

FINAL PLAT
REYNA SUBDIVISION
A REPLAT OF A PORTION OF BLOCK 1, CHAMPLIN ADDITION
TO THE CITY OF McPHERSON, McPHERSON COUNTY, KANSAS.

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 February 14, 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:

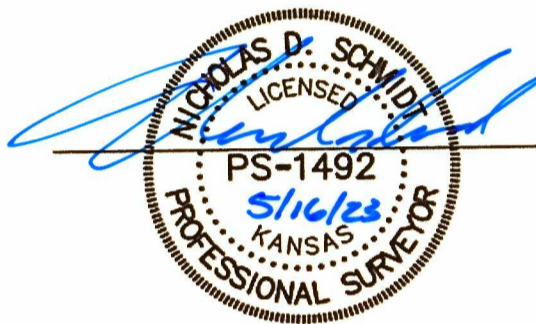
DESCRIPTION:

A portion of Block 1, Champlin Addition to the City of McPherson, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 12th day of July, 2022:

Commencing at the Southeast corner of said Block 1; thence on a NAD 83 Kansas South Zone bearing of South 83°34'40" West on the South line of said Block 1 a distance of 348.52 feet to the point of beginning; thence continuing South 83°34'40" West on said South line a distance of 140.51 feet to the Southwest corner of a parcel described in Book 642, Pg. 6183 at the McPherson County Register of Deeds Office; thence North 01°09'26" West on the West line of said parcel a distance of 613.74 feet to the North line of said Block 1; thence North 89°25'03" East on said North line a distance of 487.73 feet to the Northeast corner of said Block 1; thence South 01°05'32" East on the East line of said Block 1 a distance of 366.57 feet to the Northeast corner of a parcel described in Book 650, Page 4786 at the McPherson County Register of Deeds Office; thence South 88°54'28" West on the North line of said parcel a distance of 149.74 feet to the Northwest corner of said parcel; thence South 01°08'40" East on the West line of said parcel a distance of 5.43 feet; thence South 89°23'10" West a distance of 197.42 feet; thence South 01°06'07" East a distance of 226.00 feet to the point of beginning.

Containing 4.91 Acres and subject to any easements or restrictions of record.

Date: May 16, 2023.



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF McPHERSON } SS

Reviewed by the Unified Government Surveyor this 22nd day of May, 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, 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 REYNA SUBDIVISION 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: 20230513

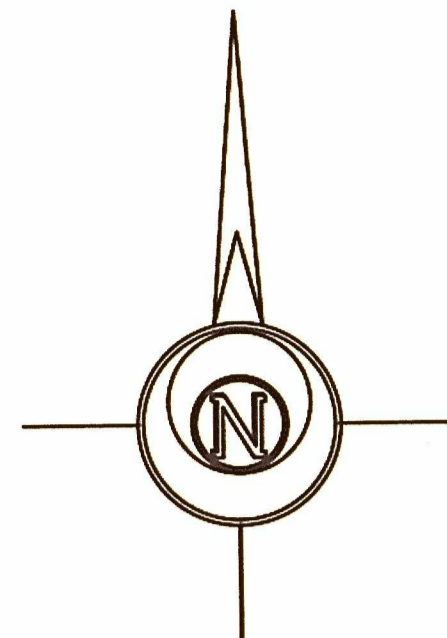
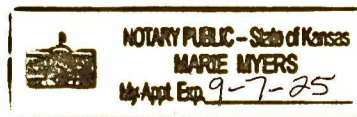
Naresh Bhakta
President, McPherson Hotel Corporation

