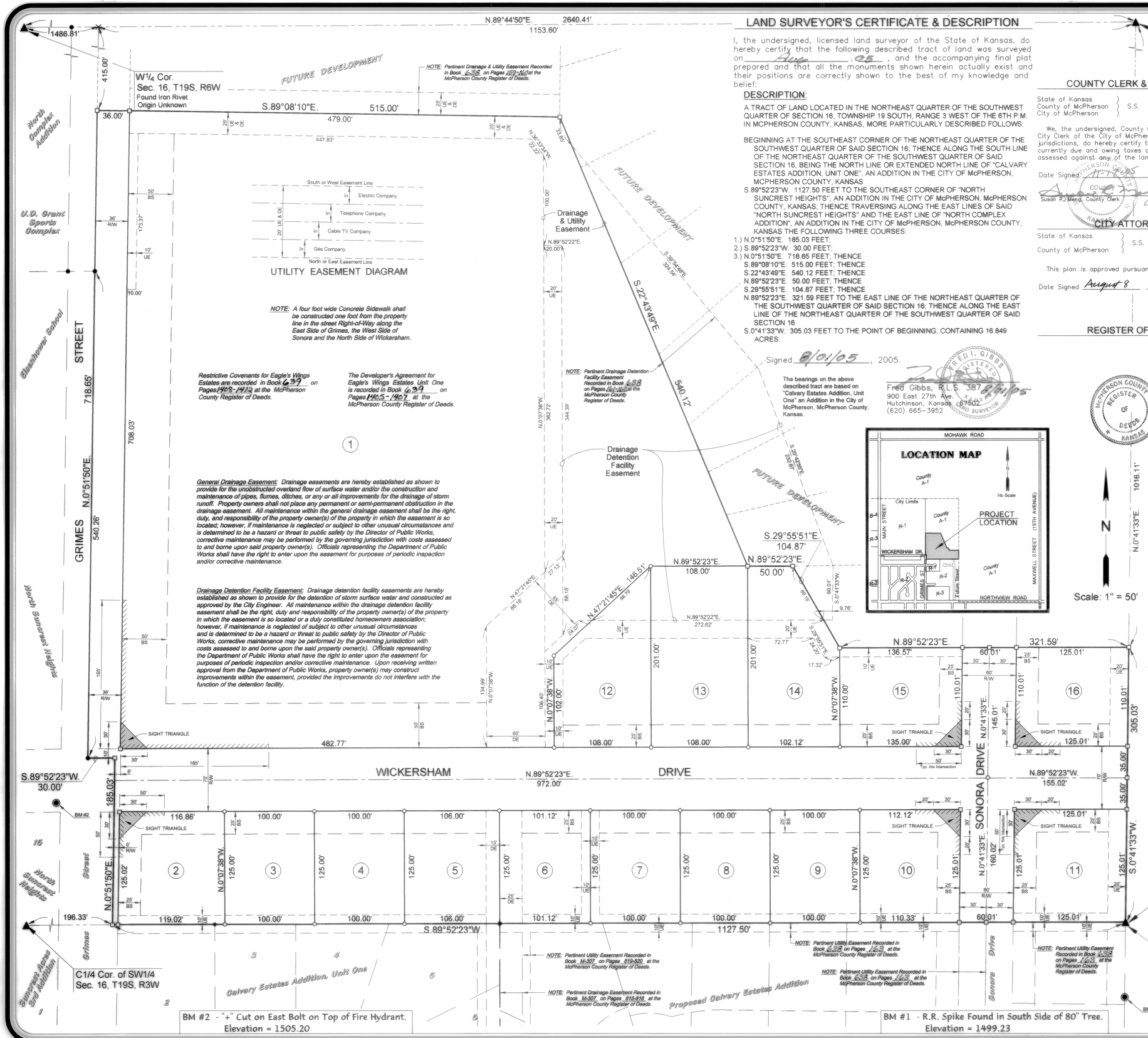

NOTE: Pertinent Drainage & Utility Easement Recorded in Book 638 on Pages 1411-1412 at the McPherson County Register of Deeds.

