

BM #3 - CHISLED "D" ON TOP OF HUBGUARD AT NW CORNER OF DRY TURKEY CREEK CULVERTS UNDER N. MAXWELL STREET, 325' SOUTH OF E. DARLOW DRIVE. (BASED ON US&GS DISK STAMPED "J 340 1970" ON TOP OF A CONCRETE POST, ABOUT 100' W. OF N. MAXWELL STREET AND ABOUT 37' S. OF THE AT&S RAILWAY.) ELEVATION = 1483.60

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

LEGEND

- Found Monument
- △ Set Monument
- ⑦ Property Corner Number
- ⑩ Curve Number
- ⑪ Exist Lot numbers
- ⑬ Flood way 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"E | 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' | N48°19'58"W | 99.79' | 77°10'17" |
| 5 | Property line | 300.00' | 317.63' | S29°14'48"W | 303.00' | 60°39'46" |

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 on the accompanying plat into lots, blocks, streets and other public ways under the name of Replat of Final Plan of Phase II 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: 5-22-95

Bryan Hess
 (Chairperson of the Board of Trustees of The Cedars Inc.)
 Bryan Hess

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS } SS
 COUNTY OF McPHERSON }

I, the undersigned, Registered Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed in April, 1995, and the accompanying replat of final plan prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Signed: *May 11, 1995*
 Fred Gibbs, RLS
 KANSAS LAND SURVEYOR
 LS-387

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
 CITY OF McPHERSON }

This plat was approved by the McPherson City Planning Commission on May 23, 1995.

Signed: *Melvin I. Tarum*, Chairman
Larry O. Smith, Secretary

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS } SS
 COUNTY 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 taxes 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: *May 22, 1995*
 Susan R. Henson, County Clerk
 William J. Goering, City Clerk

CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS

STATE OF KANSAS } SS
 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: *6/19/95*
 Melvin V. Farguson, City Engineer
 Richard N. Anderson, General Manager of Board of Public Utilities, City of McPherson, Kansas

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS } SS
 CITY OF McPHERSON }

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

Date Signed: *June 2, 1995*
 Phillip C. Labey, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
 CITY OF McPHERSON }

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas on June 19, 1995.

ATTEST:
William J. Goering, City Clerk
 William J. Goering

REGISTER OF DEEDS CERTIFICATE

State of Kansas, McPherson Co. SS 2963

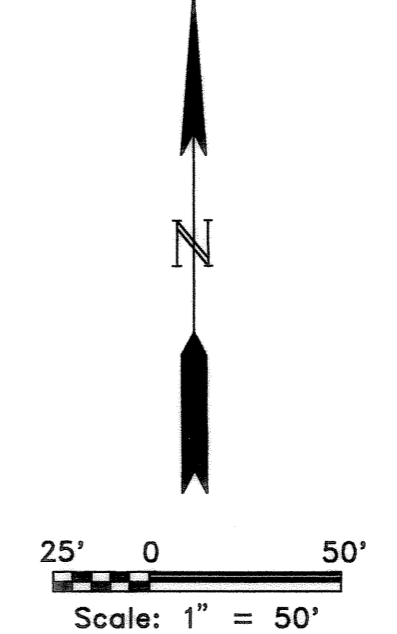
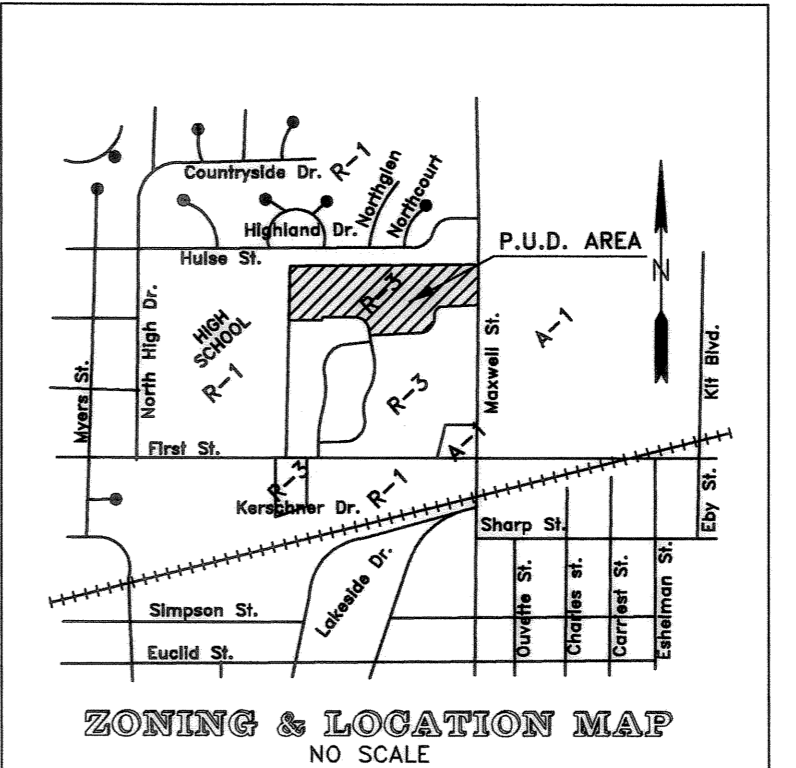
This instrument was filed for record on the 19 day of June, 1995 at 2:00 o'clock p.m. and duly recorded in Book 26 on page 26.

Debbie Hart
 Deputy

20.00

Entered on transfer record on June 19, 1995.

Susan R. Henson
 Susan R. Henson, County Clerk



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; 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 05-01-01681, 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 88°54'56" WEST 303.74 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 1°04'45" 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 5/8" IRON BAR;
- 8) ON A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET AN ARC DISTANCE OF 36.48 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 AVENUE, 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 AVENUE AND THE SOUTH LINE OF THE GREG MARTIN TRACT AS DESCRIBED ON PAGE 99 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.

REPLAT OF 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

APRIL 1995