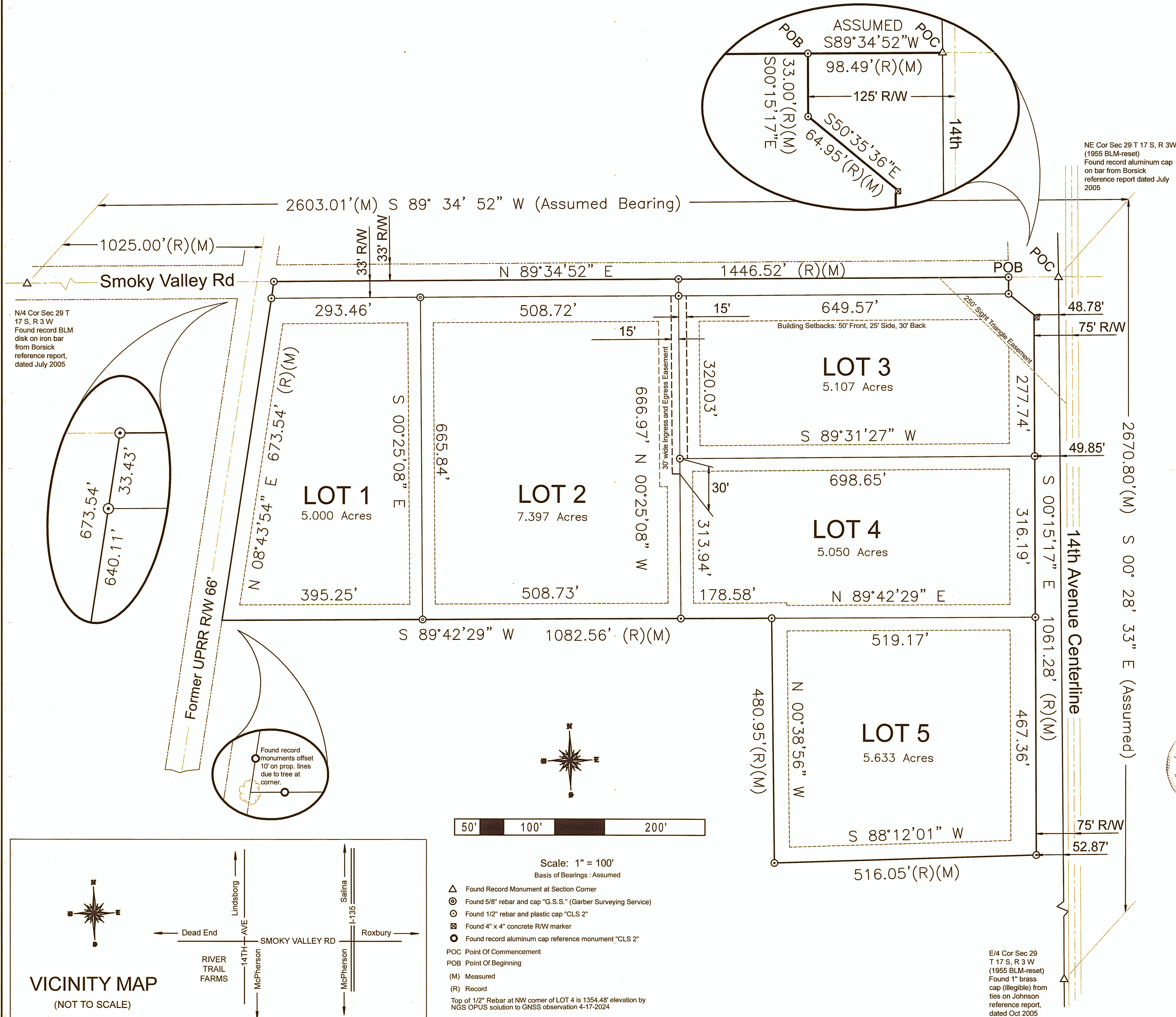


FINAL PLAT of BLOCK ONE (1), LOTS ONE THROUGH FIVE (1-5)

RIVER TRAIL FARMS

A subdivision in the Northeast Quarter of Section 29, Township 17 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
COUNTY OF MCPHERSON)

This is to certify that the undersigned owner(s) of the land described in the Professional Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, roads and other public way under the name of RIVER TRAIL FARMS; that all roads, 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 Register of Deeds of McPherson County, Kansas.

