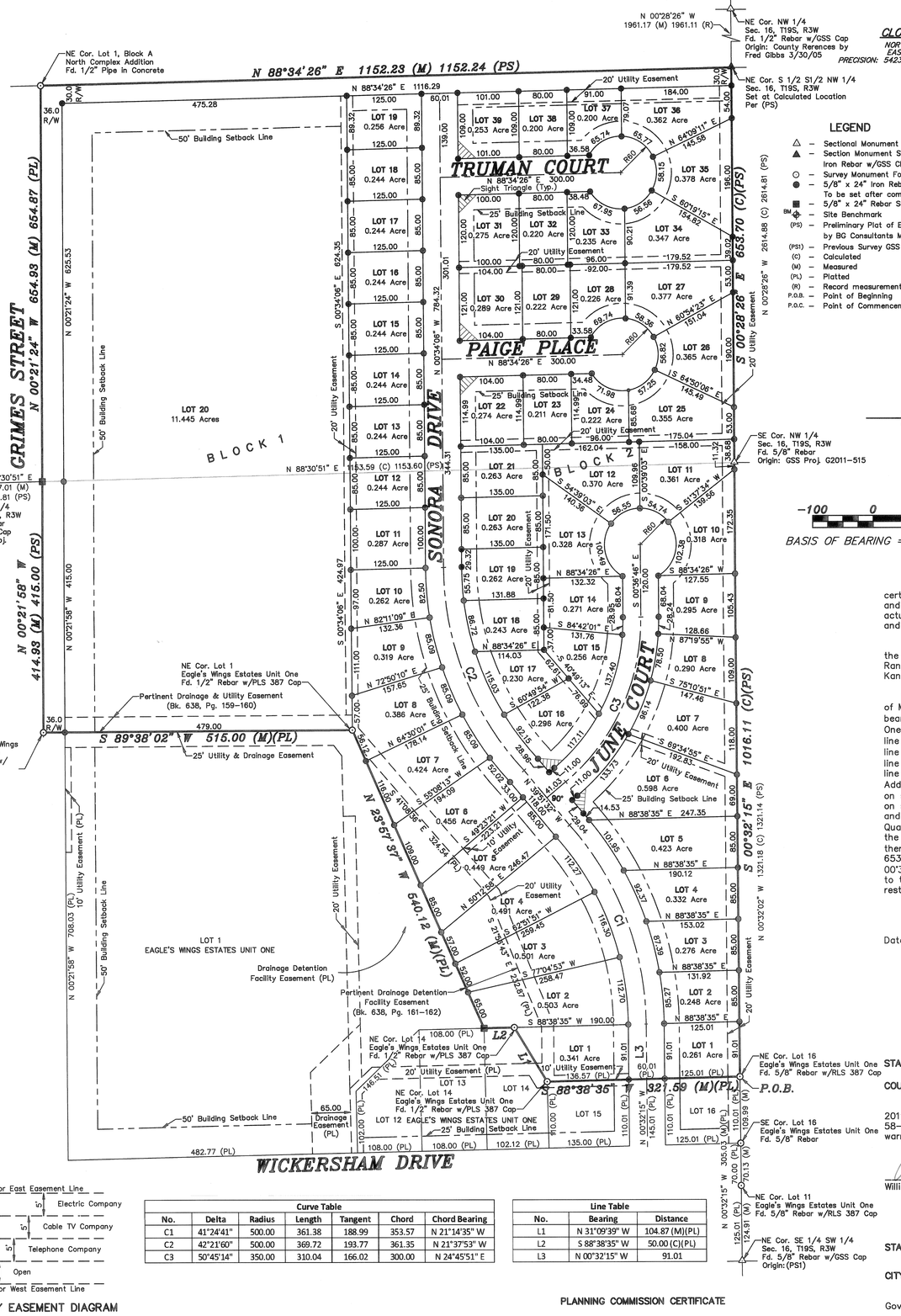
FINAL PLAT

EAGLE'S WINGS ESTATES UNIT THREE

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS



Curve Table						
No.	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	41°24'41"	500.00	361.38	188.99	353.57	N 21°14'35" W
C2	42°21'60"	500.00	369.72	193.77	361.35	N 21°37'53" W
C3	50°45'14"	350.00	310.04	166.02	300.00	N 24°45'51" E

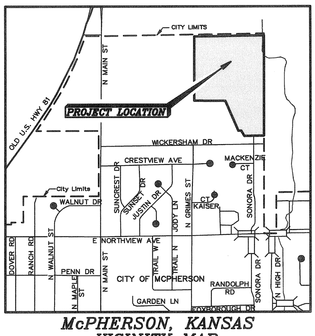
Line Table		
No.	Bearing	Distance
L1	N 31°09'39" W	104.87 (M)(PL)
L2	S 88°38'35" W	50.00 (C)(PL)
L3	N 00°32'15" W	91.01

CLOSURE TABLE

NORTHING: -0.00248
EASTING: -0.00027
PRECISION: 5423.48/0.0025 = 1:2169392.00

LEGEND

- △ – Sectional Monument Found
- ▲ – Section Monument Set (5/8" x 24" Iron Rebar w/GSS CLS 52 Cap)
- ○ – Survey Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap To be set after completion of street construction.
- ■ – 5/8" x 24" Rebar Set in Concrete
- BM – Site Benchmark
- (PS) – Preliminary Plat of Eagle's Wings Estates by BG Consultants May 2005
- (PS1) – Previous Survey GSS Project # G2018-8
- (C) – Calculated
- (M) – Measured
- (PL) – Platted
- (R) – Record measurement
- P.O.B. – Point of Beginning
- P.O.C. – Point of Commencement



McPHERSON, KANSAS VICINITY MAP
(NOT DRAWN TO SCALE)

BENCHMARKS:

BM-1:

Square cut on Northwest corner of reinforced concrete box headwall, located ±21.9' North and ±99.4' East of the intersection of East Northview Avenue and Sonora Drive.

