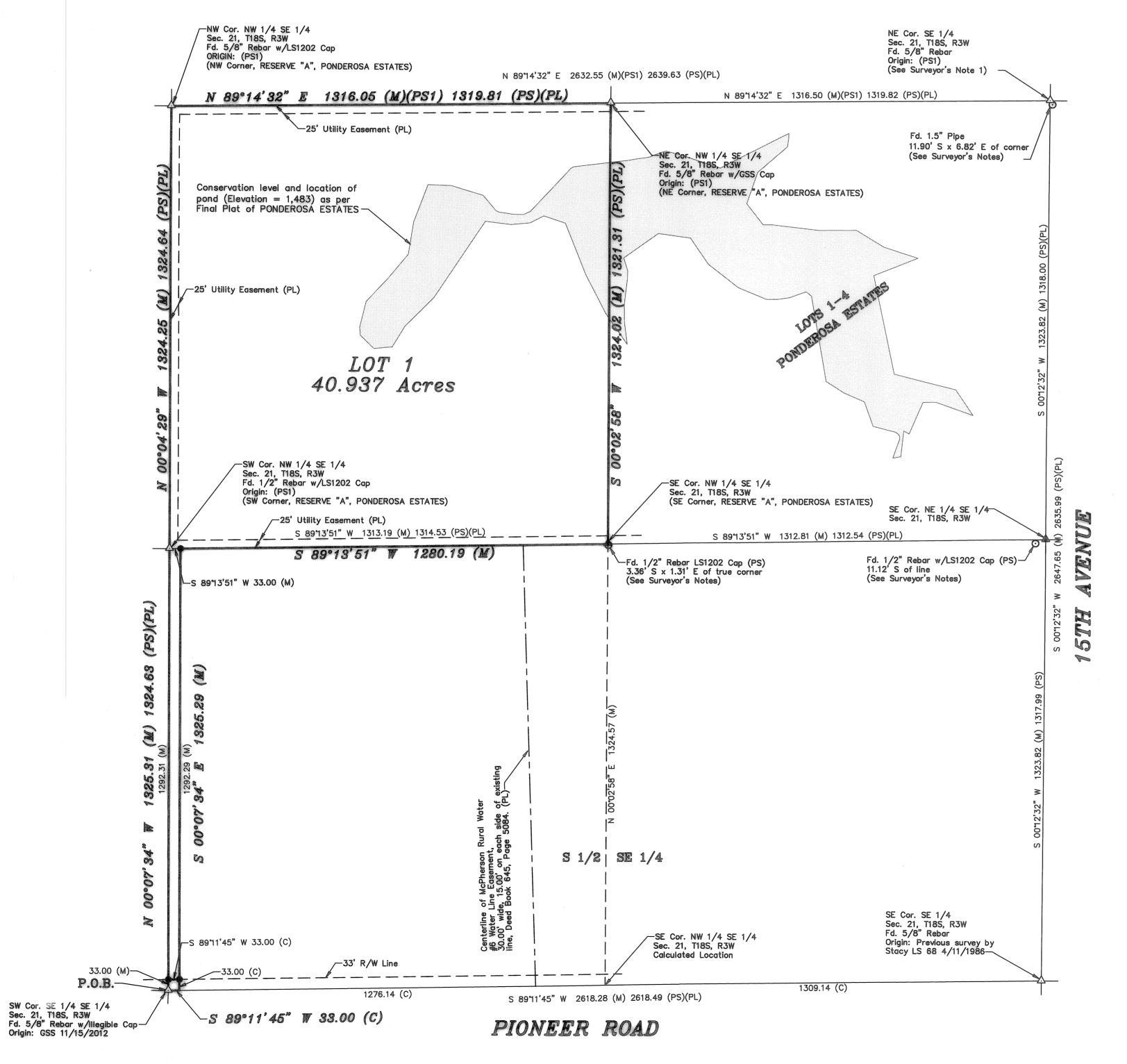
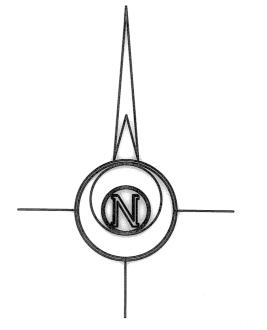
# FINAL PLAT HIDEAWAY ACRES

