

PRAIRIE POINTE

FINAL PLANNED UNIT DEVELOPMENT PLAN & PLAT

A REPLAT OF BARNSTORMER'S FIELD FIRST ADDITION LOTS 2-12 BLOCK "B", LOTS 10-11 BLOCK "D" AND BARNSTORMER'S FIELD SECOND ADDITION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 3 WEST

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on April 10, 2014 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.

LEGAL DESCRIPTION:

Portions of the Northwest Quarter Section 34, Township 19 South, Range 3 West of the 6th Principle Meridian, McPherson County, KS more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block "B" Barnstormer's Field First Addition; thence South 89°22'31" West 419.91 feet along the South line of said Lot 1 to the East right-of-way line of Stearman Street; thence South 0°38'05" East 3.51 feet along said right-of-way line to a PC of a curve; thence on a curve to the left an arc length of 184.44 feet and a radius of 320.55 feet along said right-of-way line; thence South 33°36'05" East 194.36 feet along said right-of-way line extended to the centerline of Curtiss Court; thence South 33°27'06" East 30.00 feet to the intersection of the right-of-way lines of Stearman Street and Curtiss Court; thence South 56°34'51" West 109.37 feet through the intersection of the right-of-way lines of Stearman Street and Curtiss Drive then along the right-of-way line of Curtiss Drive to a PC of a curve; thence on a curve to the right an arc length of 110.89 feet and a radius of 460.00 feet along said right-of-way line to the Northeast corner of Lot 9, Block "D" Barnstormer's Field First Addition; thence South 19°44'14" East 113.17 feet to the Southeast corner of said Lot 9; thence North 60°35'59" East 65.27 feet; thence South 29°30'16" East 85.31 feet; thence South 0°25'21" East 211.94 feet; thence North 89°34'39" East 300.00 feet to a point on the East line of said Northwest Quarter; thence North 0°25'21" West 836.94 feet along the East line of said Northwest Quarter to the point-of-beginning containing 6.56 acres more or less and any other easements or restrictions of record.



Date Signed 10/13/14

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

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 Prairie Pointe Planned Unit Development; a PUD in 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 10-16-14

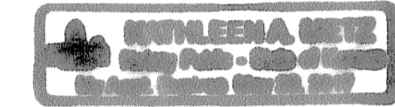
Bryan K Hess
Operating Manager
Barnstormers, LLC

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

The foregoing instrument was acknowledged before me this 16th day of October, 2014, by Bryan K Hess, Operating Manager, on behalf of Barnstormers, LLC.

My appointment expires: May 26, 2017
Kathleen R. Maloney
Notary Public



COUNTY CLERK AND CITY CLERK CERTIFICATE

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 10-16, 2014

Date Signed Oct 14, 2014

Cathy A. Schmidt, County Clerk
Tamera Seely, City Clerk

Entered on transfer record this 16th day of October, 2014.

Cathy A. Schmidt, County Clerk

State of Kansas, McPherson Co., SS.
This instrument was filed for record on the 16th day of October, A.D., 2014 at 1:00 p.m. and duly recorded in Book 41664, Page 366-367.

James P. Winfield, Register of Deeds
Tamera Seely, City Clerk
Thomas A. Brown, Mayor

Seal of McPherson County, Kansas

OWNER' CONTACT INFORMATION

Barnstormers, LLC
P.O. Box 1009
McPherson, Kansas 67460

DEVELOPER'S CONTACT INFORMATION

PPR, LP
1712 East 123rd Street
Olathe, Kansas 66061
Ph: 913-777-5323

GENERAL NOTES

- Section Corner ties filed with County Engineer office and with Kansas State Historical Society.
- All of area shown lies within City of McPherson floodplain jurisdiction. According to Flood Insurance Rate Map No. 20113C0357E (dated January 16, 2009) published by the Federal Emergency Management Agency, the subject property lies within Zone "X" described as follows: Areas of minimal flood hazards, usually depicted on FIRMs as above the 1% chance flood level.
- Utility locations shown here are based on information received from Kansas One-Call Ticket No. 14121849 on April 4, 2014. All underground utilities should be verified by calling 1-800-DIG-SAFE prior to performing any excavation work.
- The record description and existing encumbrances plotted or listed hereon are based on Title Commitment Number 01190-2590 prepared by McPherson County Abstract and Title Company, Incorporated with an effective date of April 11, 2014.
- Lot 3 Block "A" reserved for Commons building.
- All existing and proposed streets 31'-0" Back of Curb to Back of Curb as per City of McPherson Standards.
- Curtiss Court Cul-de-Sac 80'-0" Diameter Back of Curb to Back of Curb per City of McPherson Fire Department Requirements.
- Prairie Pointe Homeowners Association is responsible for all care and maintenance of Commons Building, Commons Areas and any Owner Provided Landscaping. If required the City of McPherson will clean and maintain those areas at the Homeowners Association expense.
- Reserve Area "A" is reserved as a common recreation area and may contain playground equipment and structures such as pavilions, picnic tables or gazebos.

