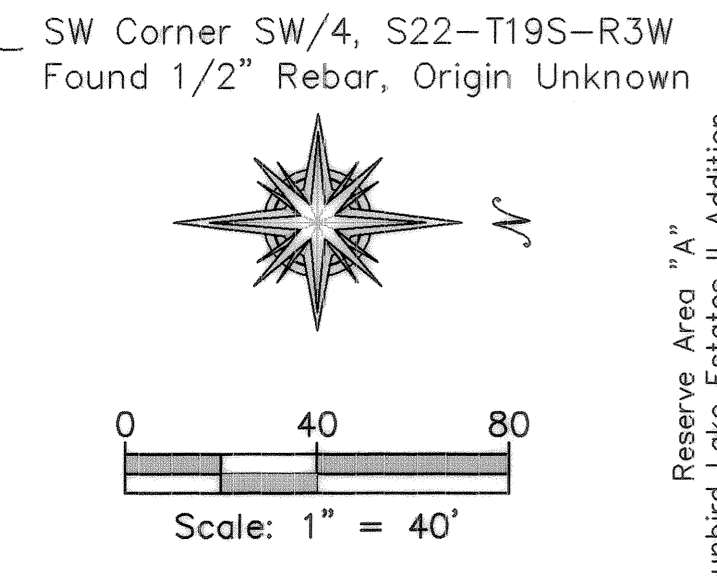
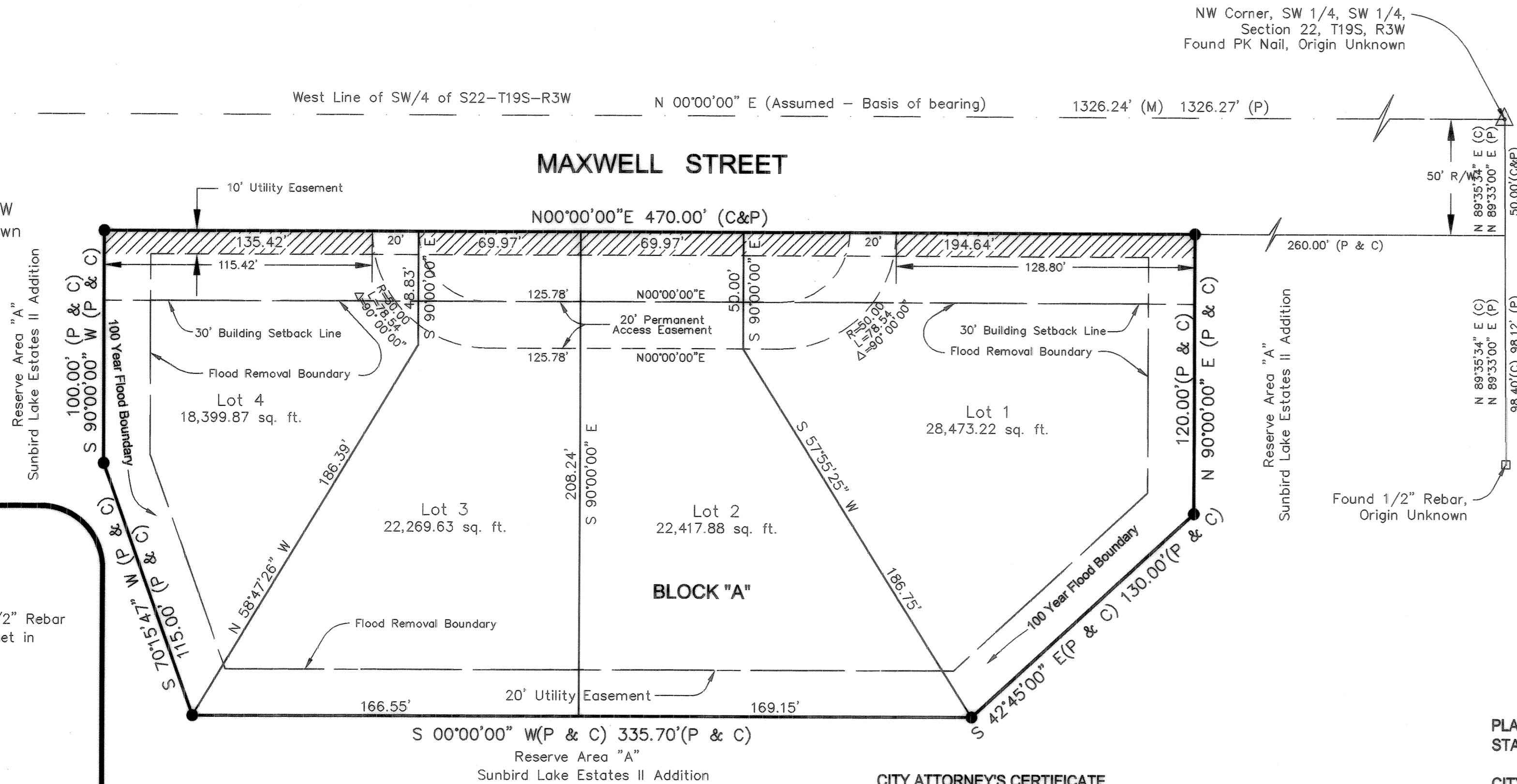