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 18 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS, TOGETHER WITH A REPLAT OF RESERVE "A", PONDEROSA ESTATES A SUBDIVISION LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS





BASIS OF BEARING = NAD 83 KANSAS ZONE 1502

### LEGEND

△ - Sectional Monument Found

- ▲ Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap) 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (c) Calculated
- (M) Measured (PL) - Plat of Ponderosa Estates Subdivision
- (PS) Previous Survey: William B Heller LS1202 February 19, 2010 (PS1) - Previous Survey: GSS Project #G2016-533
- P.O.B. Point of Beginning

SURVEYOR'S NOTES:

1) The found 5/8" rebar monument at the Northeast corner of the Southeast Quarter was reset by Gene Sickmon LS 85 in 1985. This was used and accepted in subsequent surveys by Charles Stacy LS 68 in 1986, Dan Garber LS 683 in 1994, Duncan Durr LS 697 in 2007, and Nicholas Schmidt LS 1492 in 2016. Bill Heller LS 1202 performed a survey in 2008 in the North Half of the Southeast Quarter, but used and accepted a 60d nail monument at said corner 11.90' South and 6.82' East of the 5/8" rebar monument as previously noted. Later in a 2010 survey, Mr. Heller replaced said 60d nail with a 1.5" pipe and I.D. cap in concrete as part of his survey for the Final Plat of Ponderosa Estates. After a conversation and review of this situation with Mr. Heller, it was mutually decided the 5/8" rebar was in fact the correct monument for the Northeast corner of the Southeast Quarter. This results in a positional error for all monuments shown for the corners of Lot 1, Lot 2, Lot 3 and Lot 4 on the Final Plat of Ponderosa Estates

1) Removal by request of Subdivider/Property Owner with approval from the Board of Planning Note 1 on the Final Plat of Ponderosa Estates Subdivision.

Reserve "A" is designated as "CONSERVATION AREA" and development shall not be permitted in the future.

2) Subject to Note 5 on the Final Plat of Ponderosa Estates Subdivision, stated

Restrictive Covenant: Miscellaneous 645, Pages 5590 thru 5595.

3) Subject to Note 2 on the Final Plat of Ponderosa Estates Subdivision, stated

The pond within The "Ponderosa Estates Subdivision" is to be considered an easement area for the use of the property owners residing within "The Ponderosa Estates Subdivision". This easement is defined horizontally by the conservation pool level of the pond. The use of the pond in this easement area will be located 20.00 feet beyond the conservation level of the pond. This elevation is consistent with the elevation of the stand pipe that releases water at the dam. Conservation pool elevation is 1,483 feet above sea level, datum NAVD 1929. Structures within this easement will not be permitted except for docks, modifications to the topography will not be permitted.

4) Subject to Note 3 on the Final Plat of Ponderosa Estates Subdivision, stated

Elevations for the pond easement are based on the spot elevation found at the East One Quarter Corner of Section 21, T18S-R3W. "1513" feet, United States Department of the Interior, Geological Survey, McPherson North Quadrangle, Kansas-McPherson County, 7.5 minute (topographic).

## LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

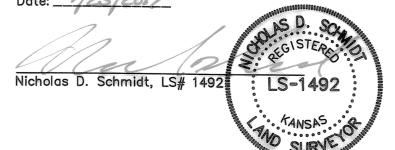
STATE OF KANSAS COUNTY OF McPHERSON )

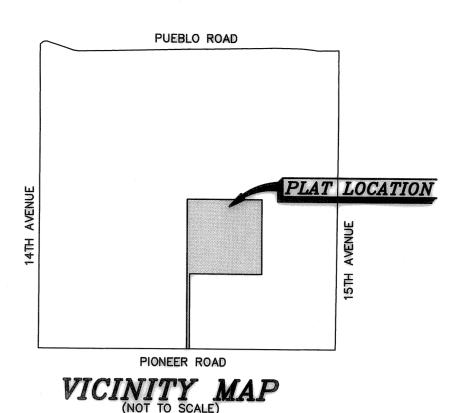
I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on June 23, 2017 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge

