

COX COMMUNICATIONS KANSAS

A SUBDIVISION IN THE NE 1/4 OF SECTION 25-T19S-R3W MCPHERSON COUNTY, KANSAS

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
 CITY OF MCPHERSON)
 This Plat was approved by the McPherson City Planning Commission on this 2nd day of February, 2014.

ATTEST:
Donna S. Lehner
 Donna S. Lehner, Chairperson
Gail Lauderdale
 Gail Lauderdale, Secretary

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.

Cathy A. Schmidt
 Cathy A. Schmidt, County Clerk [Seal]
Tamra K. Seely
 Tamra Seely, City Clerk [Seal]
 Date: _____

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 this 23rd day of JUNE, 2014.

ATTEST:
Thomas A. Brown
 Thomas A. Brown, Mayor
Tamra K. Seely
 Tamra Seely, City Clerk [Seal]

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF MCPHERSON)
 The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, McPherson County, Kansas, on this 16 day of June, 2014.

ATTEST:
Ron Loomis
 Ron Loomis, Chairperson
Cathy Schmidt
 Cathy Schmidt, County Clerk [Seal]

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF MCPHERSON)
 This plat has been reviewed and complies with the survey requirements of K.S.A. 58-2005, et. seq.
 Signed: June 9th, 2014.

TRANSFER RECORD

Entered on transfer record on this 23rd day of June, 2014

Cathy A. Schmidt
 Cathy A. Schmidt, County Clerk
 [Seal]

William B. Heller
 William B. Heller, L.S.# 1202
 McPherson County Surveyor

REGISTER OF DEEDS CERTIFICATE

State of Kansas, McPherson Co., SS: 2472x
 This instrument was filed for record on the 23rd day of June, A.D., 2014 at 12:30 o'clock P.M., and duly recorded in Book 13436 Final Plat Missouri - 2002026538 Kansas - LS-154

APPROVED									
REVISION									
NUMBER									
DATE									
FINAL PLAT									
COX COMMUNICATIONS KANSAS									
MCPHERSON COUNTY, KANSAS									
PREPARED FOR: VANGUARD WIRELESS, LLC 301 N. Fairfax Street, Suite 101 Alexandria, VA 22314									
Project No:	13436	ACT / IBL	IBL	13436	13436	13436	13436	13436	13436
Drawn By:	IBL	Checked By:	IBL	Date:	4-24-2014	Scale:	1" = 60'	File Name:	13436 Final Plat
Certificate of Authority:	Missouri - 2002026538	Kansas - LS-154							
LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street, Lee's Summit, Missouri 64063 Phone: (816) 347-9997 Fax: (816) 347-9979									
FINAL PLAT									
SHT 1 OF 1									

SURVEYORS NOTES:

- Property information shown hereon (record property descriptions, easements, etc.) was provided by Stewart Title Guaranty Company, per Title Report, Report No. 01109-14839, with an effective date of September 19, 2013 at 8:00 A.M..
- Bearings shown hereon are grid bearings based on the Kansas State Plane Coordinate System of 1983 (NAD-83) South Zone with the North line of the NE 1/4 of Section 25-T19S-R3W bearing North 89°46'27" East.
- Record sources for this survey include the following:
 - Kansas Special Warranty Deed Book 655, Page 8289-8309. (Annex A to special warranty deed)
 - Plat of Survey by Garber Surveying Service, P.A., Project No. G89-747, dated December 13th, 1989.
 - ALTA Survey by Bock & Clark's National Surveyors Network, TC198-Kansas Project 980244-17, dated July 8, 1998 and by Sloan & Meier Surveyors, Siegmund H. Meier, RLS-256.
- Dimensions shown hereon followed by the word (Deed) refers to that as described in Kansas Special Warranty Deed Book 655, Page 8289-8309. Dimensions shown hereon followed by the word (Survey) refers to that as shown on the previous survey by Garber Surveying Service, P.A., Project No. G89-747, dated December 13th, 1989.
- The centerlines of the 25 foot wide gas line easement and 30 foot wide water line easement as established and depicted hereon are based on field markings of the existing gas and water lines, said markings being placed at ground surface level by the utility company or an authorized representative thereof.
- Lots 1 & 2 hereon may be subject to a Pipeline Right-of-Way granted to The Globe Oil & Refining Company, a Kansas corporation as set forth in the instrument recorded in Book 72 at page 161. Assignment of Pipe Line Rights of Way to The National Cooperative Refinery Association recorded in Book 82 at Page 531. (Easement is blanket in nature, not plottable as described and not shown hereon)
- Lots 1 & 2 hereon may be subject to a Right-of-Way Contract granted to The Lindsborg Pipeline Company as set forth in the instrument recorded in Book 110 at page 81. Quit Claim Assignment of Pipeline Right of Way Agreement to American Energies Gas Service, LLC, recorded in Book 654 at Page 3256. (Easement is blanket in nature, not plottable as described and not shown hereon)
- Lots 1 & 2 hereon may be subject to a Right-of-Way Easement granted to Rural Water District #4, McPherson County, Kansas as set forth in the instrument recorded in Book 209 at 545. (Easement is blanket in nature, not plottable as described and not shown hereon)
- Total Access Control along Highway 56 and Limestone Road is restricted to one access point only. Said access point being 30 feet wide and along the South side of Limestone Road adjacent to the West line of Lot 2 as shown hereon.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS)
) SS
 COUNTY OF MCPHERSON)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed and the subdivision plat thereof was prepared by me or under my direct supervision in April of 2014 and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

