

677

6-22-1w
B



Raquel R Langley-Register of Deeds
Harvey County, Kansas

Book: Z492 Page: 677

Receipt #: 167464

Pages Recorded: 3

Cashier Initials: belenS

Recording Fee: \$55.00

Raquel R. Langley

Date Recorded: 7/31/2025 1:16:00 PM

CERTIFICATE OF LOT-SPLIT SURVEY
PART OF SEC. 6, T22S, R1W,
HARVEY COUNTY, KANSAS

TRACT A: That part of the East Half (E1/2) of Section 6, Township 22 South, Range 1 West of the 6th P.M., Harvey County, Kansas as prepared by Joseph W. Hutchison, PS 1740, of BHC, CLS 175, on this 1st day of July, 2025 and more particularly described as follows:

Commencing at the Northeast Corner of said Section; thence with a Basis of Bearing being S01°29'17"E along the East line of the Northeast Quarter of said Section, a distance of 602.29 feet to Point of Beginning; thence continuing along said East line, a distance of 1974.79 feet to the Southeast Corner of said Northeast Quarter; thence S00°24'24"E along the East line of the Southeast Quarter of said Section, a distance of 1239.44 feet to the Northerly Kansas and Oklahoma Railroad Right-of-Way; thence N50°09'59"W along said Railroad Right-of-Way, a distance of 2798.76; thence N08°46'42"E, a distance of 131.39 feet; thence N22°06'51"E, a distance of 92.82 feet; thence N41°04'45"E, a distance of 749.80 feet; thence N59°38'34"E, a distance of 54.71 feet; thence N08°36'15"E, a distance of 73.08 feet; thence N36°56'59"E, a distance of 423.34 feet; thence N24°07'53"E, a distance of 156.66 feet; thence N14°34'58"E, a distance of 255.69 feet; thence S89°07'08"E, a distance of 507.32 feet; thence S87°27'45"E, a distance of 264.82 feet; thence S62°43'24"E, a distance of 369.67 feet to the Point of Beginning, subject to public road right-of-way on the East side thereof, containing 101.3 acres more or less.

TRACT B: That part of the East Half (E1/2) of Section 6, Township 22 South, Range 1 West of the 6th P.M., Harvey County, Kansas as prepared by Joseph W. Hutchison, PS 1740, of BHC, CLS 175, on this 1st day of July, 2025 and more particularly described as follows:

Beginning at the Northeast Corner of said Section; thence with a Basis of Bearing being S01°29'17"E along the East line of the Northeast Quarter of said Section, a distance of 602.29 feet; thence N62°43'24"W, a distance of 369.67 feet; thence N87°27'45"W, a distance of 264.82 feet; thence N89°07'08"W, a distance of 507.32 feet; thence S14°34'58"W a distance of 255.69 feet; thence S24°07'53"W, a distance of 156.66 feet; thence S36°56'59"W, a distance of 423.34 feet; thence S08°36'15"W, a distance of 73.08 feet; thence S59°38'34"W, a distance of 54.71 feet; thence S41°04'45"W, a distance of 749.8 feet; thence S22°06'51"W, a distance of 92.82 feet; thence S08°46'42"W, a distance of 131.39 feet to a point on the Northerly Kansas and Oklahoma Railroad Right-of-Way; thence N50°09'59"W along said Right-of-Way, a distance of 1272.62 feet; thence N87°58'58"E, a distance of 423 feet more or less to a point on the West line of the Northeast Quarter of said Section that is 1437.42 feet North of the Southwest Corner of the Northeast Quarter of said Section; thence N01°10'35"W, a distance of 1176.14 feet to the Northwest Corner of the Northeast Quarter of said Section; thence N89°38'05"E, a distance of 2653.33 feet to the Point of Beginning, subject to public road right-of-way on the East side thereof, containing 64.5 acres more or less.

Sheet:

1

OF

3

C.R.

050850

Drawn By:

Project No:

Field Date:

Issue Date:

05/08/50

6/27/2025

7/1/2025

Project:

LOT-SPLIT SURVEY

PART OF SEC. 6,

T22S, R1W,

HARVEY COUNTY, KS

Client:

EMMAWEST LLC



165 S. Rock Island, Suite 150

Wichita, KS 67202

Phone: (316) 265-0005

CERTIFICATE OF LOT-SPLIT SURVEY
PART OF SEC. 6, T22S, R1W,
HARVEY COUNTY, KANSAS

STATE OF KANSAS)

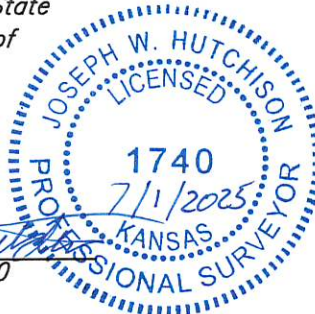
) ss

COUNTY OF HARVEY)

I, Joseph W. Hutchison, a Professional Land Surveyor in the State of Kansas, do hereby certify that I prepared this Certificate of Survey in said County and State.

July 3, 2025

Joseph W. Hutchison PS KS #1740



STATE OF KANSAS)

) ss

COUNTY OF HARVEY)

Reviewed in accordance with K.S.A. 58-2005 on this 23rd day

of July 2025

Daniel E. Garber
Dan E. Garber P.S. #683



Sheet:

2
OF
3

Drawn By: C.R.

