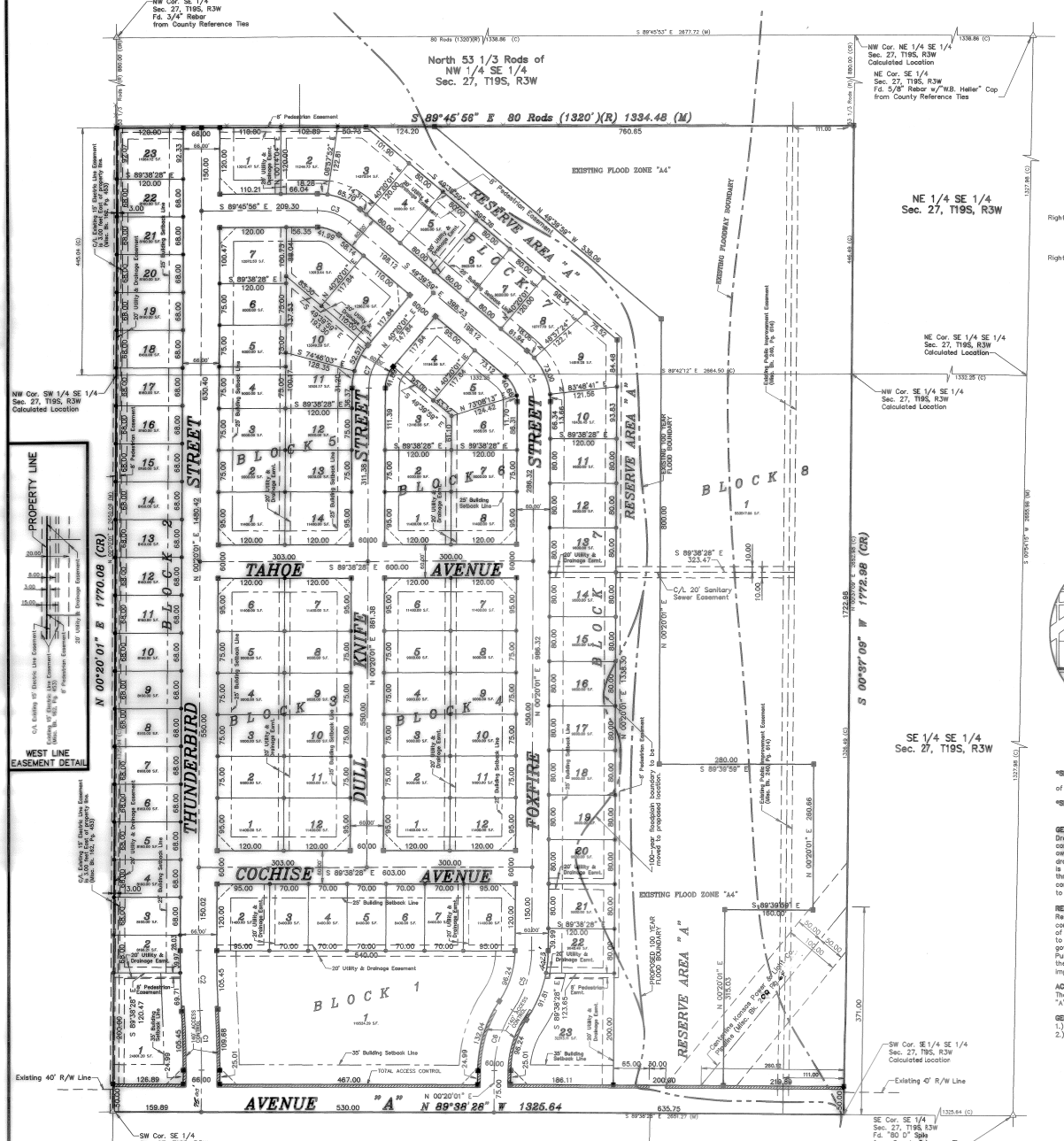
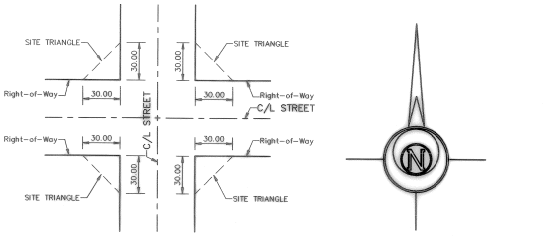
FINAL PLAT

