

# OXFORD POINTE SUBDIVISION

McPHERSON, McPHERSON COUNTY, KANSAS



### SIDEWALKS

A four foot wide concrete sidewalk to be installed on the property line toward the street at the following locations:

- Block 1, Lots 7 thru 12, North Side
- Block 1, Lots 13 thru 18, South Side
- Block 1, Lots 27 thru 32, South Side
- Block 2, Lots 1 thru 9, West Side
- Block 2, Lots 9 and 10, South Side
- Block 2, Lots 10 thru 14, East Side
- Block 2, Lots 15 and 16, South Side

- 1" = 100'
- x = CROSS CUT (SET)
- = 5/8" REBAR IN CONCRETE W/ "BAUGHMAN" CAP (SET)
- \* = 1/2" REBAR (FOUND)
- = 5/8" REBAR (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (PRO) = PRORATED

### NOTE:

1. All boundary corners established. See Lot Iron Corners Agreement for schedule of setting interior control points and lot corners.
2. All sidewalks ending in cul-de-sacs shall terminate at the first driveway.

### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 22, 1993, 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:

A part of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Nineteen (19) South, Range Three (3) West of the Sixth Principal Meridian, described as follows: Beginning at a point 80.2 feet Northwesterly of the Southeasterly corner of Lot Three (3), Block Six (6), Park Place Addition to the City of McPherson, Kansas; thence Southwesterly interior angle of 96 degrees 42 minutes 40 seconds a distance of 320.45 feet; thence West Southwesterly interior angle of 137 degrees 33 minutes 30 seconds a distance of 1011 feet to a point on the Easterly right of way of Railroad track and 293.8 feet Northerly along right of way from the quarter section line; thence Northerly along right of way 950 feet; thence East 1041 feet and to a point 50 feet South of the Northwest corner of Lot One (1), Block Eleven (11), Park Place Addition; thence Southeasterly along the Westerly side of Park Place Addition 470.5 feet and to the Northwesterly corner of Lot 3, Block 6, Park Place Addition; thence Southeasterly along the Southerly line of Lot 3, Block 6, 62.6 feet to the point of beginning, in McPherson County, Kansas.

The above described tract contains 21.344 Acres, more or less.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

Signed 10/22, 1993 Baughman Company, P.A.

(SEAL) N. Brent Wooten Surveyor

### OWNER'S CERTIFICATION AND DEDICATION

State of Kansas )  
County of McPherson ) SS This is to certify that the undersigned owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of OXFORD POINTE SUBDIVISION, (a subdivision 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 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: 11/2/93

McPherson Land Company

W. E. Lusk, Jr. President

### NOTARY CERTIFICATE

State of Kansas )  
County of McPherson ) SS The foregoing instrument was acknowledged before me this 11th day of November, 1993 by W. E. Lusk, Jr., President, McPherson Land Company, on behalf of the company.

(SEAL)



My Commission Expires: 3/18/94

### MORTGAGE HOLDER

We, Home State Bank & Trust Co., by Paul H. Edgier, President, holders of a mortgage on the above described property do hereby consent to the plat of "OXFORD POINTE SUBDIVISION", McPherson, McPherson County, Kansas.

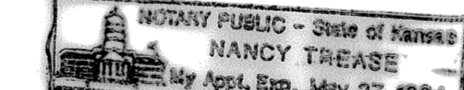
Home State Bank & Trust Co.

Paul H. Edgier President (Title)

### NOTARY CERTIFICATE

State of Kansas )  
County of McPherson ) SS The foregoing instrument acknowledged before me this 5th day of Nov, 1993 by Paul H. Edgier, President of Home State Bank & Trust Co. on behalf of the bank.

(SEAL)



My Commission Expires: 5-27-94

### COUNTY CLERK AND CITY CLERK CERTIFICATE

State of Kansas )  
County of McPherson ) SS 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: 11-16-93 Date Signed: 10-27-93

A Susan R. Hansen County Clerk (SEAL) William J. Smith City Clerk (SEAL)

### CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS

State of Kansas )  
City of McPherson ) SS 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 obligations; which are based on a licensed engineer's plans and specifications; and which are approved by all public authorities having jurisdiction.

Date Signed: 10/29/93 Date Signed: 11/4/93

William J. Smith City Engineer, City of McPherson, Kansas

R. M. Anderson General Manager of Board of Public Utilities, City of McPherson, Kansas

### PLANNING COMMISSION CERTIFICATE

State of Kansas )  
City of McPherson ) SS This plat was approved by the McPherson City Planning Commission on September 28, 1993.

Signed October 27, 1993.

William J. Tarum Chairman

ATTEST: Larry O. Smith, Secretary

### GOVERNING BODY CERTIFICATE

State of Kansas )  
City of McPherson ) SS The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas on 10-25, 1993.

Paul H. Edgier Mayor

ATTEST: William J. Smith, City Clerk

Entered on transfer record on Nov 12, 1993

A Susan R. Hansen County Clerk

### REGISTER OF DEEDS CERTIFICATE

State of Kansas, McPherson Co., SS: 5949

This instrument was filed for record on the 11th day of Nov, A.D., 1993 at 8:10 o'clock P.M., and duly recorded in book 111, page 9.

William J. Smith Register of Deeds