NOTARY CERTIFICATE

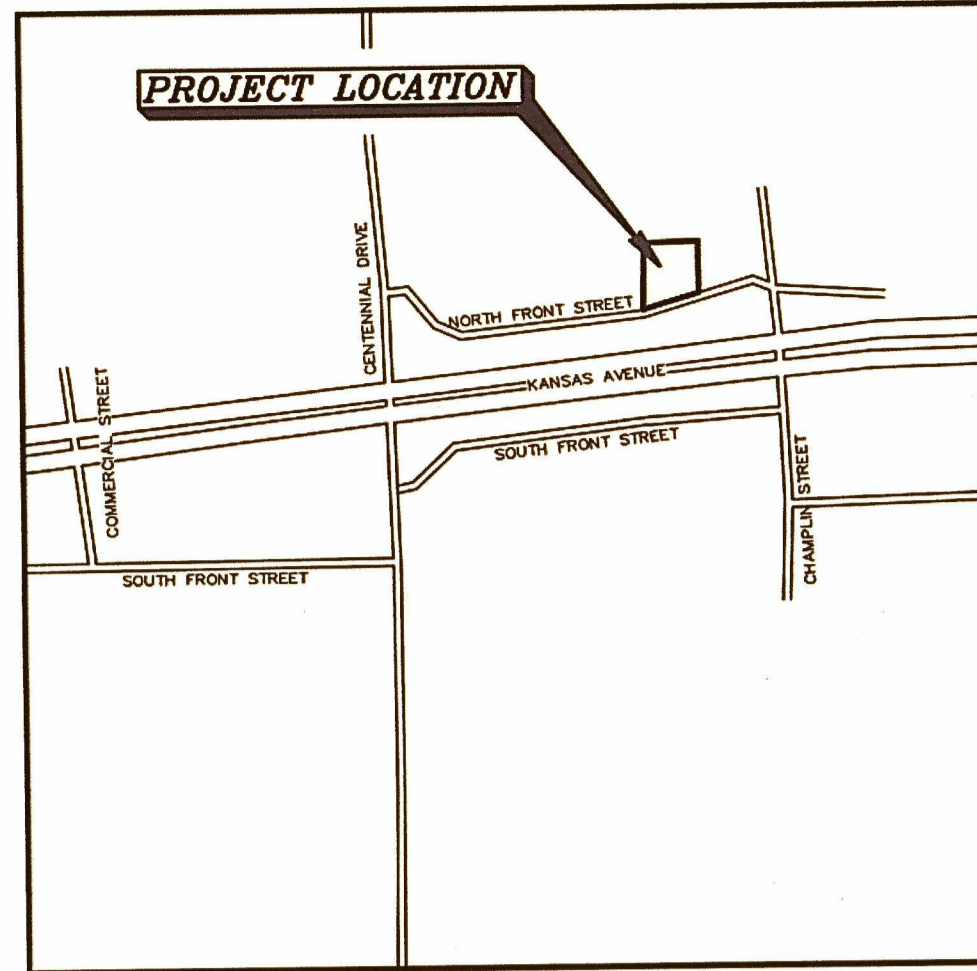
STATE OF KANSAS }
COUNTY OF JOHNSON } SS

The foregoing instrument was acknowledged before me this 18th day of May, 2023, by Naresh Bhakta.

My appointment expires: 9-7-25



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE



McPHERSON, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

CLOSURE TABLE

NORTHING: -0.00340
EASTING: 0.00221
PRECISION: = 1:533448.78

LEGEND

- - Fd. 5/8" Rebar w/GSS CLS 52 Cap Unless Otherwise Noted
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- ✕ - Found "X" Cut in Concrete
- ⬢ - Benchmark
- (M) - Measured
- (C) - Calculated
- (R) - Record measurement (Bk. 642, Pg. 6183)
- (R1) - Record measurement (Bk. 650, Pg. 4786)
- (PS) - Previous Survey GSS Project #G2022-23
- U/E - Utility Easement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

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 May 23, 2023.

Thomas A. Brown, Mayor

ATTEST:

Lisa Faust
Britta Erkelenz, City Clerk

TRANSFER RECORD

Entered on transfer record this 2nd day of June, 2023.

Hollie D. Melroy
Hollie Melroy, County Clerk

REGISTER OF DEED'S CERTIFICATE

Laurie B. Wiziards, Register of Deeds
McPherson County, Kansas
Book: LD Page: 1

Revised: 11/22/2022
Pages Recorded: 1
Casher Initials: scowan

Date Recorded: 6/5/2023 9:04:06 AM

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
CITY OF MCPHERSON } SS

This plat was approved by the City of McPherson Planning Commission on April 9, 2023.

Signed: June 2nd, 2023.

Brennon Randa, Chairperson

ATTEST:

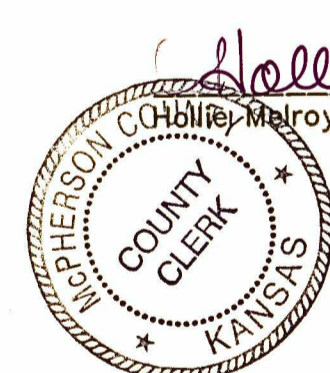
Tiffani Floyd, Secretary

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: June 2, 2023 Date Signed: May 24, 2023



Lisa Faust
Britta Erkelenz, City Clerk



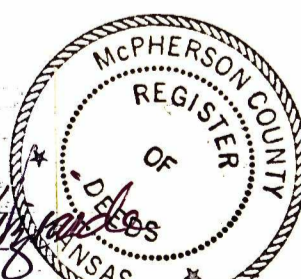
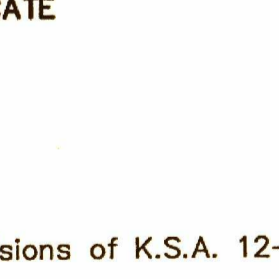
CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS }
CITY OF MCPHERSON } SS

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

Date Signed: May 31, 2023.

Jeffrey Houston, City Attorney



Prepared For:	FINAL PLAT	Description:	A PORTION OF BLOCK 1, CHAMPLIN ADDITION, McPHERSON, KANSAS
Prepared By:	GSS HUTCHINSON	Branch Offices:	MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933
Drawn By:	KDZ	Scale:	1"=40'
Checked By:	NDS	Date:	05/16/2023
		Date of Field Work:	February 14, 2023
		Sheet	1 of 1 Sheet(s)
		Job No:	G2023-78