GENERAL CONDITIONS

- Phasing of construction: Phase 1 - Lots 1-3 Block "A" and Lots 1-2 Block "B", Phase 2 - Lots 4-9 Block "A", Phase 3 - Lots 10-12 Block "A", Phase 4 - Lots 3-5 Block "B". Site will have 45 Units. Development to be of Duplex's, Triplex's, and Quadruplex's and 1 commons building not to exceed 35% of PUD area and each lot not to exceed 35% of the individual lot area.
- Regulation Modifications being:
All side setbacks reduced from 15' to be not less than 7' on Multi-family dwellings except: the North side of lot 10, Block "A", where the side setback to be not less than 10' and the North side lot 3, Block "B", where the side setback to be not less than 25'.
The Rear setback reduced from 20' to be not less than 15' on all lots except: Lots 3, 4, and 5, Block "B", where the rear setback to be not less than 25'.
The minimum Lot Width on Duplex dwellings reduced from 70' to 55'.
3. Sidewalks will be added to the East side of lots 2-5 Block "B" and the South side of lot 12 Block "A" and shall be constructed in the street right-of-way 1' from property line and 4' wide.

REPORT OF SURVEY

- Replat of Barnstormer's Field First Addition Lots 2-12 Block "B", Lots 10-11 Block "D" and Barnstormer's Field Second Addition.
- Closure Precision 1:152,000

BENCHMARK

Benchmark #1 - City Benchmark: Railroad Spike in Last Power Pole from the West on North Side of Avenue "A" at Southeast Cemetery Property. Elevation = 1495.81'

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

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

Date Signed 10-15, 2014.

William B. Heller, LS#1202
McPherson County Surveyor

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
CITY OF MCPHERSON) SS

This plat was approved by the McPherson City Planning Commission on June 18, 2014.

Date Signed October 14, 2014.

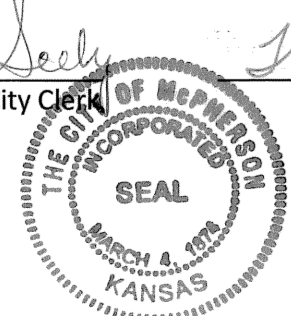
Roger W. Wofford, Secretary
Donna S. Lehner, Chairperson

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 Oct 14, 2014.

Tamera Seely, City Clerk
Thomas A. Brown, Mayor



REGISTER OF DEED'S CERTIFICATE

State of Kansas, McPherson Co., SS.
This instrument was filed for record on the 16th day of October, A.D., 2014 at 1:00 p.m. and duly recorded in Book 41664, Page 366-367.

