

Pine Acres, Moundridge

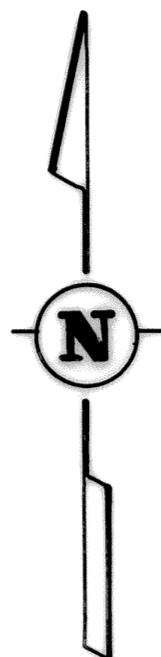
PINE ACRES

A SUBDIVISION IN THE N.W. 1/4 SECTION 24, T. 21 S., R. 2 W.
OF THE 6TH P.M. IN McPHERSON COUNTY, KANSAS.

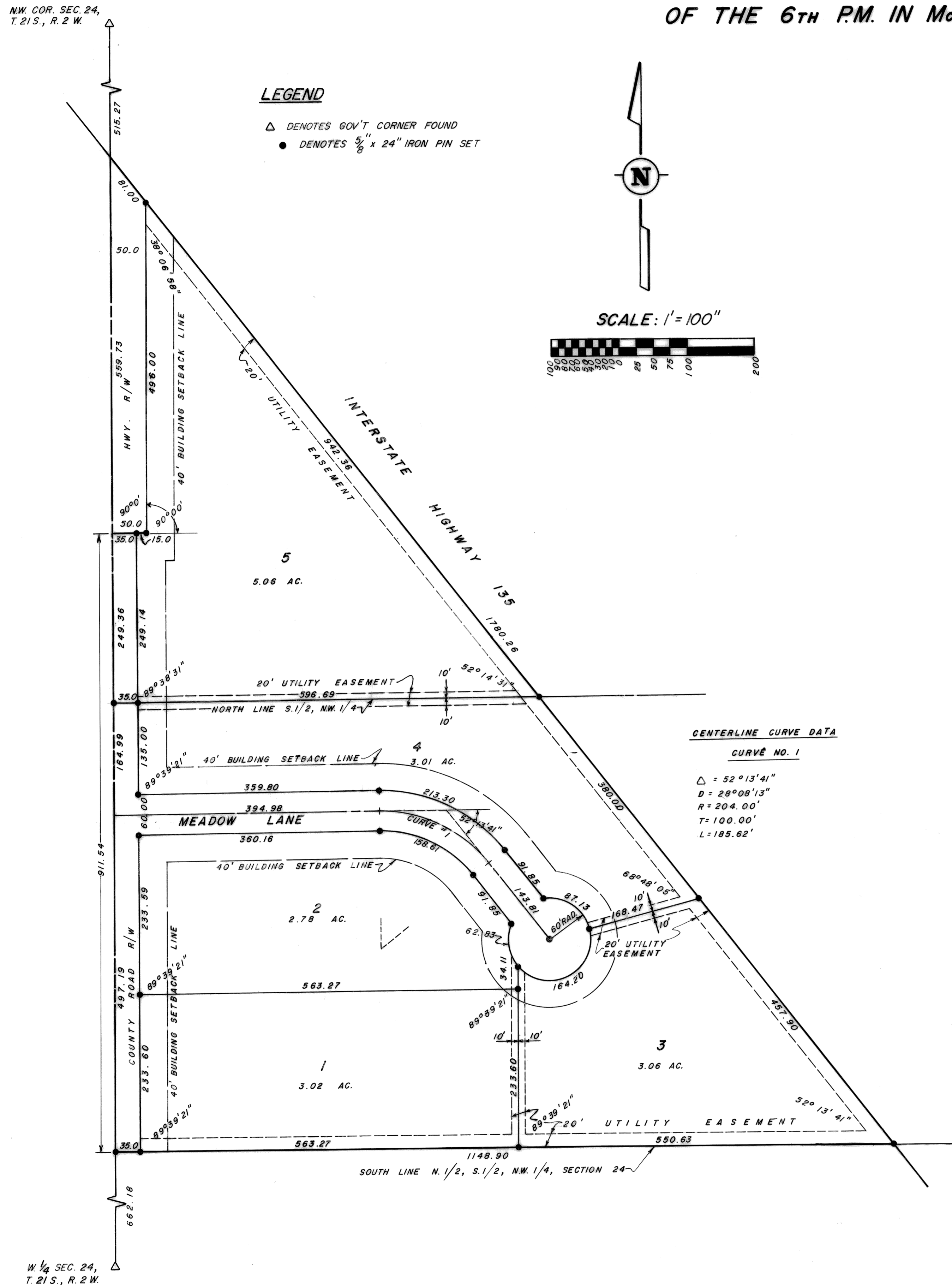
NW COR. SEC. 24,
T. 21 S., R. 2 W.