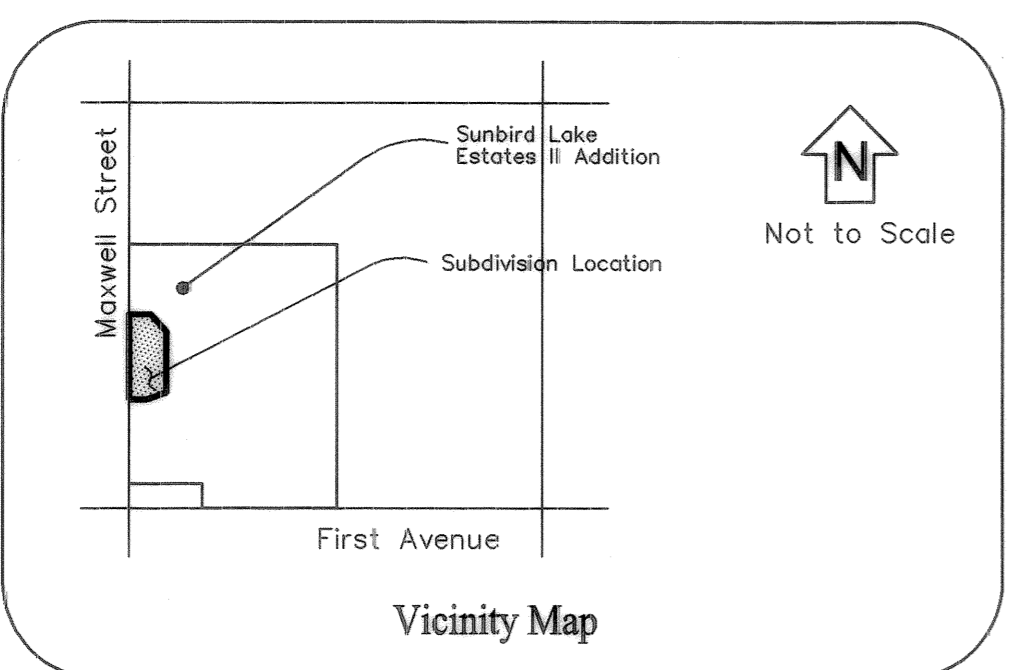
# Final Plat HOOVER SUBDIVISION

To The City of McPherson, Kansas  
A Replat of Block "F", Sunbird Lake Estates II Addition to the City of McPherson,  
McPherson County, Kansas, located in the Southwest Quarter of Section 22,  
Township 19 South, Range 3 West of the  
Sixth Principal Meridian, McPherson County, Kansas



