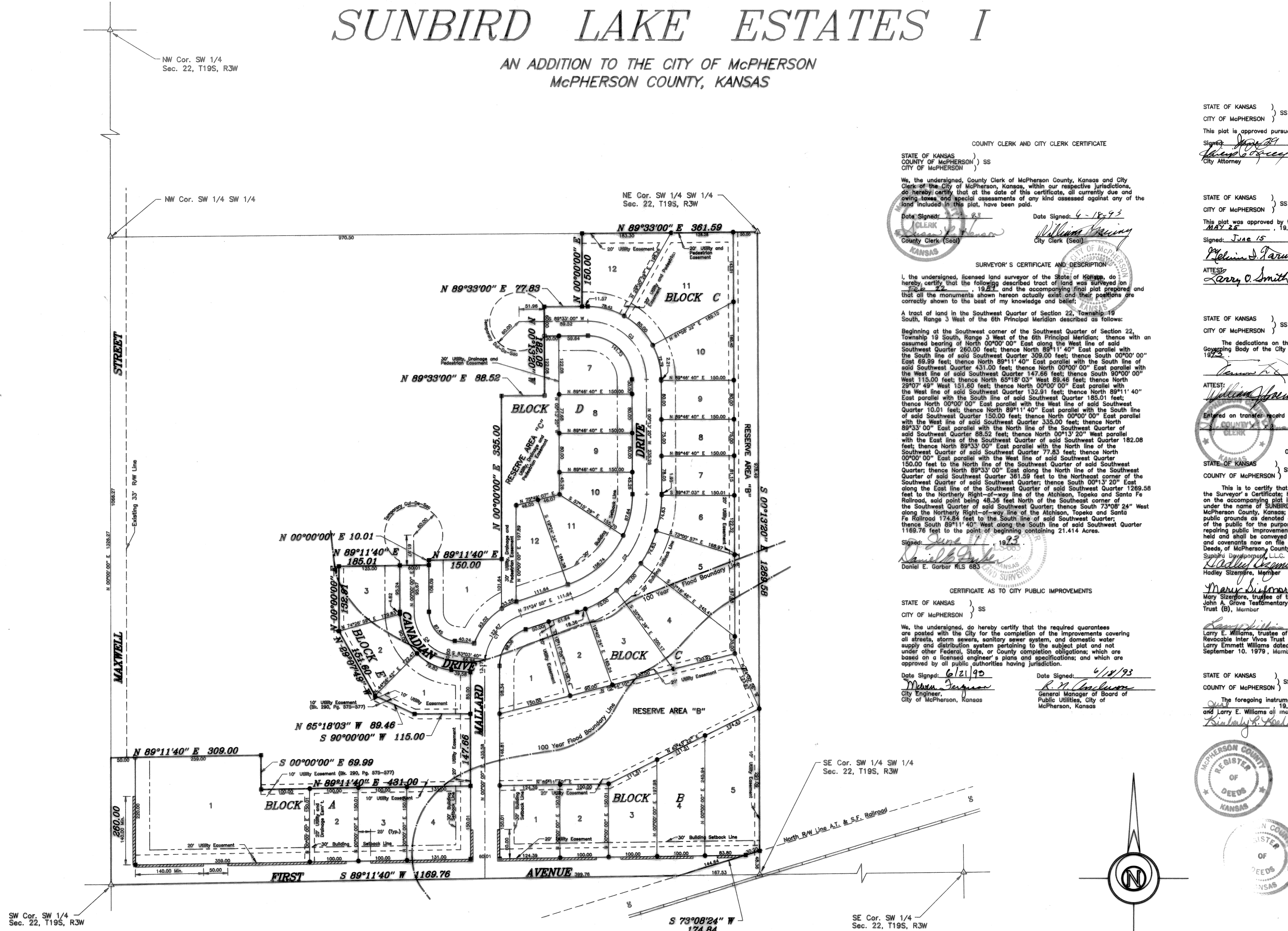


FINAL PLAT

# SUNBIRD LAKE ESTATES I

AN ADDITION TO THE CITY OF McPHERSON  
McPHERSON COUNTY, KANSAS



SW Cor. SW 1/4  
Sec. 22, T19S, R3W

NW Cor. SW 1/4  
Sec. 22, T19S, R3W

NE Cor. SW 1/4 SW 1/4  
Sec. 22, T19S, R3W

SE Cor. SW 1/4 SW 1/4  
Sec. 22, T19S, R3W

SE Cor. SW 1/4  
Sec. 22, T19S, R3W

**NOTE:**  
A 4' wide sidewalk shall be installed at the Back of Curb in accordance with the City specifications and grades on the following:  
Along the East side of Mallard Drive from First Avenue to Canadian Drive, on the West side of Mallard Drive from Canadian Drive to the temporary cul-de-sac and on the North and East side of Canadian Drive from Mallard Drive to the temporary cul-de-sac.

**CURVE DATA**

Curve	Radius	Delta	Length	Tangent	Chord
1	108.73	71°34'55"	135.84	78.39	S 35°47'27" W 127.18
2	225.00	71°48'15"	281.97	162.89	N 35°40'48" E 263.88
3	120.00	80°13'40"	188.97	120.48	N 45°20'10" W 170.94
4	93.33	80°03'40"	130.95	80.00	S 41°31'50" E 119.76

**BENCHMARK:**  
Railroad spike in power pole NW corner of First Avenue and Maxwell Street.  
City Benchmark No. 19  
Elevation=1485.19

**MINIMUM PAD ELEVATION SCHEDULE**

LOT	BLOCK	ELEVATION	LOT	BLOCK	ELEVATION
1	A	1487.3	1	C	1486.5
2	A	1487.3	2	C	1486.5
3	A	1487.3	3	C	1486.5
4	A	1487.3	4	C	1486.5
5	A	1486.5	5	C	1486.5
6	A	1486.5	6	C	1486.5

**NOTE:**  
In the case of common ownership, the locations of the entrances may be relocated for the best use of the property, but, in no case will the entrances be any closer to Mallard Drive or Maxwell Street than shown nor will additional entrances be permitted.

