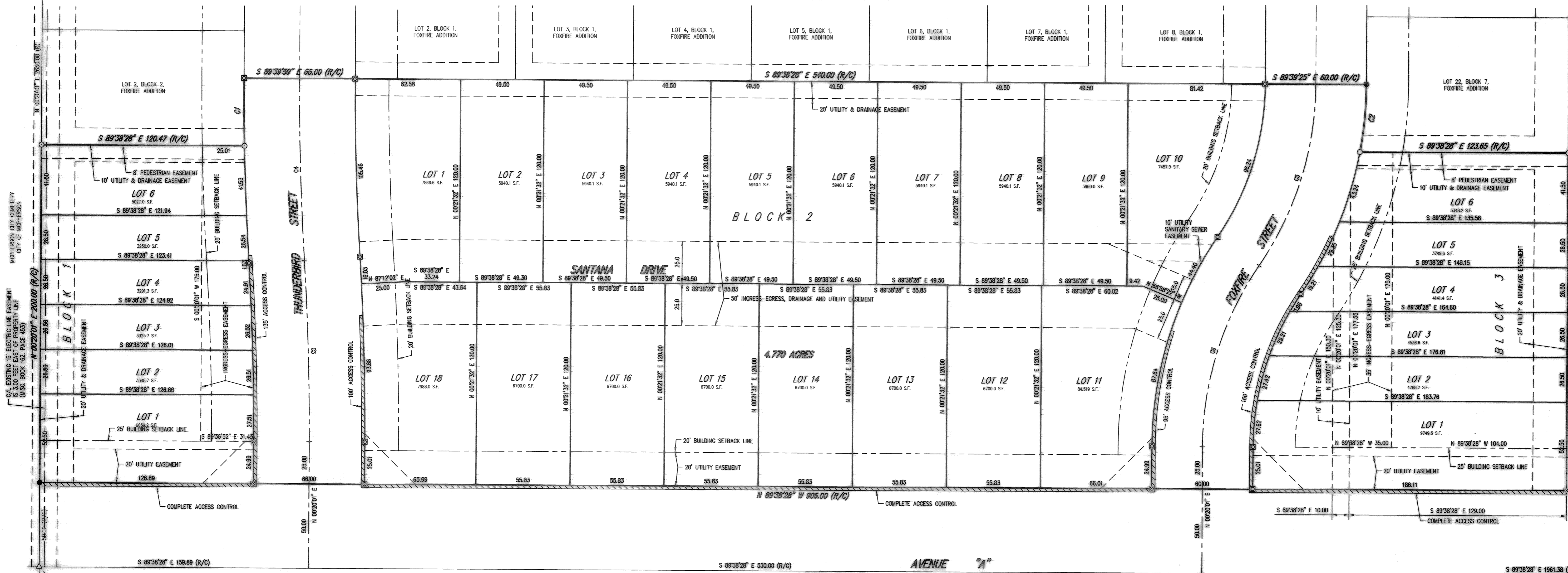


FINAL PLAN AND PLAT

FOX FIRE SECOND PLANNED UNIT DEVELOPMENT

A REPLAT OF LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND LOT 23, BLOCK 7, FOX FIRE ADDITION
IN THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS.
SHEET 1 OF 2



