosetta Bartels, Secretary

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS }
} SS
CITY OF INMAN }

This **"NIKKEL COMMERCE PARK"** to the City of Inman, McPherson County, Kansas has been submitted to me and the same is hereby approved this 9th day of February, 2023.

Stanley Janke, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
} SS
CITY OF INMAN }

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Inman, Kansas this 28th day of November, 2022.

James E. Toews, Mayor
Barbara Tuxhorn, City Clerk

INMAN KANSAS CORPORATE SEAL

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

This is to certify that this instrument was filed for record in the Register of Deeds Office at 10:14 A.m. on this 16 day of Feb 2023 in Book 16, Page 97.

Laurie B. Wizlarde, Register of Deeds
Julia Harper, Deputy

Laurie B. Wizlarde, Register of Deeds
McPherson County, Kansas
Book: LC Page: 97
Receipt #: 226598
Pages Recorded: 1
Cashier Initials: KaDhryn
Total Fees: $32.00
Automated Recording
Date Recorded: 2/16/2023 10:14:00 AM

REGISTER OF DEEDS COUNTY OF MCPHERSON KANSAS

TRANSFER OF RECORD

STATE OF KANSAS }
} SS
COUNTY OF MCPHERSON }

Entered on transfer record on this 13 day of February 2023

Hollie D. Melroy, County Clerk

MCPHERSON COUNTY COUNTY CLERK KANSAS

AMENDED FINAL PLAT	Description: NIKKEL COMMERCE PARK INMAN, KANSAS

Prepared By: **Garber Surveying Service, P.A.**
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. 785-320-4810 NEWTON Ph. 316-283-5053 WICHITA Ph. 316-260-9933

Drawn By: EWS	Scale: 1"=60'	Date of Field Work: September 7, 2022	Job No:
Checked By: DEG	Date: 01/25/2023	Sheet 1 of 1 Sheet(s)	G2022-796