FOXFIRE ADDITION

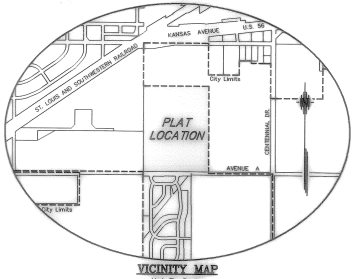
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS.





VISION TRIANGLE DIAGRAM

UTILITY EASEMENT DIAGRAM



VICINITY MAP
Not To Scale

-100 0 100 200 300

BASIS OF BEARING = ASSUMED

LEGEND

- △ – Sectional Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ■ – 5/8" x 24" Rebar Set in Concrete
- (C) – Calculated
- (CM) – Calculated from measurements
- (CR) – Calculated from record value
- (M) – Measured
- ▭ – Total Access Control

CLOSURE TABLE

Northing = -0.02
Easting = 0.00
Precision=6203.18/0.0167= 1:372241.62

SIDEWALKS:
A 4 foot wide sidewalk shall be constructed 1 foot from the property line in the street right-of-way in the following locations:
North side of Avenue "A", Cochise Avenue and Buckskin Avenue. East side of Thunderbird Street, Dakota Street and Fox Fire Street.

SCREENING:
Screening to be constructed between the commercial (Lot 1 of Blocks 1 & 2 AND Lot 23, Block 7) and residential lots and shall be approved by the Planning Commission at the time of site plan approval for the commercial lots.

*SITE BENCHMARK: BM 100
Rebar in concrete 35 feet North of South Quarter corner of Section 27, Township 19 South, Range 3 West at Southeast corner of cemetery property. Elevation=1494.83

*SITE BENCHMARK: BM 101
Square cut on West end of South hub-guard on bridge 23 feet Southwest of the Southeast corner of Foxfire Addition. Elevation=1486.87

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 (GDE) 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 born 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.

RESERVE AREA "A":
Reserve Area "A" is hereby established as shown to provide storm surface water detention, open space, landscaping, ponds and constructed as approved by the City Engineer. All maintenance within Reserve Area "A" shall be the right, duty, and responsibility of the Home Owners Association 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 born upon said Home Owners Association. Officials representing the Department of Public Works shall have the right to enter upon the easement for purpose of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Department of Public Works, the Home Owners Association may construct improvements within the easement, provided the improvements do not interfere with the function of the said Reserve Area "A".

ACCESS CONTROL:
There shall be Total Access Control along Avenue "A" with the exception that there shall be a 30 foot wide opening in Reserve Area "A" as shown hereon. This opening shall be for agricultural equipment access only and shall be gated.

GENERAL NOTES:
1.) All Lot and Reserve Area Dimensions are calculated from measurements of exterior boundary lines. (Calc. Meas.)
2.) Section Corner ties filed with County Engineers Office and with the Kansas State Historical Society.

MORTGAGE HOLDER CERTIFICATE
We, Central Bank on Trust Co., by Steven D. Rempel, Vice President, holders of a mortgage on the above described property do hereby consent to the plat of "FOXFIRE ADDITION", City of McPherson, McPherson County, Kansas.
Central Bank and Trust Co.
Steven D. Rempel, Vice President

CENTER LINE CURVE DATA						
CURVE	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
C1	1679.73	3°40'09"	53.80	107.57	N01°30'03"W	107.55
C2	1679.73	3°40'09"	53.80	107.57	S01°30'03"E	107.55
C3	90.00	40°05'57"	32.85	62.99	N69°42'58"W	61.71
C4	90.00	50°00'00"	41.97	78.54	N24°39'59"W	76.07
C5	191.28	34°11'24"	58.83	114.14	N17°25'43"E	112.45
C6	191.28	34°11'24"	58.83	114.14	S17°25'43"W	112.45
C7	90.00	40°00'00"	32.76	62.83	S20°20'01"W	61.56