ZONING DISTRICT CLASSIFICATION

- PERMITTED USES:**
- ANY PERMITTED USE ALLOWED IN THE R-2 TWO FAMILY RESIDENTIAL DISTRICT.
 - MULTIPLE-FAMILY DWELLINGS.
 - BOARDING OR ROOMING HOUSES.
- SPECIAL USES:** NONE
CONDITIONAL USES: NONE
- LOT SIZE REQUIREMENTS:**
- MINIMUM LOT AREA:
 - A. SINGLE FAMILY DWELLINGS: 3,200 SQUARE FEET
 - B. TWO FAMILY DWELLINGS: 6,400 SQUARE FEET
 - C. MULTIPLE FAMILY DWELLINGS: 1,750 SQUARE FEET PER DWELLING UNIT BUT NO ZONING LOT SHALL BE LESS THAN 10,000 SQUARE FEET.
 - MINIMUM LOT WIDTH:
 - A. SINGLE FAMILY DWELLINGS: 49.5 FEET
 - B. TWO FAMILY DWELLINGS: 99 FEET
 - C. MULTIPLE FAMILY DWELLINGS: 148.5 FEET
 - D. OTHER USES: 90 FEET
 - BULK REGULATIONS:
 - A. MAXIMUM STRUCTURE HEIGHT: 45 FEET
 - B. YARD REQUIREMENTS:
 - I. MINIMUM FRONT YARD:
 - BLOCK 1: 25 FEET ON ALL SIDES ABUTTING A STREET
 - BLOCK 2: 20 FEET ON ALL SIDES ABUTTING FOXFIRE STREET, THUNDERBIRD STREET, AND AVENUE A.
 - BLOCK 3: 25 FEET ON ALL SIDES ABUTTING A STREET.
 - II. MINIMUM SIDE YARD:
 - 5 FEET FROM ALL LOT LINES. WHERE MULTI-FAMILY HOMES ARE CONSTRUCTED, NO SIDE YARD SETBACK WILL BE REQUIRED FROM THE COMMON PARTY WALL.
 - III. MINIMUM REAR YARD:
 - 20 FEET
 - C. MAXIMUM LOT COVERAGE: 40% NOT INCLUDING GARAGES OR CARPORTS.
 - USE LIMITATIONS:
 - I. NO OUTDOOR STORAGE SHALL BE PERMITTED AS DEFINED BY SECTION 2-102 OF THE MCPHERSON CITY ZONING REGULATIONS.

BENCH MARKS

BENCHMARK DATUM:
SBM100 - REBAR IN CONCRETE 35'± NORTH OF THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 3 WEST NEAR THE SOUTHEAST CORNER OF CEMETERY PROPERTY.
ELEV 1494.92

SBM101 - SQUARE CUT ON WEST END OF SOUTH HUBGUARD ON BRIDGE 23'± SOUTHWEST OF THE SOUTHEAST CORNER OF FOXFIRE ADDITION. TAKEN FROM PHASE 1 STREET PLANS FOR FOXFIRE ADDITION.
ELEV 1486.87

CLOSURE REPORT

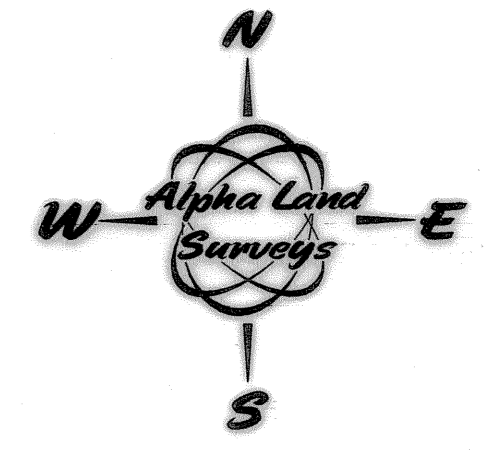
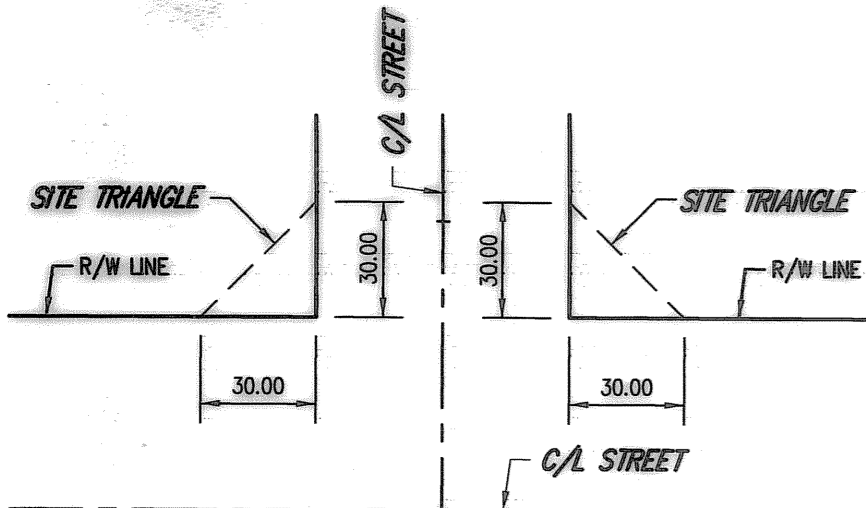
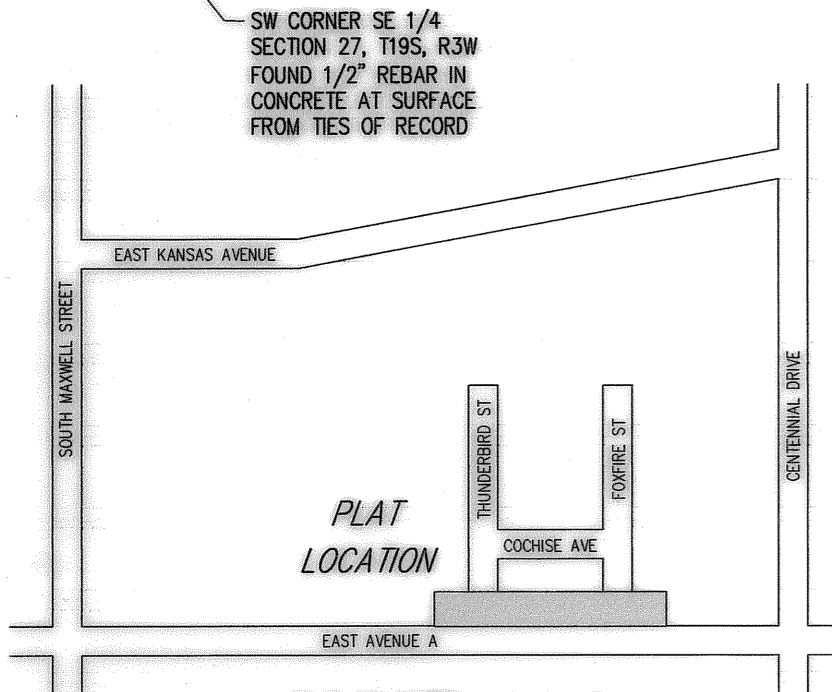
CLOSURE:
CLOSING LINE: S 36°47'26" W 0.0089
LATITUDE (N): -0.0071 PERIMETER: 2296.28
DEPARTURE (E): -0.0053 ERROR OF CLOSURE: 1 : 259236