**LEGEND**

- Property Pin Found
- Subdivision Corner, 1/2" Rebar capped AG INC/106 set in concrete this survey.
- △ Cadastral Corner
- Section Line
- Easement Line
- Setback Line
- Restricted Access
- Subdivision Boundary Line
- Block Line
- Lot Line
- Adjacent Property Line
- BFE Contour
- (P) Platted Measurement
- (C) Calculated from Field Measurement



**PLAT NOTES:**

- Provisions for the maintenance of the 20 foot Permanent Access Easement are to be filed by separate instrument in the office of the McPherson County Register of Deeds.
- 100 year Base Flood Elevation (BFE) for this Subdivision is 1486.5 feet.
- The area marked Flood Removal Boundary has been submitted to FEMA for removal from the 100 Year Flood Plain but has not been approved as of the filing date of this plat.
- The lowest floor elevation of any structure to be constructed in this subdivision must be a minimum of 1487.5, one foot above the 100-year BFE.
- ACCESS CONTROL:** The West line of Block "A" shall have complete access control with the exception that two entrances to Block "A", each not exceeding 50 feet in width, may be constructed at locations to be approved by the City of McPherson, Kansas. If there are two access points in this block, there shall be a minimum of 150 feet separation.
- SIDEWALKS:** A four foot sidewalk shall be constructed 1.0 feet from the property line in the street right-of-way along the East side of Maxwell Street.
- BENCHMARKS:**  
City BM No. 19 - Elevation 1485.19'  
RR spike in Power Pole at the Northwest corner of First Street and Maxwell Street.  
  
BM No. 5 - Elevation 1483.60'  
Chiseled square Top of headwall @ SW corner of multi-RCB @ Dry Turkey Creek @ Maxwell Road

**SW Corner, SW 1/4, Section 22, T19S, R3W**

- Found 1/2" Bar 3" below surface.
- 42.4' NW to RR spike in power pole.
- 48.9' NE to top of Fire Hydrant Adjusting Nut
- 39.0' SE to Top Telephone Pedestal.

**NW Corner SW 1/4, SW 1/4, Section 22, T19S, R3W**

- Found PK Nail flush with asphalt surface.
- 32.4' NE to SW corner of headwall of box bridge.
- 31.6' NW to SE corner of headwall of box bridge.
- 23.9' WNW to 40d spike in power pole.

If the seal on this plat is NOT in black ink and the signature on the Surveyor's Certificate and across the seal is not in blue ink, then this is a copy of the original and COULD contain alterations.

**CITY ATTORNEY'S CERTIFICATE**  
STATE OF KANSAS } ss  
**COUNTY OF McPHERSON**

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

Date Signed: January 29, 2001

*Phillip C. Lacey*  
Phillip C. Lacey, City Attorney

**SURVEYOR'S CERTIFICATE and LEGAL DESCRIPTION**  
STATE OF KANSAS } ss  
**COUNTY OF SALINE**

I, the undersigned, Licensed Land Surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed during the month of November, 2000 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.

Block "F", Sunbird Lake Estates II Addition, a replat of Lot 1, Block "D" and Lots 1, 2, and 3, Block "E", Sunbird Lake Estates I and a Subdivision in the Southwest Quarter of Section 22, Township 19 South, Range 3 West of the 6th Principal Meridian McPherson, McPherson County, Kansas.

Date Signed: \_\_\_\_\_

*Udell A. Bodwell*  
Arrowshoot Geomatics Inc., Corporate License Number LS-106  
Udell A. Bodwell L.S., Kansas License Number 1062

**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 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 HOOVER SUBDIVISION; located 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 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: 4/23/2001

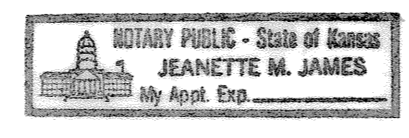
*Glenn A. Hoover*  
Glenn A. Hoover

*Joyce E. Hoover*  
Joyce E. Hoover

**NOTARY CERTIFICATE**  
STATE OF KANSAS } ss  
**COUNTY OF McPHERSON**

The foregoing instrument was acknowledged before me this 3rd day of April, A.D. 2001, by Glenn A. Hoover and Joyce E. Hoover.