Date: October 9, 2024

Mark a Lott

Stacey Lott

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON)

This is to certify that this instrument was filed for record in the Register of Deeds office at 10:55 AM on the 22 day of October, 2024, and is duly recorded.

Laurie B. Wiziard, Register of Deeds
McPherson County, Kansas

Book: LD Page: 8

Receipt #: 233792
Pages Recorded: 1
Casher Initials: ERL

Date Recorded: 10/22/2024 10:55:10 AM

TRANSFER RECORD

Entered on transfer record this 21 day of October, 2024.

Hollie D. Melroy

Hollie D. Melroy

County Clerk

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me this 9th day of October, 2024, by Mark Lott and Stacey Lott.

DIANE HEDBERG
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 05-17-25

Diane Hedberg

Notary Public

My appointment expires: 05/17/2025

PLANNING BOARD CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON)

This plat was approved by the McPherson County Planning Board on 9-9, 2024

Kathy Nicholson

Kathy Nicholson, Chairperson

ATTEST:

Jan Kinsey

Jan Kinsey, Secretary

MORTGAGE HOLDER

We, _____

holders

of a mortgage on the above

described property do hereby

consent to the plat of RIVER

TRAIL FARMS, McPherson

County, Kansas.

REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF MCPHERSON)

This plat has been reviewed in accordance with K.S.A. 58-2001, et seq.

Date: 9-12, 2024

Lillian B. Helle, P.S. 1202

Name: PS #

PROFESSIONAL SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, professional surveyor of the State of Kansas, do hereby certify the following described tract of land was surveyed on July 20, 2024 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:

DESCRIPTION:

A part of the northeast quarter of Section 29, Township 17 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

COMMENCING at the NE corner of section 29;
THENCE west along section line on an assumed bearing of S 89° 34' 52" W, ninety-eight and forty-nine hundredths feet (98.49') to the POINT OF BEGINNING;
THENCE S 00° 15' 17" E along 14th Ave R/W, thirty-three feet (33.00');
THENCE S 50° 35' 36" along R/W sixty-four and ninety-five hundredths feet (64.95') to a point forty-eight and seventy-eight hundredths feet (48.78') west of section line;
THENCE S 00° 15' 17" E along R/W, one thousand sixty-one and twenty-nine hundredths feet (1061.29') to a point fifty-two and eighty-seven hundredths feet (52.87') west of section line;
THENCE S 88° 12' 01" W, five hundred sixteen and five hundredths feet (516.05');
THENCE N 00° 38' 56" W, four hundred eighty and ninety-five hundredths feet (480.95');
THENCE S 89° 42' 29" W, one thousand eighty-two and fifty-five hundredths feet (1082.55');
THENCE N 08° 43' 54" E, six hundred seventy-three and fifty-four hundredths feet (673.54') along the former UPRR R/W;
THENCE N 89° 34' 52" E, one thousand four hundred forty-six and fifty-two hundredths feet (1446.52') along section line to the POINT OF BEGINNING. Closure is < 1 in 100,000.

Contains 29.285 acres more or less and is subject to a road R/W of thirty-three feet (33.00') on the north side and to all other applicable easements and restrictions.

Date: 9/11, 2024

Norman L. Peterson, PS # 1210

SURVEYS, INC.

125 N. Main St. PO Box 29 Lindsborg, Ks 67456
785-472-4456

Prepared 9/11/2024 by N. Peterson Sheet 1 of 1