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND 5/8" REBAR WITH PLASTIC CAP
- ◻ STAMPED "GARBER SURVEYING"
- ◻ FOUND 5/8" REBAR WITH PLASTIC CAP
- ◻ STAMPED "GARBER SURVEYING" IN CONCRETE
- SET 1/2" REBAR WITH PLASTIC CAP
- ◻ STAMPED "ALPHA CLS-184"
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- SQ. SQUARE
- FT. FEET
- VOL. VOLUME
- PG. PAGE
- O.R. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- M. MEASURED
- R/W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	1712.73	01°20'14"	39.98	19.99	N 00°20'06" W 39.98
C2	221.28	10°25'07"	40.24	20.17	S 05°32'35" W 40.18
C3	1679.73	03°40'09"	107.57	53.80	N 01°30'03" W 107.55
C4	1679.73	03°40'09"	107.57	53.80	N 01°30'03" W 107.55
C5	191.28	34°11'24"	114.14	58.83	S 17°25'43" W 112.46
C6	191.28	34°11'24"	114.14	58.83	S 17°25'43" W 112.46



BASIS OF BEARINGS IS THE SOUTH LINE OF FOXFIRE ADDITION AS RECORDED

FINAL PLAT

FOX FIRE SECOND

Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 08/02/2012 PLOT DATE: 04/10/2013
DRAWN BY: RDB PROJ. NO.: 12013SP
CHECKED BY: LPD SHEET 1 OF 2

FINAL PLAN AND PLAT
FOXFIRE SECOND
PLANNED UNIT DEVELOPMENT
 A REPLAT OF LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND LOT 23, BLOCK 7, FOXFIRE ADDITION
 IN THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS.
 SHEET 2 OF 2

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 AUGUST 13, 2012 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:

LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND LOT 23, BLOCK 7, 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, MCPHERSON COUNTY, KANSAS.

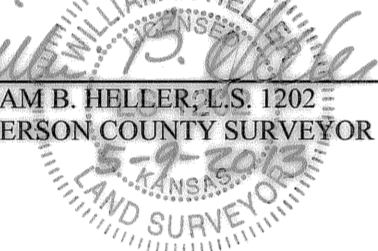
DATE May 9

 LLOYD P. DORZWEILER, L.S. 8885

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF MCPHERSON)

THIS PLANNED UNIT DEVELOPMENT PLAT HAS BEEN REVIEWED AND COMPLIES WITH THE SURVEY REQUIREMENTS OF K.S.A. 58-2005, ET. SEQ.


