

DESCRIPTION:
 A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SAID 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; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, NORTH 1546.57 FEET (NORTH BEING AN ASSUMED BEARING); THENCE SOUTH 88°54'56" WEST 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 05-01-0188, BEING THE POINT OF BEGINNING, BEING CORNER 2, MARKED BY A 5/8" IRON BAR, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF "THE CEDARS", A DEVELOPMENT IN THE SAID CITY OF MCPHERSON; THENCE TRANSVERSING ALONG THE SAID "THE CEDARS" DEVELOPMENT THE FOLLOWING TEN COURSES:

- 1) SOUTH 1°05'04" EAST 40.00 FEET TO CORNER 3, MARKED BY A 5/8" IRON BAR;
- 2) SOUTH 1°05'04" EAST 40.00 FEET TO CORNER 4, MARKED BY A 5/8" IRON BAR;
- 3) ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AN ARC DISTANCE OF 317.63 FEET, CHORD OF SAID CURVE BEARS SOUTH 29°14'49" WEST 303.00 FEET TO CORNER 5, MARKED BY A 5/8" IRON BAR;
- 4) WEST 331.18 FEET TO CORNER 6, MARKED BY A 5/8" IRON BAR;
- 5) NORTH 10°44'50" WEST 91.30 FEET TO CORNER 7, MARKED BY A 5/8" IRON BAR;
- 6) ON A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET AN ARC DISTANCE OF 107.75 FEET, CHORD OF SAID CURVE BEARS NORTH 49°19'59" WEST 99.79 FEET TO CORNER 8, MARKED BY A 5/8" IRON BAR;
- 7) NORTH 87°55'07" WEST 287.92 FEET TO CORNER 9, MARKED BY A 5/8" IRON BAR;
- 8) ON A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET AN ARC DISTANCE OF 107.75 FEET, CHORD OF SAID CURVE BEARS NORTH 72°59'56" WEST 36.05 FEET TO CORNER 10, MARKED BY A 5/8" IRON BAR;
- 9) SOUTH 31°55'16" WEST 56.20 FEET TO CORNER 11, MARKED BY A 5/8" IRON BAR;
- 10) NORTH 87°55'07" WEST 231.38 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 12, MARKED BY A 5/8" IRON BAR, SAID CORNER 12 BEING THE NORTHWEST CORNER OF THE SAID "THE CEDARS" DEVELOPMENT; THENCE ALONG THE EASTERLY LINE OF THE SAID BOARD OF EDUCATION TRACT, NORTH 0°20'01" WEST 426.10 FEET TO THE SOUTH LINE OF NORTH HIGH ADDITION, AN ADDITION IN THE SAID CITY OF MCPHERSON, BEING CORNER 16, MARKED BY A 5/8" IRON BAR; THENCE ALONG THE SOUTH LINE OF SAID NORTH HIGH ADDITION AND THE SOUTH LINE OF THE GREG MARTIN TRACT AS DESCRIBED ON PAGE 59 OF BOOK 219 AT THE MCPHERSON COUNTY REGISTER OF DEEDS, NORTH 88°54'56" EAST 1460.74 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID MAXWELL STREET BEING CORNER 17, MARKED BY A 5/8" IRON BAR; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MAXWELL STREET BEING PARALLEL WITH AND 50.00 FEET PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SOUTH 280.05 FEET TO THE POINT OF BEGINNING, CONTAINING 14.658 ACRES.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 I, the undersigned, do hereby certify that I am a Licensed Surveyor in the State of Kansas, with experience and proficiency in Land Surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision and that all subdivision regulations of the City of McPherson, McPherson County, have been complied with in the preparation of this plan and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief. Given under my hand and seal this 16th day of Dec., A.D., 1992.

BG Consultants, Inc.
 Fred Gibbs, R.L.S.

OWNERS CERTIFICATION AND DEDICATION

STATE OF KANSAS } S.S.
 COUNTY OF MCPHERSON }
 This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided in the accompanying plat into lots, blocks, street/s and other public ways under the name of The Cedars; (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, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of McPherson County, Kansas.