Elevation=1493.36 (NAVD88)

SIDEWALK NOTE:

A concrete sidewalk, built to the current standards of the City of McPherson, shall be constructed at the property line in the street Right-of-Way along the West side of Sonora Drive, the East side of Grimes Street, and the North side of June Court, Paige Place, and Truman Court. Construction shall be concurrent with the development of each lot.

-100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LAND SURVEYOR'S CERTIFICATE AND 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 February 12, 2019 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A portion of the Northeast Quarter of the Southwest Quarter and a portion of the Southeast Quarter of the Northwest Quarter of Section 16 Township 19 South, Range 3 West of the 6th Principal Meridian, City of McPherson, McPherson County, Kansas described as follows:

Beginning at the Northeast corner of Lot 16, Eagle's Wings Estates Unit One, City of McPherson, McPherson County Kansas; thence on a NAD 83 Kansas South Zone bearing of South 88°38'35" West on the North line of said Eagle's Wings Estates Unit One a distance of 321.59 feet; thence North 31°09'39" West continuing on said North line a distance of 104.87 feet; thence South 88°38'35" West continuing on said North line a distance of 50.00 feet; thence North 23°57'37" West continuing on said North line a distance of 540.12 feet; thence South 89°38'02" West continuing on said North line a distance of 515.00 feet to the East line of Lot 1, Block A, North Complex Addition, City of McPherson, McPherson County, Kansas; thence North 00°21'58" West on said East line a distance of 414.93 feet; thence North 00°21'24" West continuing on said East line a distance of 654.93 feet to the Northeast corner of said Lot 1 and being on the North line of the South Half of the South Half of said Northwest Quarter; thence North 88°34'26" East on said North line a distance of 1152.23 feet to the Northeast corner of South Half of the South Half of said Northwest Quarter; thence South 00°28'26" East on the East line of said Northwest Quarter a distance of 653.70 feet to the Southeast corner of said Northwest Quarter; thence South 00°32'15" East on the East line of said Southwest Quarter a distance of 1016.11 feet to the point of beginning. Containing **35.347 Acres** and subject to any easements or restrictions of record.

Date APRIL 19, 2019.

NICHOLAS D. SCHMIDT LICENSED PS-1492 KANSAS PROFESSIONAL SURVEYOR 4/19/19

Nicholas D. Schmidt, PS #1492

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF McPHERSON)

Reviewed by the Unified Government Surveyor this 23rd day of April, 2019. This survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

William B. Heller, PS 1202

William B. Heller, PS #1202, County Surveyor

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 MAY 1, 2019.

THE CITY OF McPHERSON INCORPORATED MARCH 6, 1888 SEAL KANSAS

Thomas A. Brown, Mayor

ATTEST:

Tamra K. Seely, City Clerk

TRANSFER RECORD

Entered on transfer record this 6 day of May, 2019.

Hollie D. Melroy, County Clerk

McPHERSON COUNTY COUNTY CLERK KANSAS

REGISTER OF DEED'S CERTIFICATE

Laurie B. Wizlarde, Register of Deeds
McPherson County, Kansas
Book: LC Page: 72
Receipt #: 207752 Total Fees: $32.00
Pages Recorded: 1
Cashier Initials: MelissaS Authorized By:
Date Recorded: 5/7/2019 11:02:44 AM

McPHERSON COUNTY REGISTER OF DEEDS KANSAS

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
CITY OF MCPHERSON)

This plat was approved by the City of McPherson Planning Commission on APRIL 22, 2019

Signed APRIL 25, 2019.

Brennon Randa, Chairperson

ATTEST:

Tiffani Floyd, 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: May 6, 2019 Date Signed: 5/1, 2019

Hollie Melroy, County Clerk Tamra K. Seely, City Clerk

McPHERSON COUNTY COUNTY CLERK KANSAS

THE CITY OF McPHERSON INCORPORATED SEAL 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: April 29, 2019.

Jeffrey Houston, City Attorney

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
COUNTY OF McPHERSON)

This is to certify that the undersigned owner(s) 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, blocks, streets and other public areas under the name of ***EAGLE'S WINGS ESTATES UNIT THREE*** that all roads, alleys, easements and public grounds as denoted on the plat 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 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: 4-24-19

Mark Houghton, Owner
West First Investments, L.L.C.

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF McPHERSON)

BE IT REMEMBERED:

That on this 24 day of April, 2019 A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Mark Houghton, Owner of West First Investments, L.L.C. who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: 10-21-21

NOTARY PUBLIC STATE OF KANSAS MARY LONG My Appt. Expires 10-21-21

Mary Long, Notary Public

MARY LONG

FINAL PLAT	Description: A PORTION OF THE W 1/2 SECTION 16, T19S, R3W MCPHERSON COUNTY, KANSAS

Prepared By: **Garber Surveying Service, P.A.**

HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401
McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073
MANHATTAN (Branch Office) 3226 Kimball Ave Ste.82 66503 Ph. 785-320-4810

Drawn By: JAK	Scale: 1"=100'	Date of Field Work: February 12, 2019	Job No:
Checked By: NDS	Date: 04/19/2019	Sheet 1 of 1 Sheet(s)	G2019-58

Copyright © 2019 Garber Surveying Service, P.A. Saved 4/19/2019 11:20:13 AM by KZOOK
File: W:\Projects\G2019-58 Eagle's Wings Unit 3\DWG\Plats & Surveys\G2019-58 Eagle's Wings Unit 3.dwg