*Janette M. James*, Notary Public  
My appointment expires: 8-19-03

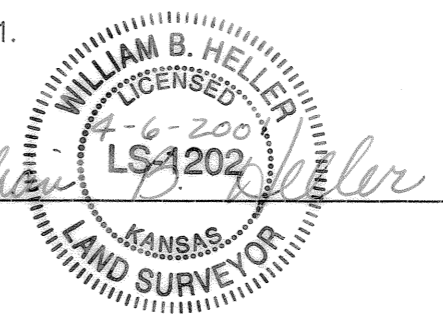


**COUNTY SURVEYOR'S CERTIFICATE**  
STATE OF KANSAS } ss  
**CITY OF McPHERSON**

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

Signed: 4-6, 2001.

*William Heller*  
William Heller, LS #1202  
McPherson 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 April 2, 2001.

*Vernon L. Dossett*  
Vernon L. Dossett, Mayor

ATTEST:  
*Gary L. Meagher*  
Gary L. Meagher, City Clerk



**PLANNING COMMISSION CERTIFICATE**  
STATE OF KANSAS } ss  
**CITY OF McPHERSON**

This plat was approved by the McPherson City Planning Commission on January 2, 2001.

Date Signed: January 24, 2001

*Duane Kleinsorge*  
Duane Kleinsorge, Vice-Chairman

*Donna S. Lehmer*  
Donna S. Lehmer, Secretary

**CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS**  
STATE OF KANSAS } ss  
**CITY OF McPHERSON**

We, the undersigned, do hereby certify that the required guarantees are posted with the City for the completion of the improvements covering all streets, storm sewers, sanitary sewer system, and domestic water supply and distribution system pertaining to the subject plat and not under other Federal, State, or County completion obligation; which are based on a licensed engineer's plans and specifications; and which are approved by all public authorities having jurisdiction.

Date Signed: 1/24/01 Date Signed: 1/22/01

*William J. Goring*  
William J. Goring, Acting City Public Works Dir.  
City of McPherson, Kansas

*Richard N. Anderson*  
Richard N. Anderson, General Manager of Board of Public Utilities  
City of McPherson, Kansas

**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: April 2, 2001 Date Signed: April 2, 2001

*Susan R. Meng*  
Susan R. Meng, County Clerk

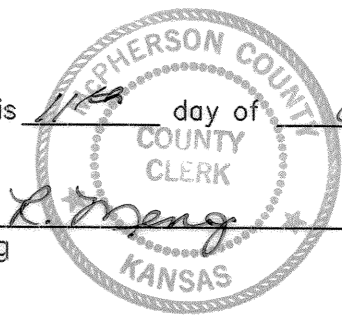
*Gary L. Meagher*  
Gary L. Meagher, City Clerk



**TRANSFER RECORD**

Entered on transfer record this 3rd day of April, 2001.

County Clerk: *Susan R. Meng*  
Susar R. Meng



**REGISTER OF DEEDS CERTIFICATE**

State of Kansas, McPherson Co., SS.  
This instrument was filed for record on the 11 day of April, A.D. 2001, at 8:05 o'clock A.M., and duly recorded in book 118 page 173.  
*Archie Gault*  
Register of Deeds

**Arrowshoot Geomatics Inc.** Land Surveying and GIS Consultants  
210 W. Woodland Avenue, Box 2387 Salina, KS 67402-2387  
785-827-0708 FAX 785-827-1333 email arrowshoot@ksa.net

Members: American Congress On Surveying and Mapping  
National Society of Professional Surveyors  
Geographic and Land Information Systems  
Kansas Society Of Land Surveyors