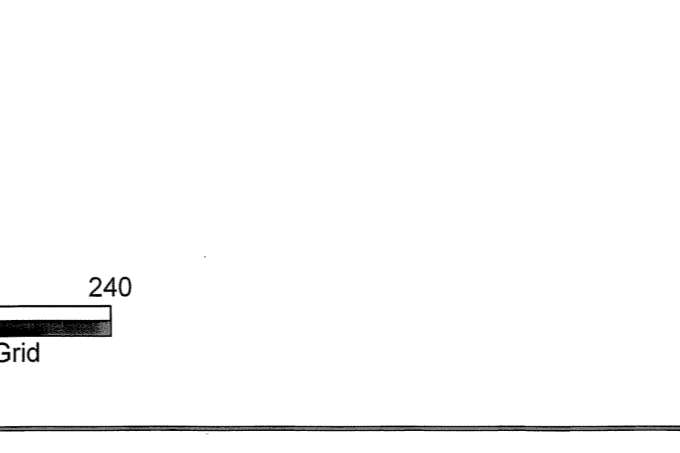
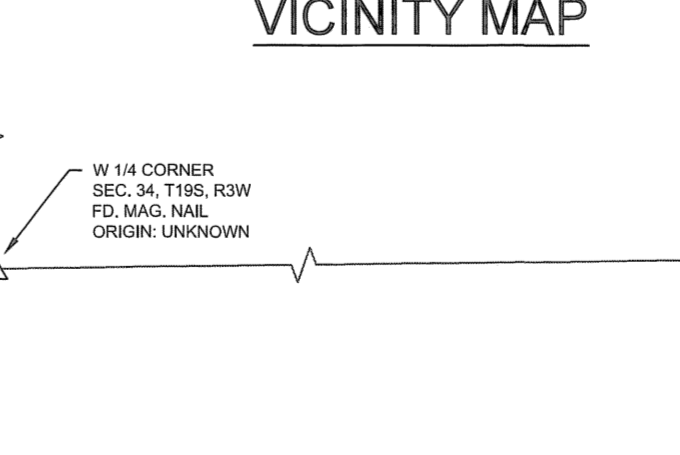
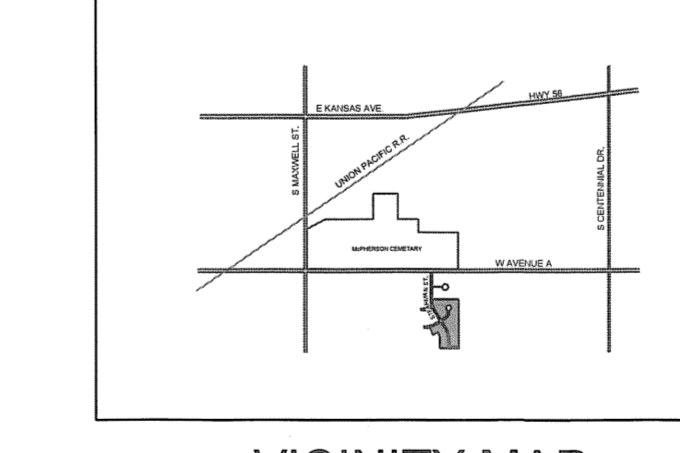
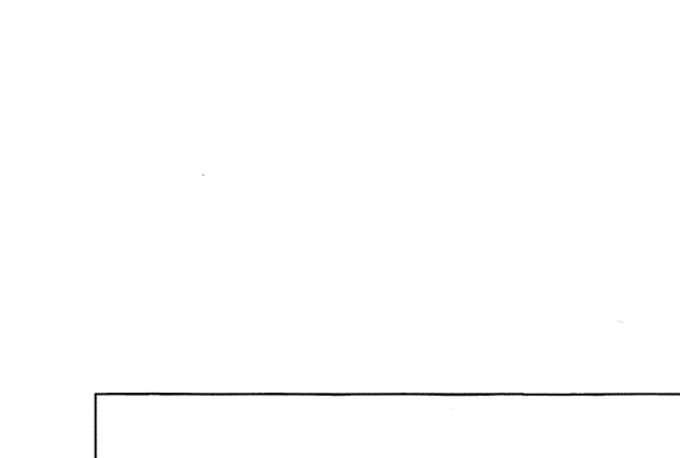
James P. Winfield, Register of Deeds

Seal of McPherson County, Kansas

LEGEND

- Found Sectional Monument
- Found Survey Monument
- Found Capped Rebar in Concrete
- Found Capped Rebar, Set in Concrete
- Set 5/8" X 24" Capped Rebar in Concrete
- Set 5/8" X 24" Capped Rebar
- Site Benchmark
- Platted Distance
- Measured Distance
- Calculated Distance
- Point of Beginning
- Storm Sewer and Utility Easement
- Utility and Drainage Easement