PROPERTY DESCRIPTION: Overall Plat Boundary
 Containing 633,272 Square Feet or 14.54 Acres More or Less

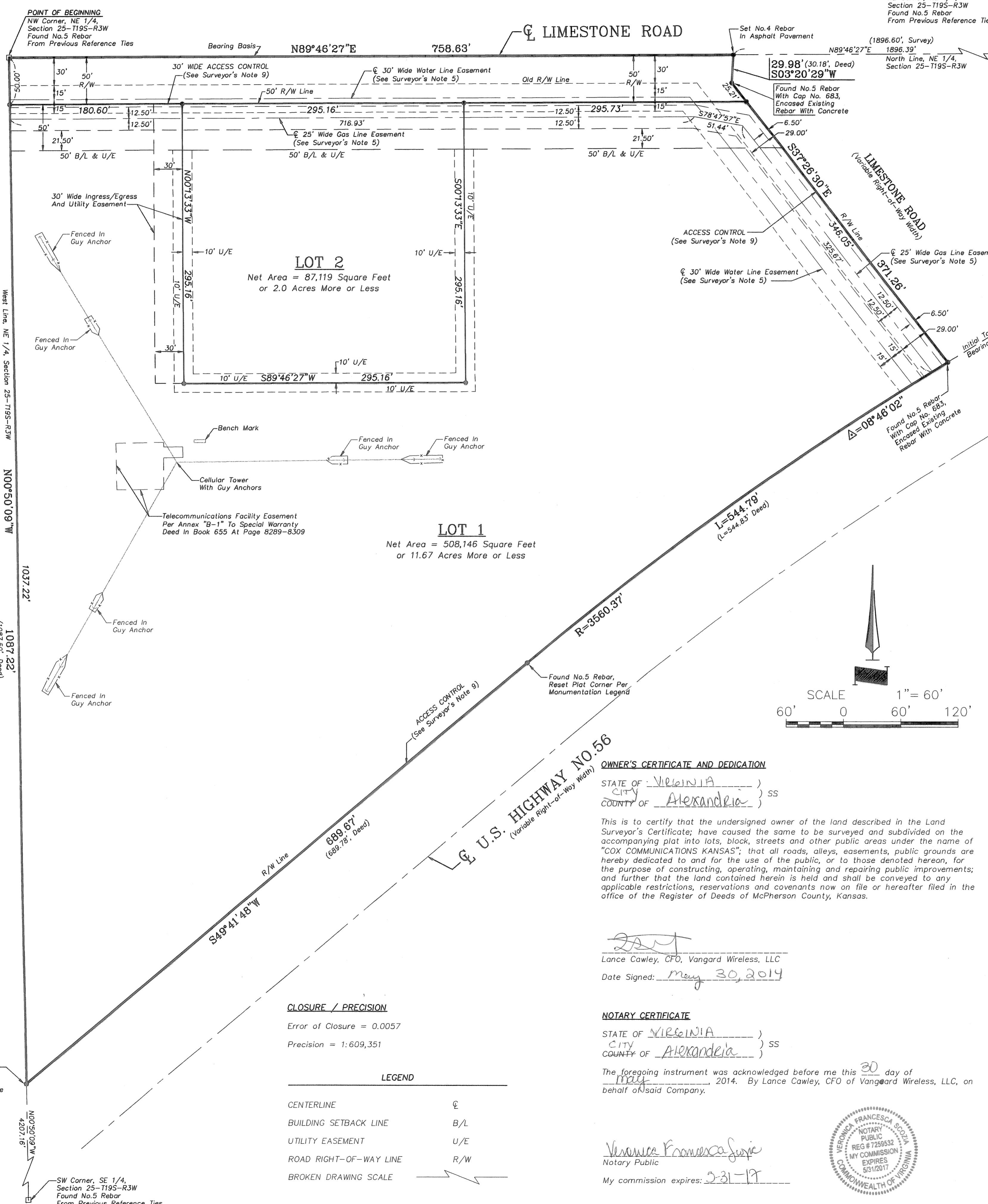
All that part of the Northeast Quarter of Section 25, Township 19 South, Range 3 West of the 6th Principal Meridian lying Northwest of U.S. Highway 56, in McPherson County, Kansas, being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 25; thence North 89°46'27" East along the North line of said Northeast Quarter a distance of 758.63 feet; thence departing from said North line South 03°20'29" West a distance of 29.98 feet; thence South 37°26'30" East a distance of 371.26 feet to the Northwesterly right-of-way line of U.S. Highway 56; thence Southwesterly along said Northwesterly right-of-way line, along a curve to the left whose initial tangent bears South 58°27'50" West with a central angle of 08°46'02" a radius of 3560.37 feet and an arc length of 544.79 feet; thence South 49°41'48" West continuing along said Northwesterly right-of-way line a distance of 689.67 feet to the West line of said Northeast Quarter; thence North 00°50'09" West along said West line a distance of 1087.22 feet to the **POINT OF BEGINNING**. Subject to road right-of-way across the North 50.00 feet thereof.

