



Curve No.	Radius	Tangent	Arc Length	Chord Bearing	Chord Length	Delta
1	976.24'	140.00'	278.10'	N. 7° 49' 38" E.	277.16'	16° 19' 19"
2	700.00'	100.39'	199.41'	N. 7° 49' 38" E.	198.74'	16° 19' 19"
3	270.00'	236.34'	388.27'	S. 40° 51' 48" W.	355.67'	82° 23' 40"
4	565.40'	195.00'	375.55'	S. 8° 16' 54" W.	368.69'	38° 03' 28"
5	545.59'	134.23'	263.24'	S. 13° 25' 18" W.	260.69'	27° 36' 39"
6	200.00'	196.72'	310.85'	S. 44° 11' 31" W.	280.49'	89° 03' 05"

- LEGEND**
- FOUND MONUMENT
 - SET 1/2" IRON BAR
 - SET PK NAIL
 - PROPERTY CORNER NO.
 - STREAMBED
 - FLOOD WAY BOUNDARY

GOVERNING BODY CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON,
 IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF
 THE CITY OF McPHERSON, KANSAS, ON March 4, 1985
 _____, MAYOR
 _____, CITY CLERK

SURVEYOR'S CERTIFICATE AND DESCRIPTION
 I, THE UNDERSIGNED, LICENSED PROFESSIONAL ENGINEER OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON SEPTEMBER 19, 1984 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 TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH P.M. IN THE CITY OF McPHERSON, McPHERSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, BEING THE SOUTHEAST CORNER OF THE F.I.L. AND DONNA FITCH TRACT AS DESCRIBED ON PAGE 248 OF BOOK 178 AT THE McPHERSON COUNTY REGISTER OF DEEDS; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, BEING THE EASTERLY LINE OF THE SAID FITCH TRACT
 NORTH 327.00 FEET (NORTH BEING AN ASSUMED BEARING) TO THE NORTHEAST CORNER OF THE SAID FITCH TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID FITCH TRACT, BEING PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21
 S. 88° 43' 03" W. 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MAXWELL STREET, A PUBLIC STREET IN THE SAID CITY OF McPHERSON AS DESCRIBED IN THE PLANS FOR E.D.A. PROJECT NUMBER 05-91-0181, BEING THE POINT OF BEGINNING, BEING CORNER 1, MARKED BY A 1/2" IRON BAR;
 THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID MAXWELL STREET, BEING PARALLEL TO AND 50.00 FEET PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21
 NORTH 1219.74 FEET TO CORNER 2, MARKED BY A 1/2" IRON BAR; THENCE
 S. 88° 54' 56" W. 303.74 FEET TO CORNER 3, MARKED BY A 1/2" IRON BAR; THENCE
 S. 1° 05' 04" E. 40.00 FEET TO CORNER 4, MARKED BY A 1/2" IRON BAR; THENCE
 ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AN ARC DISTANCE OF 471.24 FEET, CHORD OF SAID CURVE BEARS S. 43° 54' 56" W. 424.26 FEET, TO CORNER 5, MARKED BY A 1/2" IRON BAR; THENCE
 S. 67° 48' 33" W. 177.54 FEET TO CORNER 6, MARKED BY A 1/2" IRON BAR; THENCE
 S. 82° 03' 38" W. 60.07 FEET TO CORNER 7, MARKED BY A 1/2" IRON BAR; THENCE
 N. 10° 44' 50" W. 198.60 FEET TO CORNER 8, MARKED BY A 1/2" IRON BAR; THENCE
 ON A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET AN ARC DISTANCE OF 26.94 FEET, CHORD OF SAID CURVE BEARS N. 49° 19' 59" W. 24.95 FEET TO CORNER 9, MARKED BY A 1/2" IRON BAR; THENCE
 N. 87° 55' 07" W. 581.23 FEET TO THE EASTERLY LINE OF THE BOARD OF EDUCATION TRACT AS DESCRIBED ON PAGE 23 OF BOOK 149 AT THE McPHERSON COUNTY REGISTER OF DEEDS, BEING CORNER 10, MARKED BY A 1/2" IRON BAR; THENCE ALONG THE EASTERLY LINE OF THE SAID BOARD OF EDUCATION TRACT
 S. 0° 20' 01" E. 1344.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FIRST STREET, A PUBLIC STREET IN THE SAID CITY OF McPHERSON, BEING CORNER 11, MARKED BY A 1/2" IRON BAR; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID FIRST STREET, BEING PARALLEL TO AND 40.00 FEET PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21
 N. 88° 43' 03" E. 1255.42 FEET TO THE WESTERLY LINE OF THE SAID FITCH TRACT, BEING CORNER 12, MARKED BY A 1/2" IRON BAR; THENCE ALONG THE WESTERLY LINE OF THE SAID FITCH TRACT AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21
 NORTH 286.99 FEET TO THE NORTHEAST CORNER OF THE SAID FITCH TRACT, BEING CORNER 13, MARKED BY A 1/2" IRON BAR; THENCE ALONG THE NORTHERLY LINE OF THE SAID FITCH TRACT AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21
 N. 88° 43' 03" E. 194.99 FEET TO THE POINT OF BEGINNING, CONTAINING 41.97 ACRES.