NOTE: A four foot wide Concrete Sidewalk shall be constructed one foot from the property line in the street Right-of-Way along the East Side of Grimes, the West Side of Sonora and the North Side of Wickersham.

Restrictive Covenants for Eagle's Wings Estates are recorded in Book 639 on Pages 1408-1412 at the McPherson County Register of Deeds.

The Developer's Agreement for Eagle's Wings Estates Unit One is recorded in Book 639 on Pages 1405-1407 at the McPherson County Register of Deeds.

NOTE: Pertinent Drainage Detention Facility Easement Recorded in Book 638 on Pages 1411-1412 at the McPherson County Register of Deeds.

General Drainage Easement: Drainage easements are hereby established as shown to provide for the unobstructed overland flow of surface water and/or the construction and maintenance of pipes, flumes, ditches, or any or all improvements for the drainage of storm runoff. Property owners shall not place any permanent or semi-permanent obstruction in the drainage easement. All maintenance within the general drainage easement shall be the right, duty, and responsibility of the property owner(s) of the property in which the easement is so located; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the Director of Public Works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon said property owner(s). Officials representing the Department of Public Works shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance.

Drainage Detention Facility Easement: Drainage detention facility easements are hereby established as shown to provide for the detention of storm surface water and constructed as approved by the City Engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) of the property in which the easement is so located or a duly constituted homeowners association; however, if maintenance is neglected of subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the Director of Public Works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon the said property owner(s). Officials representing the Department of Public Works shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance. Upon receiving written approval from the Department of Public Works, property owner(s) may construct improvements within the easement, provided the improvements do not interfere with the function of the detention facility.

NOTE: Pertinent Utility Easement Recorded in Book M-307 on Pages 819-820 at the McPherson County Register of Deeds.

NOTE: Pertinent Drainage Easement Recorded in Book M-307 on Pages 815-816 at the McPherson County Register of Deeds.

NOTE: Pertinent Utility Easement Recorded in Book 638 on Pages 1413 at the McPherson County Register of Deeds.

NOTE: Pertinent Utility Easement Recorded in Book 638 on Pages 1413 at the McPherson County Register of Deeds.

NOTE: Pertinent Utility Easement Recorded in Book 638 on Pages 1413 at the McPherson County Register of Deeds.

LOT AREAS		
LOT NO.	SQ. FT.	ACRES
1	396,807	9.109
2	14,742	0.338
3	12,500	0.287
4	12,500	0.287
5	13,249	0.304
6	12,639	0.290
7	12,500	0.287
8	12,500	0.287
9	12,500	0.287
10	13,904	0.319
11	15,627	0.359
12	16,362	0.376
13	21,708	0.498
14	18,155	0.417
15	14,937	0.343
16	13,751	0.316

LEGEND

- ● ▲ Found Monument
- ○ Set 1/2"x 24" Iron Bar with BG Cap
- □ Set 5/8"x 24" Iron Bar set in Portland Cement Concrete
- × Point Not Set
- R/W Right-of-Way
- BS Building Setback
- UE Utility Easement
- DE Drainage Easement
- Access Control

LAND SURVEYOR'S CERTIFICATE & DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on Aug, 05, 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 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH P.M. IN MCPHERSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, BEING THE NORTH LINE OR EXTENDED NORTH LINE OF "CALVARY ESTATES ADDITION, UNIT ONE", AN ADDITION IN THE CITY OF McPHERSON, MCPHERSON COUNTY, KANSAS

S.89°52'23"W. 1127.50 FEET TO THE SOUTHEAST CORNER OF "NORTH SUNCREST HEIGHTS", AN ADDITION IN THE CITY OF McPHERSON, McPHERSON COUNTY, KANSAS; THENCE TRAVERSING ALONG THE EAST LINES OF SAID "NORTH SUNCREST HEIGHTS" AND THE EAST LINE OF "NORTH COMPLEX ADDITION", AN ADDITION IN THE CITY OF McPHERSON, McPHERSON COUNTY, KANSAS THE FOLLOWING THREE COURSES:

1.) N.0°51'50"E. 185.03 FEET;
2.) S.89°52'23"W. 30.00 FEET;
3.) N.0°51'50"E. 718.65 FEET; THENCE
S.89°08'10"E. 515.00 FEET; THENCE
S.22°43'49"E. 540.12 FEET; THENCE
N.89°52'23"E. 50.00 FEET; THENCE
S.29°55'51"E. 104.87 FEET; THENCE
N.89°52'23"E. 321.59 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16
S.0°41'33"W. 305.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.849 ACRES.