Jeffrey B. Lovelace
 Jeffrey B. Lovelace, Kansas PLS No. 1326
 [Seal]

BENCH MARK
 Northeast corner of a 3' X 12' concrete equipment pad located 24' North and 30' East of the center of the cellular tower shown hereon.
 Elevation = 1531.70 (NAVD-88 Datum)

MONUMENTATION
 ● = Set No.5 rebar with aluminum cap number 1326 in concrete at plat corners unless noted otherwise hereon.
 ● = Set No.4 rebar with plastic cap numbered 1326 at corners of Lot 2 and at side lines of Lot 1 at Limestone Road right-of-way unless noted otherwise hereon.
 □ = Found section corner monumentation as noted hereon.



CLOSURE / PRECISION

Error of Closure = 0.0057
 Precision = 1:609,351

LEGEND

- CENTERLINE ☉
- BUILDING SETBACK LINE B/L
- UTILITY EASEMENT U/E
- ROAD RIGHT-OF-WAY LINE R/W
- BROKEN DRAWING SCALE ↗

OWNER'S CERTIFICATE AND DEDICATION

STATE OF VIRGINIA)
) SS
 CITY OF Alexandria)
 COUNTY OF Alexandria)

This is to certify that the undersigned owner 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, block, streets and other public areas under the name of "COX COMMUNICATIONS KANSAS"; that all roads, alleys, easements, public grounds 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 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.

Lance Cawley
 Lance Cawley, CFO, Vanguard Wireless, LLC
 Date Signed: May 30, 2014

NOTARY CERTIFICATE

STATE OF VIRGINIA)
) SS
 CITY OF Alexandria)
 COUNTY OF Alexandria)

The foregoing instrument was acknowledged before me this 30 day of May, 2014. By Lance Cawley, CFO of Vanguard Wireless, LLC, on behalf of said Company.

Veronica Francesca Juric
 Veronica Francesca Juric
 Notary Public
 My commission expires: 2-31-17

Veronica Francesca Juric
 [Seal]