SIGNED February 26, 1985

 DANNY L. BROWN, P.E. 7149



OWNER'S CERTIFICATION AND DEDICATION
 STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT UNDER THE NAME OF THE CEDARS PLANNED UNIT DEVELOPMENT (AN ADDITION TO THE CITY OF McPHERSON, McPHERSON COUNTY, KANSAS); THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC GROUNDS 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, RESERVATION, AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF McPHERSON COUNTY, KANSAS.

DATE SIGNED: May 22, 1985

NOTARY CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF MAY, 1985, BY
 _____, NOTARY PUBLIC

Patricia R. Lusk
 NOTARY PUBLIC
 State of Kansas
 My Comm. Expires 4-25-88

PLANNING COMMISSION CERTIFICATE
 STATE OF KANSAS }
 CITY OF McPHERSON } SS
 THIS PLAT WAS APPROVED BY THE McPHERSON CITY PLANNING COMMISSION ON 19 AND WAS RECOMMENDED FOR APPROVAL BY THE GOVERNING BODY OF THE CITY OF McPHERSON, KANSAS.

SIGNED Feb 24, 1985
 _____, CHAIRMAN
 _____, 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 5-23-85 DATE SIGNED 5-22-85
 _____ COUNTY CLERK
 _____ CITY CLERK

Seah Ann Anderson
 COUNTY CLERK

William J. Gray
 CITY CLERK

CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS
 STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE REQUIRED GUARANTEES ARE POSTED WITH THE CITY FOR THE COMPLETION OF THE IMPROVEMENTS COVERING ALL STREETS, STORM SEWERS, SANITARY SEWER SYSTEM AND DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEM PERTAINING TO THE SUBJECT PLAT AND NOT UNDER OTHER FEDERAL, STATE OR COUNTY COMPLETION OBLIGATIONS; WHICH ARE BASED ON A LICENSED ENGINEER'S PLANS AND SPECIFICATIONS; AND WHICH ARE APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.

DATE SIGNED 5/23/85 DATE SIGNED 5/23/85
 _____ CITY ENGINEER
 _____ GENERAL MANAGER OF BOARD OF PUBLIC UTILITIES, CITY OF McPHERSON, KANSAS

COUNTY COMMISSIONER'S CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, McPHERSON COUNTY, KANSAS, ON 6/3, 1985

_____ COMMISSION CHAIRMAN

ATTEST:
 _____, COUNTY CLERK

ENTERED ON TRANSFER RECORD ON August 19, 1985.

REGISTER OF DEEDS CERTIFICATE
 State of Kansas, McPHERSON Co., No. #5083
 This instrument was filed for record on the 19 day of August, 1985 at 2:20 o'clock P.M. and duly recorded in book 248 page 79
 _____ Register of Deeds

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: March 11, 1985
 _____ CITY ATTORNEY

FINAL PLAT PHASE I
 OF
The CEDARS
PLANNED UNIT DEVELOPMENT
 McPHERSON, KANSAS
 PREPARED BY

BG ENGINEERING, INC.
 ENGINEERS-ARCHITECTS-SURVEYORS
 MANHATTAN, KANSAS
 OLATHE, KANSAS
 HUTCHINSON, KANSAS

OCTOBER 1984