Signed 8/01/05, 2005.

The bearings on the above described tract are based on "Calvary Estates Addition, Unit One" an Addition in the City of McPherson, McPherson County, Kansas.

Fred Gibbs, R.L.S. 387 8/1/05
900 East 27th Ave.
Hutchinson, Kansas 67502
(620) 665-3952

FRED I. GIBBS REGISTERED KANSAS LAND SURVEYOR

COUNTY CLERK & CITY CLERK CERTIFICATE

State of Kansas
County of McPherson } S.S.
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 plan, have been paid.

Date Signed 11-17-05 — Susan R. Meng, County Clerk

Date Signed AUGUST 8, 2005 — Gary L. Meagher, City Clerk/Administrator

CITY ATTORNEY'S CERTIFICATE

State of Kansas
County of McPherson } S.S.

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

Date Signed August 8, 2005.

Philip C. Lacey, City Attorney

REGISTER OF DEEDS CERTIFICATE

State of Kansas, McPherson Co., SS:
This instrument was filed for record on the 18 day of Nov A. D., 2005 at 3:00 o'clock P m. and duly recorded in book 638 on page 1413 6408

Register of Deeds 20.00

OWNER'S CERTIFICATION & DEDICATION

State of Kansas
County of McPherson } S.S.

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 EAGLE'S WINGS ESTATES, UNIT ONE (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.

Owner: WEST FIRST INVESTMENTS, L.L.C.

Mark Houghton, Owner — Date Signed: 8-3-05

NOTARY CERTIFICATE

State of Kansas
County of McPherson } S.S.

The foregoing instrument was acknowledged before me this 3 day of August, 2005, by Mark Houghton, Notary Public

My Commission expires: June 19, 2006

NOTARY PUBLIC - State of Kansas JANET L. BIEHLER

PLANNING COMMISSION CERTIFICATE

State of Kansas
County of McPherson } S.S.

This plan was approved by the McPherson City Planning Commission on July 5, 2005.

Signed August 8, 2005. Donna S. Lehner, Chairman

ATTEST: Bill C. Copeland, Secretary

GOVERNING BODY CERTIFICATE

State of Kansas
County of McPherson } S.S.

The dedications shown on this plan, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas on August 8, 2005. All underlying utility easements being vacated based on the provisions of KSA 12-512b.

ATTEST: Gary L. Meagher, City Clerk/Administrator — William J. Goering, Mayor

THE CITY OF McPHERSON INCORPORATED 1887 SEAL McPHERSON COUNTY KANSAS

TRANSFER RECORD

Entered on transfer record on Nov 17 05, 2005.

Susan R. Meng, County Clerk

COUNTY SURVEYORS CERTIFICATE

State of Kansas
County of McPherson } S.S.

This plan has been reviewed and complies with the survey requirements of K.S.A. 58-2005, et seq.

Signed: 11-17, 2005.

William B. Heller, LS-1202 — William B. Heller, McPherson County Surveyor

WILLIAM B. HELLER LICENSED LS-1202 11-17-2005 KANSAS LAND SURVEYOR

FINAL PLAT
EAGLE'S WINGS ESTATES
UNIT ONE

McPHERSON, KANSAS

A SUBDIVISION IN THE NE1/4 OF THE SW1/4 OF SECTION 16, T19S, R3W

(16.849 Acres)

PREPARED BY

BG CONSULTANTS, INC.
Engineers-Architects-Surveyors
HUTCHINSON, KANSAS — LAWRENCE, KANSAS
MANHATTAN, KANSAS — EMPORIA, KANSAS

AUGUST 2005 — 05-050H