 WILLIAM B. HELLER, L.S. 1202
 MCPHERSON COUNTY SURVEYOR

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

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 WAYS UNDER THE NAME OF FOXFIRE SECOND PLANNED UNIT DEVELOPMENT A REPLAT OF LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND LOT 23, BLOCK 7, FOXFIRE ADDITION IN THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS; THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC SITES 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 FUTURE 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, MCPHERSON COUNTY, KANSAS.

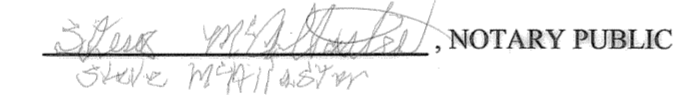
DATE SIGNED: May 9, 2013

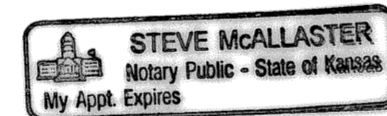
 JAMES STRAWN, OWNER, STRAWN DEVELOPMENT, INC.

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, 2013, BY JAMES STRAWN, OWNER, STRAWN DEVELOPMENT, INC.

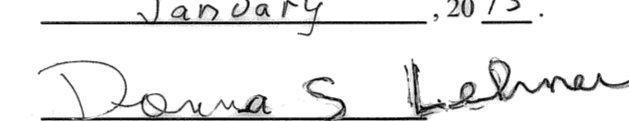

 Steve McAllaster, NOTARY PUBLIC
 State of Kansas
 MY COMMISSION EXPIRES: 8-26-14


 STEVE McALLASTER
 Notary Public - State of Kansas
 My Appt. Expires

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
 CITY OF MCPHERSON)

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MCPHERSON CITY PLANNING COMMISSION ON THIS 9th DAY OF

January, 2013.

 DONNA S. LEHNER, CHAIRPERSON


ATTEST: 
 GAIL LAUDERDALE, SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
) SS
 CITY OF MCPHERSON)

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE GOVERNING BODY OF THE CITY OF MCPHERSON, KANSAS ON THIS 20th DAY OF May, 2013.


 THOMAS A. BROWN, MAYOR


 TAMRA K. SEELY, CITY CLERK

CITY ATTORNEY CERTIFICATE

STATE OF KANSAS)
) SS
 CITY OF MCPHERSON)


THIS PLAT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401 ON THIS 20 DAY OF May, 2013.

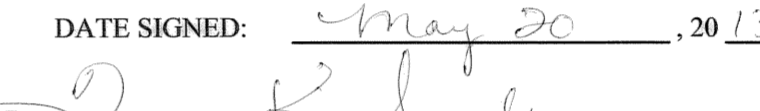

 JEFFERY HOUSTON, CITY ATTORNEY

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 THE, AT THE DATE OF THE 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 28, 2013

 CATHY SCHMIDT, COUNTY CLERK

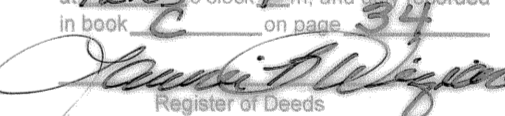
DATE SIGNED: May 20, 2013.

 TAMRA K. SEELY, CITY CLERK

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS 28 DAY OF May, 2013.


 CATHY SCHMIDT, COUNTY CLERK

REGISTER OF DEEDS

State Of Kansas, McPherson Co., SS: 2677
 This instrument was filed for record on the 20th day of May, A.D., 2013 at 12:35 o'clock P and was recorded in book 2677 on page 24.

 Janice W. Weyand
 Register of Deeds
 40.00

SURVEY TYPE:		FINAL PLAT	
PLAT NAME:		FOXFIRE SECOND	
Alpha Land Surveys, Inc. 216 WEST SECOND AVENUE HUTCHINSON, KANSAS 67501 PH: (620) 728-0012 FAX: (620) 728-0413			
SURVEY DATE: 08/03/2012	PLAT DATE: 04/10/2013	DRAWN BY: RDB	PROJ. NO.: 12013SP
CHECKED BY: LPD	SHEET 2 OF 2		