

NW CORNER SEC. 21,  
T19S, R3W

FINAL PUD PLAT

FOR

# NORTH GATE MANOR

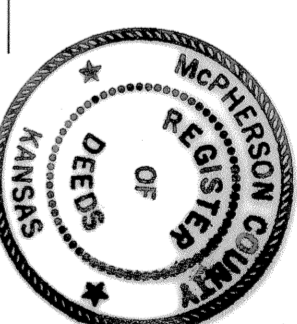
Mc PHERSON, KANSAS

PROPOSED CONSTRUCTION DATES:  
OCTOBER 1976 - OCTOBER 1977

4581

State of Kansas, McPherson Co., SS.  
The instrument was filed for record  
on the 24th day of September, 1976  
at 12:00 o'clock P.M. and duly recorded  
in book 112, page 29  
of the Public Records of McPherson Co., Kansas

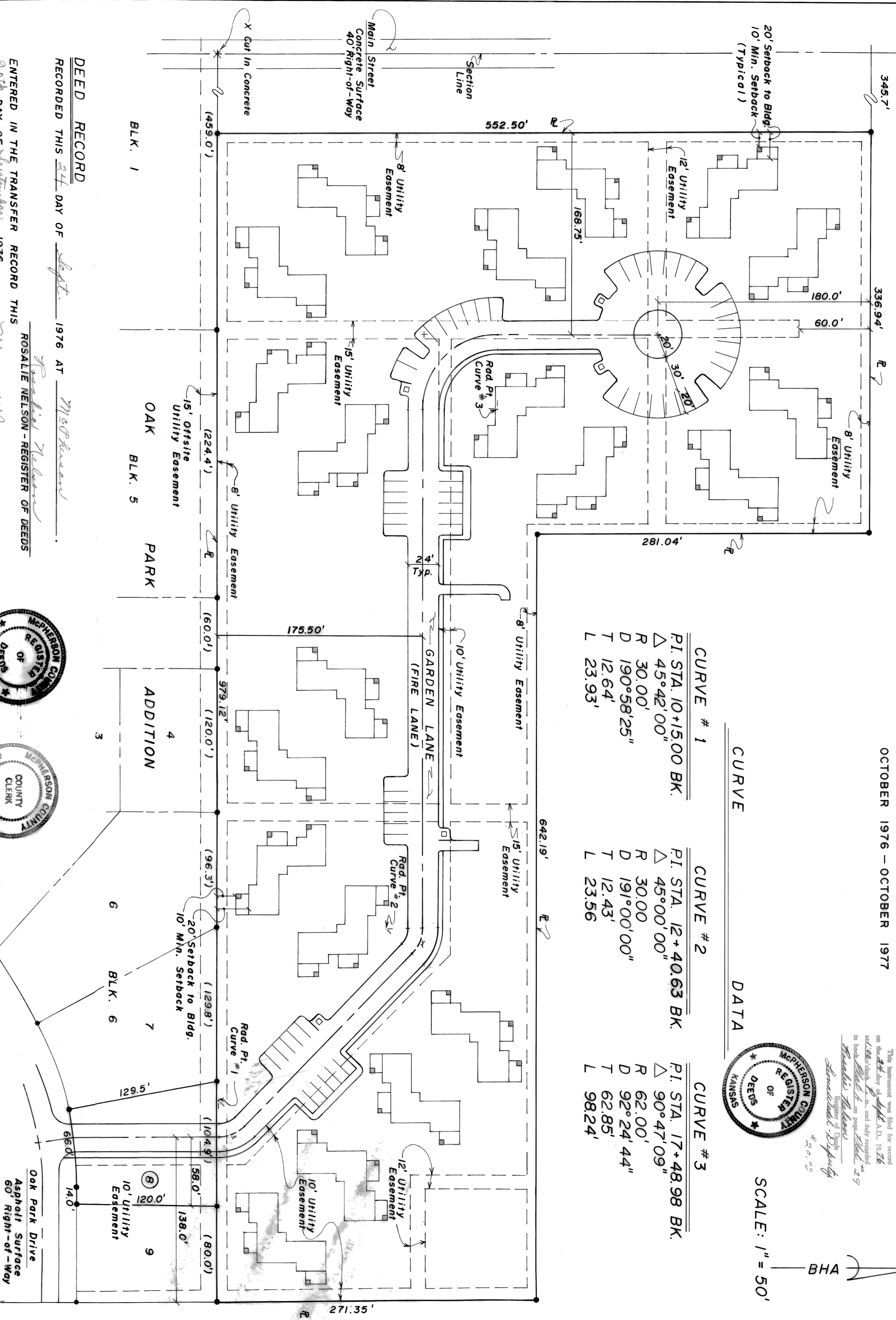
*James H. Nelson*  
4-20-76



SCALE: 1" = 50'

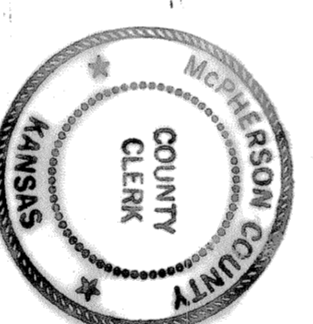
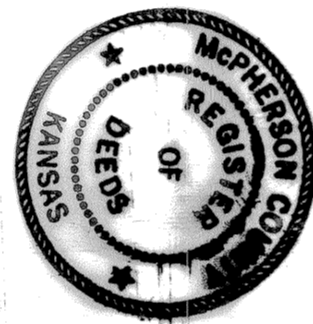
BHA

CURVE	DATA
CURVE # 1	CURVE # 2
PI STA. 10+15.00 BK.	PI STA. 12+40.63 BK.
Δ 45°42'00"	Δ 45°00'00"
R 30.00'	R 30.00'
D 190°58'25"	D 191°00'00"
T 12.64'	T 12.43'
L 23.93'	L 23.56'
CURVE # 3	
PI STA. 17+48.98 BK.	
Δ 90°47'09"	
R 62.00'	
D 92°24'44"	
T 62.85'	
L 98.24'	



### DEED RECORD

RECORDED THIS 24 DAY OF Sept. 1976 AT McPherson.  
 ENTERED IN THE TRANSFER RECORD THIS 24th DAY OF September, 1976  