A portion of the South Half of the Southeast Quarter of Section 21, Township 18 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas and Reserve "A", Ponderosa Estates, a subdivision located in the North Half of the Southeast Quarter of Section 21, Township 18 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows:

Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°07'34" West on the West line of the South Half of said Southeast Quarter a distance of 1325.31 feet to the Southwest corner of said Reserve "A"; thence North 00°04'29" West on the West line of said Reserve "A" a distance of 1324.25 feet to the Northwest corner of said Reserve "A"; thence North 89°14'32" East on the North line of said Reserve "A" a distance of 1316.05 feet to the Northeast corner of said Reserve "A"; thence South 00°02'58" West on the East line of said Reserve "A" a distance of 1324.02 feet to the Southeast corner of said Reserve "A"; thence South 89°13'51" West on the South line of said Reserve "A" a distance of 1280.19 feet to a point 33.00 feet East of the Southwest corner of said Reserve "A"; thence South 00°07'34" East parallel with the West line of the South Half of said Southeast Quarter a distance of 1325.29 feet to the South line of said Southeast Quarter; thence South 89°11'45" West on said South line a distance of 33.00 feet to the point of beginning.

Containing 40.962 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record.





CLOSURE TABLE
Northing = 0.0086 Easting = -0.00603

Error of Closure = 1:921873.26

COUNTY SURVEYOR'S CERTIFICATE STATE OF KANSAS

Reviewed by the Unified Government Surveyor this \_\_\_\_\_\_\_ d \_\_\_, 2017. This survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A 58-2001 for content only and is in compliance with those provisions. No other warranties

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS COUNTY OF McPHERSON )

are extended or implied.

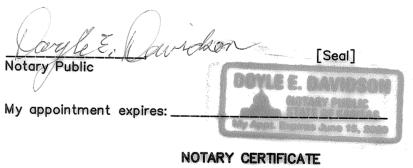
This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public areas under the name of "HIDEAWAY ACRES": that all roads, alleys, easements, 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 onstructing, 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: 7-31-17

Marvin W. Johnson Janet Johnson NOTARY CERTIFICATE

STATE OF KANSAS COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me this day of Tuly 2017, by Ronald D. Frick \_\_\_\_, 2017, by Ronald D Erickson.



STATE OF KANSAS COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me this . 2017, by Marvin W Johnson and Janet Johnson.

MALE EL DAMOSO len El anchon Notary Public 

My appointment expires:

COUNTY CLERK CERTIFICATE

STATE OF KANSAS COUNTY OF McPHERSON

I, the undersigned, County Clerk of McPherson County, Kansas within my 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

Date Signed: 8/7/17 Hollie Melroy, County Clerk

in this plat, have been paid.

PLANNING COMMISSION CERTIFICATE

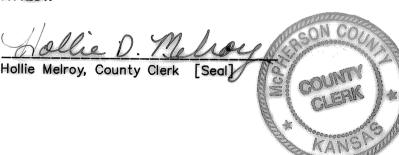
STATE OF KANSAS

approved by the McPherson County Planning

**GOVERNING BODY CERTIFICATE** 

STATE OF KANSAS COUNTY OF McPHERSON)

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners of McPherson County, Kansas on 2017.



Entered on transfer record this \_\_\_\_\_\_day of Quant, 2017



REGISTER OF DEEDS CERTIFICATE



FINAL PLAT

A REPLAT OF RESERVE "A", PONDERSOSA ESTATES MCPHERSON COUNTY, KANSAS



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

Drawn By: KDZ Scale: 1"=200' Date of Field Work: June 23, 2017 Date: 07/25/2017 Sheet 1 of 1 Sheet(s)

G2017-437