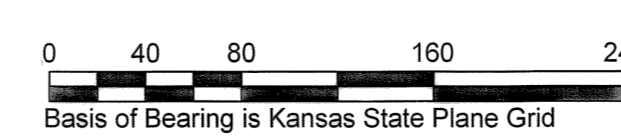
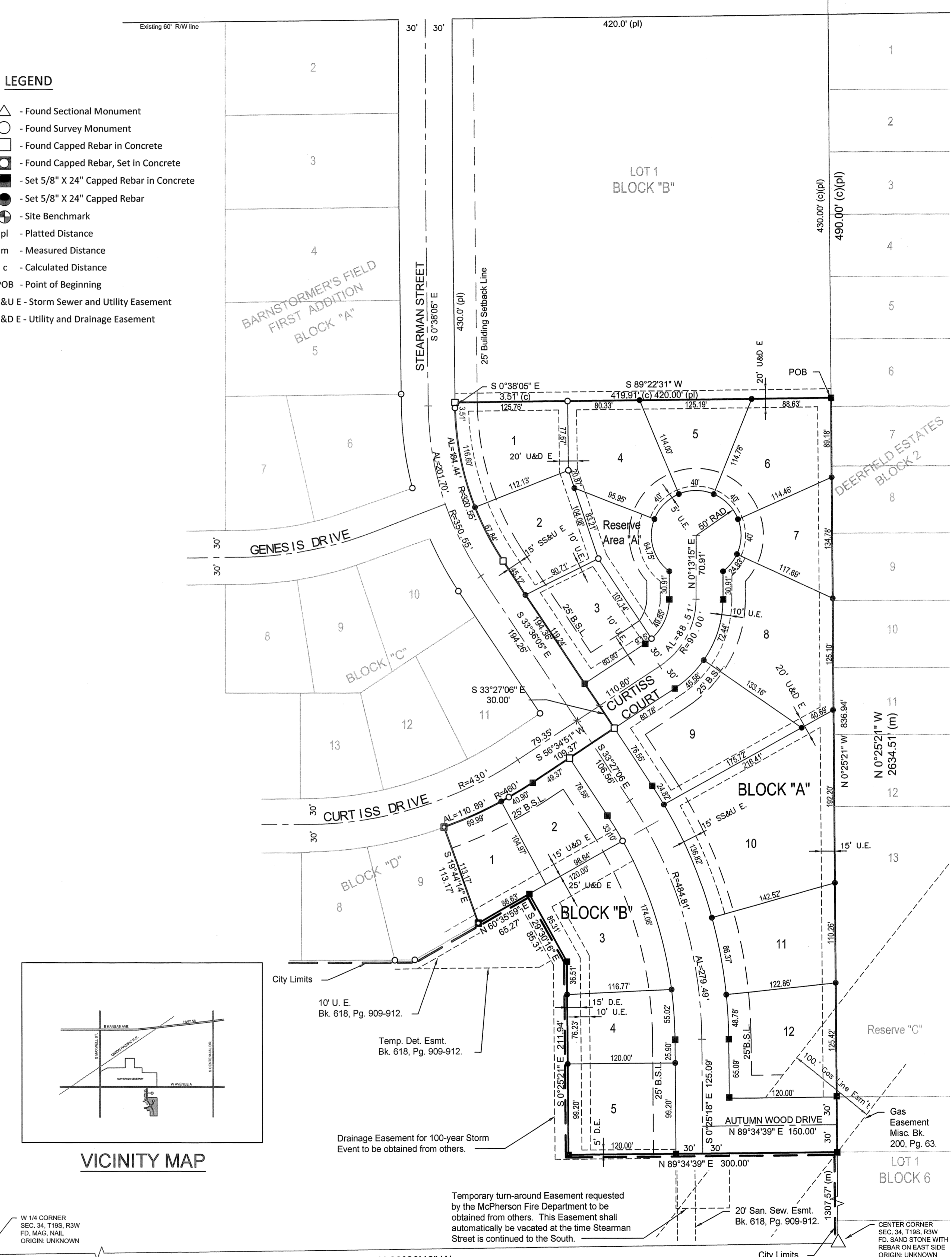
VICINITY MAP



AVENUE A

S 89°22'33" W
2653.22' (m)

BENCHMARK #1
NE CORNER NW 1/4
SEC. 34, T19S, R3W
FD. 1/2" REBAR
ORIGIN: UNKNOWN



Basis of Bearing is Kansas State Plane Grid

Prairie LANDWORKS
PRAIRIE LANDWORKS, INC.
PO BOX 431 / 861 N. VANGUARD ST.
MCPHERSON, KS 67460 PHONE: (620) 504-5049

Prairie Pointe Planned Unit Development
PUD - 14 - 13

PROJECT NUMBER:	14025	SHEET:	Final Plat
SCALE:	1:80	DRAWN BY:	DC
DATE:	10/8/14	CHECKED BY:	PL
		APPROVED BY:	WB

10-14-2014 Covenants filed before Plat BK660 Pg 366-367