 ROSALIE NELSON - REGISTER OF DEEDS  
 Margaret Bryan - COUNTY CLERK



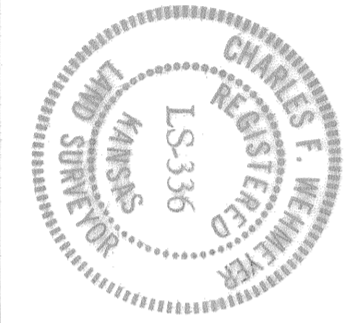
### DESCRIPTION

A PART OF THE NW 1/4 OF SECTION 21, TOWNSHIP 19S, RANGE 3W OF THE 6th P.M., MORE NEARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 758.51' SOUTH AND 345.70' EAST OF THE CORNER COMMON TO SECTION 16, 17, 20, AND 21, TOWNSHIP 19S, RANGE 3W, THENCE SOUTH 552.5' TO THE 1/6 SECTION LINE, THENCE EAST 979.12' TO THE SOUTHEAST CORNER OF THE NW 1/4 NW 1/4, SECTION 21, THENCE NORTH 271.35' TO AN IRON BAR, THENCE WEST 642.19' TO AN IRON BAR, THENCE NORTH 281.04' TO AN IRON BAR, THENCE WEST 336.94' TO THE PLACE OF BEGINNING.  
 ALSO, LOT 8, BLOCK 6, OAK PARK ADDITION, McPHERSON COUNTY, KANSAS, CONTAINS 6.23 ACRES, MORE OR LESS (EXCLUSIVE OF LOT 8, OAK PARK ADDITION)

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY, AND THAT ALL LOT CORNERS HAVE BEEN ESTABLISHED AND SET AS SHOWN HEREON, AS SURVEYED UNDER MY SUPERVISION, THIS 24th DAY OF September, 1976.