*Site Benchmark Control From "T.B.M. DESCRIPTIONS AND ELEVATIONS – FLOOD PLAIN TOPOGRAPHIC MAPPING – CITY OF MCPHERSON, KANSAS WCEA FILE 74-57"

T.B.M. #2 R.R. spike in power pole northwest of intersection of Avenue A and Maxwell Street at the NW Cor. Sec. 33, T19S, R3W. Elevation=1491.84 (Primary)

T.B.M. #3 R.R. spike in last P.P from west on north side of road at southeast corner of McPherson Cemetery near S 1/4 Cor. Sec. 27, T19S, R3W. Elevation of record=1495.84 (01/05/04 Field Check Elevation=1495.81)

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 May 7, 2003 and the accompanying final plat was prepared, and that all subdivision corners have been, or will be, established prior to each construction phase according to the phasing schedule as described in the Developer's Agreement dated _____ 2004. The positions of all existing and proposed survey monuments are shown to the best of my knowledge and belief.

DESCRIPTION OF RECORD:
West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty-seven (27), Township Nineteen (19) South, Range Three (3) West of the 6th Principal Meridian, **EXCEPT** a tract described as follows:
Beginning at the Northeast corner of the NW/4 SE/4 of Section 27; thence West 80 rods; thence South 53 1/3 rods; thence East 80 rods; thence North 53 1/3 rods to the point of beginning. TOTAL AREA = 54.091 Acres

Dated January 1, 2004
Daniel E. Garber, LS #683 (SEAL)

OWNER'S CERTIFICATE AND DEDICATION
STATE OF KANSAS } SS
COUNTY OF MCPHERSON
This is to certify that the undersigned owner of the land described in the Survey 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 **"FOXFIRE ADDITION"** located in 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 restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of McPherson County, Kansas.
Strawn Development, Inc.
Jim Strawn, Owner Date Signed: 1-12-2004

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF RENO
The foregoing instrument was acknowledged before me this 12th day of January, 2004, by Jim Strawn.
(SEAL) JACKIE BAILEY Notary Public - State of Kansas My Appt. Expires 1-12-07
Jackie Bailey, Notary Public
My Appointment expires: 1-12-07

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS } SS
CITY OF MCPHERSON
This plat was approved by the McPherson City Planning Commission on this 6th day of January 2004.
Date Signed: 1-15-04
Donna S. Lehner, Chairperson

ATTEST:
Bill C. Copeland
Secretary, Bill C. Copeland

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: Jan. 20, 2004
County Clerk, Susan R. Meng (SEAL) City Clerk, Gary L. Meagher

COUNTY SURVEYOR'S CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF MCPHERSON
Reviewed by the McPherson County Surveyor this 5th day of January, 2004. 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 LS# 1202, County Surveyor

CITY ATTORNEY'S CERTIFICATE
STATE OF KANSAS } SS
CITY OF MCPHERSON
The plat is approved pursuant to the provisions of K.S.A. 12-401.
Date Signed: January 19 2004
City Attorney, Philip C. Lacey

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 1/19 2004.
(SEAL) Mayor, William L. Goering
ATTEST:
City Clerk, Gary L. Meagher

TRANSFER RECORD
Enter on transfer record this 20th day of January 2004
County Clerk, Susan R. Meng

REGISTER OF DEEDS CERTIFICATE 349
State of Kansas, McPherson Co., SS:
This instrument was filed for record on the 20th day of January A.D., 2004 at 2:00 o'clock P.M. and duly recorded in Book 20 of Plats on Page 75
Fee $20.00

FINAL PLAT	Description: FOXFIRE ADDITION MCPHERSON, KANSAS

Prepared By: CSS
Garber Surveying Service, P.A.
423 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 663-7032 • FAX (620) 663-7401
129 E. Broadway, Suite 300 Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073

Drawn By: TJK	Scale: 1"=100'	Date of Field Work: October 1, 2003	Job No: G2003-75
Checked By: DEG	Date: 01/08/2004	Sheet 1 of 1 Sheet(s)	