**LEGEND**  
 □ Total Access Control  
 △ Sectional Subdivision Corner Found  
 ● 5/8" x 24" Iron Rebar Set  
 ■ Concrete Monument Set

STATE OF KANSAS }  
COUNTY OF McPHERSON } SS  
CITY OF McPHERSON }  
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: 6-23-93  
County Clerk (Seal)  
Date Signed: 6-15-93  
City Clerk (Seal)

**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 5-27-93, 1993, and the accompanying final plat prepared and that all the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief:

A tract of land in the Southwest Quarter of Section 22, Township 19 South, Range 3 West of the 6th Principal Meridian described as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 22, Township 19 South, Range 3 West of the 6th Principal Meridian; thence with an assumed bearing of North 00°00'00" East along the West line of said Southwest Quarter 260.00 feet; thence North 89°11'40" East parallel with the South line of said Southwest Quarter 309.00 feet; thence South 00°00'00" East 89.39 feet; thence North 89°11'40" East parallel with the South line of said Southwest Quarter 431.00 feet; thence North 00°00'00" East parallel with the West line of said Southwest Quarter 147.66 feet; thence South 90°00'00" West 115.00 feet; thence North 65°18'03" West 89.46 feet; thence North 29°07'49" West 131.60 feet; thence North 00°00'00" East parallel with the West line of said Southwest Quarter 132.91 feet; thence North 89°11'40" East parallel with the South line of said Southwest Quarter 185.01 feet; thence North 00°00'00" East parallel with the West line of said Southwest Quarter 10.01 feet; thence North 89°11'40" East parallel with the South line of said Southwest Quarter 150.00 feet; thence North 00°13'20" West parallel with the West line of said Southwest Quarter 335.00 feet; thence North 89°33'00" East parallel with the North line of the Southwest Quarter of said Southwest Quarter 1269.58 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00°13'20" East along the East line of the Southwest Quarter of said Southwest Quarter 1269.58 feet to the Northern Right-of-way line of the Atchison, Topeka and Santa Fe Railroad, said point being 48.36 feet North of the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence South 73°08'24" West along the Northern Right-of-way line of the Atchison, Topeka and Santa Fe Railroad 174.84 feet to the South line of said Southwest Quarter; thence South 89°11'40" West along the South line of said Southwest Quarter 1168.76 feet to the point of beginning containing 21.414 Acres.

Date Signed: June 1, 1993  
Daniel E. Garber RLS 683  
Notary Public

STATE OF KANSAS }  
COUNTY OF McPHERSON } SS  
CITY OF McPHERSON }  
CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS

We, the undersigned, do hereby certify that the required quarantees 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: 6/21/93  
City Engineer  
Date Signed: 6/18/93  
General Manager of Board of Public Utilities, City of McPherson, Kansas

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS }  
CITY OF McPHERSON } SS  
This plat is approved pursuant to the provisions of K.S.A. 12-401.  
Signed: \_\_\_\_\_, 1993.  
City Attorney

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }  
CITY OF McPHERSON } SS  
This plat was approved by the McPherson City Planning Commission on MAY 26, 1993.  
Signed: June 15, 1993.  
Chairman  
Secretary

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }  
CITY OF McPHERSON } SS  
The dedications on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas, on JUNE 27, 1993.

Entered on transfer record on 7-7-93  
Notary Public

OWNER'S CERTIFICATE AND DEDICATION

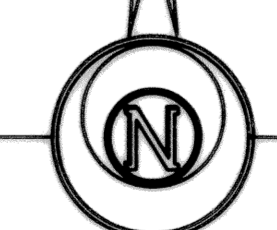
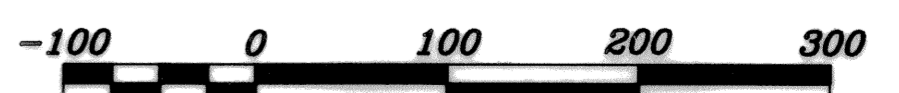
STATE OF KANSAS }  
COUNTY OF McPHERSON } SS  
This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of SUNBIRD LAKE ESTATES I, an addition to 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: June 1, 1993  
Date Signed: June 1, 1993  
Date Signed: June 3, 1993

NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF McPHERSON } SS  
The foregoing instrument was acknowledged before me this 2nd day of June, 1993, by Hadley Sizemore, Mary Sizemore and Larry E. Williams all members of Sunbird Development, L.L.C.  
Notary Public  
My Commission expires: \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE

State of Kansas, McPherson Co., SS: 3490  
This instrument was filed for record on the 7th day of June, A.D., 1993 at 2:30 p.m., and duly recorded in book 1918B page 4  
\$20.00  
Register of Deeds



**FINAL PLAT**  
GARBER SURVEYING SERVICE, P.A.  
423 WEST FIRST AVENUE  
HUTCHINSON, KANSAS 67501  
316-665-7032

**SUNBIRD LAKE ESTATES I  
TO THE CITY OF McPHERSON**

Drawn By: RDB  
Scale: 1"=100'  
Date: 05/26/1993

Checked By: DEG  
Job No.: G92-415  
Sheet 1 of 1 Sheets