*Charles F. Nelson*  
 LICENSED LAND SURVEYOR - # LS-336

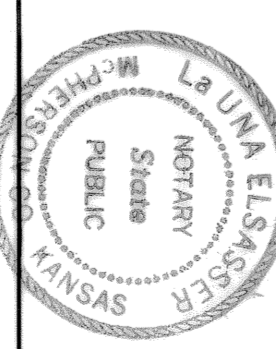


(SEAL)

### NOTARY CERTIFICATE

STATE OF KANSAS  
 COUNTY OF McPHERSON, } SS:  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF September, 1976 BY ROSALIE NELSON, (NAME) OF THE NORTH GATE MANOR COMPANY, A KANSAS LIMITED PARTNERSHIP DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF KANSAS, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE NORTH GATE MANOR COMPANY.

*John E. Elmsesser*  
 NOTARY PUBLIC



### MY COMMISSION EXPIRES June 2, 1978

(SEAL)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ACCOMPANYING PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES AND CONNECTION WITH THE ACCOMPANYING PLAT.

THIS 24th DAY OF Sept. 1976  
 MARGARET BRYAN  
 COUNTY CLERK



(SEAL)

### CERTIFICATE AS TO SPECIAL ASSESSMENT

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT, OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ACCOMPANYING PLAT.

APPROVED AND SIGNED THIS 24th DAY OF Sept. 1976.  
 MARGARET BRYAN - COUNTY CLERK

APPROVED AND SIGNED THIS 24th DAY OF Sept. 1976.  
 LINN PETERSON - CITY CLERK



(SEAL)

CERTIFICATE AS TO DOMESTIC WATER & SANITARY SEWER SYSTEMS  
 I DO HEREBY CERTIFY THAT THE REQUIRED BOND IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWAGE SYSTEMS AND/OR SEWER LINES, AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION, BASED ON ENGINEERS PLANS AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER, AND APPROVED BY ALL PUBLIC OFFICIALS HAVING JURISDICTION.

APPROVED AND SIGNED THIS 13 DAY OF September 1976.  
 C.E. STACY - CITY ENGINEER

APPROVED AND SIGNED THIS 20th DAY OF Sept. 1976.  
 DON E. GERARD - SUPR. BD. OF PUBLIC UTILITIES

CERTIFICATES OF REVIEW & APPROVAL  
 APPROVED AND SIGNED THIS 20th DAY OF September 1976.  
 PHILLIP C. LACEY - CITY ATTORNEY

APPROVED AND SIGNED THIS 20th DAY OF Sept. 1976, BY THE McPHERSON CITY COMMISSION  
 FRED D. DIEHL - MAYOR  
 LINN PETERSON - CITY CLERK

APPROVED AND SIGNED THIS 24 DAY OF Sept. 1976, BY THE CITY PLANNING COMMISSION  
 ROY SAGER - CHAIRMAN  
 WILLIAM HOBBS - SECRETARY

### OWNER'S CERTIFICATE & DEDICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED PARTNERS OF NORTH GATE MANOR COMPANY, OWNERS OF THE ABOVE DESCRIBED PROPERTY HEREAFTER KNOWN AS "NORTH GATE MANOR," HAVE CAUSED SAID PROPERTY TO BE SWEENEY IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT FOR THE PURPOSE OF A PLANNED UNIT DEVELOPMENT (P.U.D.), AND THAT ALL EASEMENTS AND FIRE LANES ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHT-OF-WHICH IS SHOWN BY DASHED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, GAS LINES, WATER LINES, ELECTRIC POWER LINES AND POLES, TELEPHONE LINES AND POLES, SURFACE AND UNDERGROUND DRAINAGE, FIRE PROTECTION, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING UTILIZED BY THE PUBLIC.

### IN TESTIMONY WHEREOF

WE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF September, 1976, FOR NORTH GATE MANOR COMPANY, A KANSAS LIMITED PARTNERSHIP:

ATTESTED BY *Don E. Gerard* (NAME)  
*Don E. Gerard* (TITLE)  
 SUPERVISOR

(NAME)

(TITLE)