Project No: 050850

Field Date: 6/27/2025

Issue Date: 7/1/2025

Project:

LOT-SPLIT SURVEY
PART OF SEC. 6,
T22S, R1W,
HARVEY COUNTY, KS

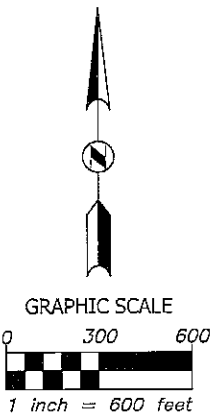
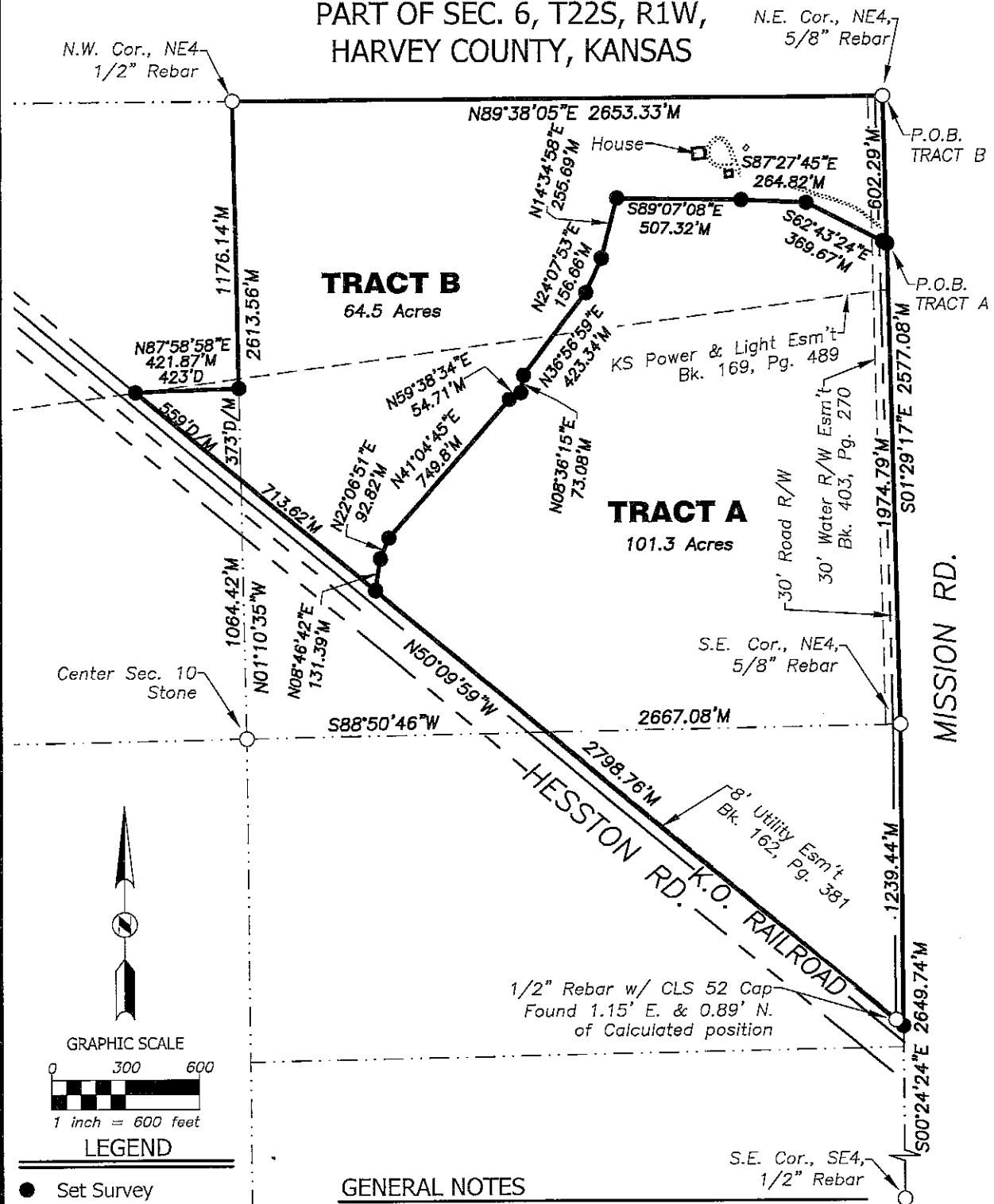
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CERTIFICATE OF LOT-SPLIT SURVEY PART OF SEC. 6, T22S, R1W, HARVEY COUNTY, KANSAS



GENERAL NOTES

Surveys used to determine boundary:

- On file in the Harvey County Road and Bridge Dept.: Unsigned surveys dated 8/9/1938 & 8/22/1938, Survey by Craig dated 9/1942, Surveys by Newcomer dated 7/8/1950 & 8/5/1950, Surveys by Garber dated 11/7/2000, 1/7/2008, & 3/21/2013.
- Available online through the McPherson County Public Works office: Garber dated 9/16/2014 & Alpha dated 5/10/2024.

The location of the Railroad right of way, as shown, agrees with measurements provided on previous surveys.

Sheet:

3
OF
3

C.R.

060850
Drawn By:
Project No:
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