Date Signed: Dec. 16 - 1992
 Lorene Smith
 (Chairperson of the Board of Trustees of the Cedars, Inc.)
 Lorene Smith

NOTARY CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 I, Mary Rodgers, a Notary Public in and for the said county, in the state of aforesaid, do hereby certify that Lorene Smith, Chairperson of the Board of Trustees of the Cedars, Inc., a Corporation, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth, on behalf of such Corporation.
 Given under my hand and Notarial Seal this 16th day of Dec., A.D. 1992.
 My commission expires 9-30-93.

NOTARY PUBLIC - State of Kansas
 My Comm. Expires Sept. 30, 1993
 Mary Rodgers
 Notary Public

OWNER & DEVELOPER

The Cedars Inc.
 1021 Cedars Dr.
 McPherson, Ks 67460
 (316) 241-0919

PREPARED BY

BG Consultants, Inc.
 900 E. 27th St.
 Hutchinson, Ks 67502
 (316) 665-3952

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 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: 1-22-93
 County Clerk (Seal)
 Date Signed: 1-4-93
 City Clerk (Seal)



CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 CITY OF MCPHERSON }
 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: Jan 4, 1993
 City Engineer
 Date Signed: Jan 5, 1993
 General Manager of Board of Public Utilities, City of McPherson, Kansas

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 This plat was approved by the McPherson City Planning Commission on November 25, 1992.
 Signed December 24, 1992.
 Chairman
 Secretary

ATTEST: Larry O. Smith, Secretary
 Entered on transfer record on January 25, 1993,
 County Clerk

LEGEND

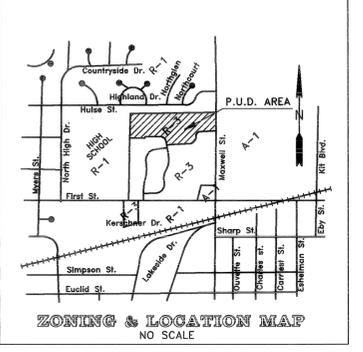
- Found Monument
- Set 5/8" Iron Bar
- Set Concrete Monument
- Property Corner Number
- Curve Number
- Exist Lot numbers
- 100 Year Flood Boundary
- A Arc Length
- X Point Not Set



CURVE DATA (ARC DEFINITION)

Curve No.	Curve Type	Radius	Arc Length	Chord Bearing	Chord Length	Delta
1	Centerline	185.00'	110.00'	S15°56'58"W	108.39'	34°04'04"
2	Centerline	100.00'	100.78'	N29°12'23"W	96.57'	57°44'43"
3	Centerline	100.00'	155.77'	N44°17'28"E	140.49'	89°14'57"
4	Property line	80.00'	107.75'	N49°19'58"W	99.79'	77°10'17"
5	Property line	300.00'	317.63'	S29°14'48"W	303.00'	60°39'46"

BENCHMARK - ELEVATION 1483.60
 CHISELED SQUARE CUT ON TOP OF HUBGUARD
 AT NW CORNER OF DRY TURKEY CREEK
 CULVERTS UNDER N. MAXWELL STREET.



CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 This plat is approved pursuant to the provisions of K.S.A. 12-401.
 Date Signed: January 11, 1993.

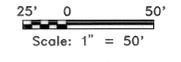
Paul J. Anderson, City Attorney
 County Clerk

REGISTER OF DEEDS

State of Kansas, McPherson Co., S.S.
 379
 This instrument was filed for record on this day of Jan, A.D., 1993 at 8:00 o'clock P.M., and duly recorded in book 379 of the Register of Deeds.
 Register of Deeds
 \$20.00

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF MCPHERSON }
 The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas on January 25, 1993.
Paul J. Anderson, Mayor
 City Clerk



FINAL PLAN
PHASE II
OF
The CEDARS
PLANNED UNIT DEVELOPMENT
MCPHERSON, KANSAS

PREPARED BY
BG CONSULTANTS, INC.
 ENGINEERS-ARCHITECTS-SURVEYORS
 MANHATTAN, KANSAS HUTCHINSON, KANSAS
 LAWRENCE, KANSAS EMPORIA, KANSAS