LEGEND

- △ DENOTES GOV'T CORNER FOUND
- DENOTES 3/8" x 24" IRON PIN SET



SCALE: 1" = 100'



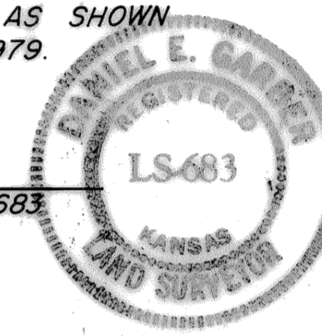
DESCRIPTION:

COMMENCING AT THE NW CORNER OF THE N.W. 1/4 OF SECTION 24, T. 21 S., R. 2 W. OF THE 6TH P.M.; THENCE SOUTH ALONG THE WEST LINE OF SAID N.W. 1/4 1075.00 FT. FOR A PLACE OF BEGINNING; THENCE WITH A DEFLECTION ANGLE 90° 00' 00" LEFT-EAST 50.00 FT.; THENCE WITH A DEFLECTION ANGLE 90° 00' 00" LEFT-NORTH PARALLEL WITH THE WEST LINE OF SAID N.W. 1/4 496.00 FT. TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 135 HIGHWAY; THENCE WITH A DEFLECTION ANGLE 141° 53' 02" RIGHT-SOUTHEAST ALONG SAID HIGHWAY RIGHT-OF-WAY LINE 1780.26 FT. TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID N.W. 1/4; THENCE WITH A DEFLECTION ANGLE 127° 46' 19" RIGHT-WEST ALONG THE SOUTH LINE OF THE N 1/2, S 1/2, OF SAID N.W. 1/4 1148.90 FT. TO THE WEST LINE OF SAID N.W. 1/4; THENCE WITH A DEFLECTION ANGLE 90° 20' 39" RIGHT-NORTH ALONG THE WEST LINE OF SAID N.W. 1/4 911.54 FT. TO THE PLACE OF BEGINNING CONTAINING 18.80 ACRES IN McPHERSON COUNTY, KANSAS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED ABOVE AND THAT THE LOT AND SUBDIVISION CORNERS AND CURVE POINTS HAVE BEEN ESTABLISHED AND MARKED WITH PERMANENT MONUMENTS AS SHOWN HEREON, AS SURVEYED BY ME, THIS 6th DAY OF August, 1979.

Daniel E. Garber
DANIEL E. GARBER R.L.S. NO. 683



EASEMENTS:

EASEMENTS LABELED AS "UTILITY EASEMENTS" ARE HEREBY DEDICATED TO THE PUBLIC, THE RIGHTS-OF-WAY OF WHICH ARE SHOWN AS DASHED LINES 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, WATER LINES, GAS LINES, ELECTRIC LINES AND POLES, TELEPHONE LINES AND POLES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

STREETS:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE SUBDIVIDED THE SAME INTO LOTS IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION SHALL BE KNOWN AS "PINE ACRES", A SUBDIVISION IN THE N.W. 1/4 SECTION 24, T. 21 S., R. 2 W. OF THE 6TH P.M. IN McPHERSON COUNTY, KANSAS.

Raynell J. Kohn
PARTNER FOR NOAH'S BUILDING SERVICE

NOTARY CERTIFICATE:

STATE OF KANSAS }
COUNTY OF McPHERSON } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August, 1979.

Marjorie Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 23, 1980



APPROVAL OF PLANNING BOARD:

THIS PLAT OF PINE ACRES HAS BEEN APPROVED BY THE PLANNING BOARD OF McPHERSON COUNTY, KANSAS.

DATED THIS 6th DAY OF August, 1979.

Gilbert D. Galle
CHAIRMAN

Melvin Johnson
SECRETARY

APPROVAL OF McPHERSON COUNTY, KANSAS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF

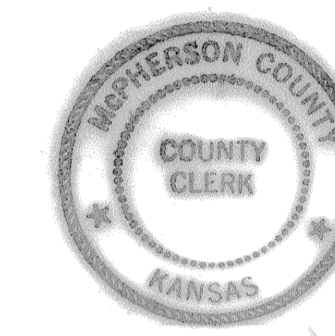
McPHERSON COUNTY, KANSAS, THIS 6th DAY OF August, 1979.

Waldo Rehm
CHAIRMAN

Don Whitlock
COMMISSIONER

Carl S. Oakleaf
COMMISSIONER

Margaret Bryan
COUNTY CLERK



ENTERED ON TRANSFER RECORD THIS 6th DAY OF August, 1979.

Margaret Bryan
COUNTY CLERK

STATE OF KANSAS }
COUNTY OF McPHERSON } ss

3160

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD

IN THE REGISTER OF DEEDS OFFICE, AT 2:30 PM ON THE 13 DAY OF

Aug., 1979.

PLAT A page 60

Leslie Nelson
REGISTER OF DEEDS

Lionel Wedel
DEPUTY

*20.00

W 1/4 SEC. 24,
T. 21 S., R. 2 W.

prepared by:

GARBER SURVEYING SERVICE
217 E. FIRST AVENUE
HUTCHINSON, KANSAS