

SUNBIRD LAKE ESTATES II ADDITION

FINAL PLAT

A REPLAT OF LOT 1, BLOCK "D" AND LOTS 1, 2 AND 3, BLOCK "E", SUNBIRD LAKE ESTATES I AND A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN McPHERSON, McPHERSON COUNTY, KANSAS.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
 CITY OF McPHERSON } SS
 This plat was approved by the McPherson City Planning Commission on May 7, 1996.

Signed: June 4, 1996
Melvin J. Tarum, Chairman
Larry O. Smith, Secretary

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 This is to certify that the undersigned owners 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 II ADDITION", a replat of Lot 1, Block "D" and Lots 1, 2 and 3, Block "E", Sunbird Lake Estates I and a subdivision in the Southwest Quarter of Section 22, Township 19 South, Range 3 West of the 6th Principal Meridian; 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.

Sunbird Development L.L.C.
Hadley Sizemore Date Signed: 5/22/96
 Hadley Sizemore, Member
Mary Sizemore Date Signed: 5/22/96
 Mary Sizemore, trustee of the John A. Grove Testamentary Trust (B), Member
Larry E. Williams Date Signed: 5/22/96
 Larry E. Williams trustee of the Revocable Inter Vivos Trust of Larry Emmett Williams dated September 10, 1979, Member

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 CITY OF McPHERSON }
 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: 5/22/96
Susan R. Meng, County Clerk (SEAL)
 Date Signed: 5/17/96
William J. Goering, 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: 5/30/96
Melvin Ferguson, City Engineer, City of McPherson, Kansas
 Date Signed: 5/30/96
Richard N. Anderson, General Manager of Board of Public Utilities, City of McPherson, Kansas

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF McPHERSON } SS
 The foregoing instrument was acknowledged before me this 22nd day of May, 1996, by Hadley Sizemore, Mary Sizemore, and Larry E. Williams, all members of Sunbird Development L.L.C.

Kimberly R. Leach Notary Public
 My Commission expires: 9-17-98

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 May 7, 1996, 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;

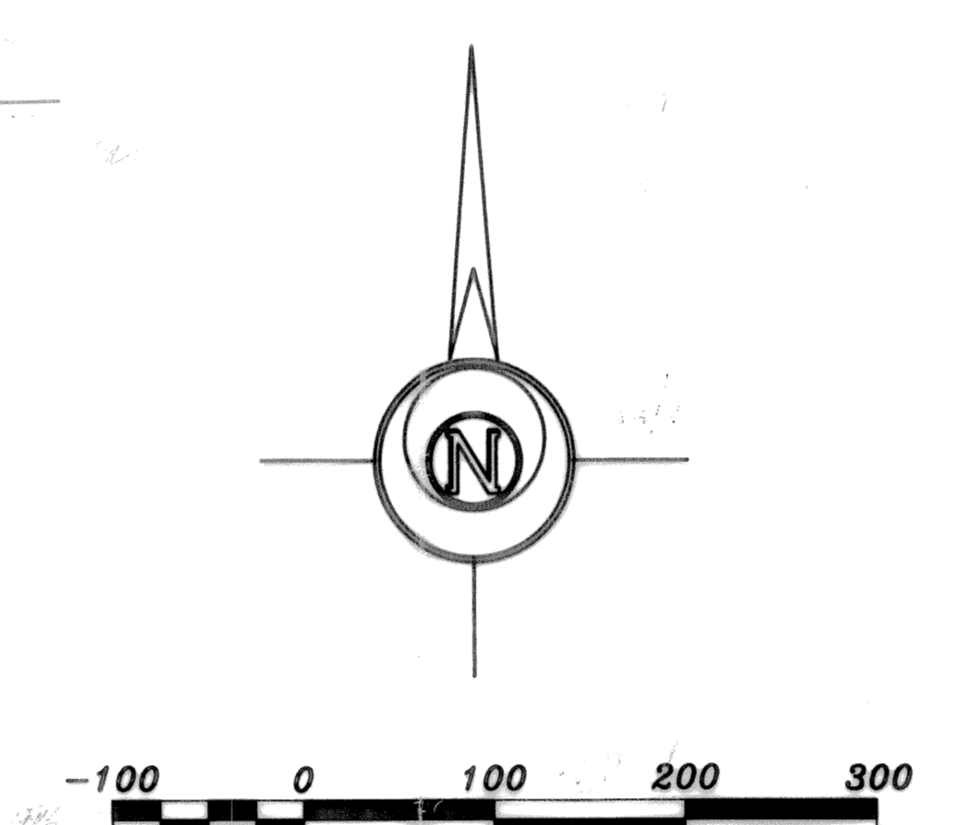
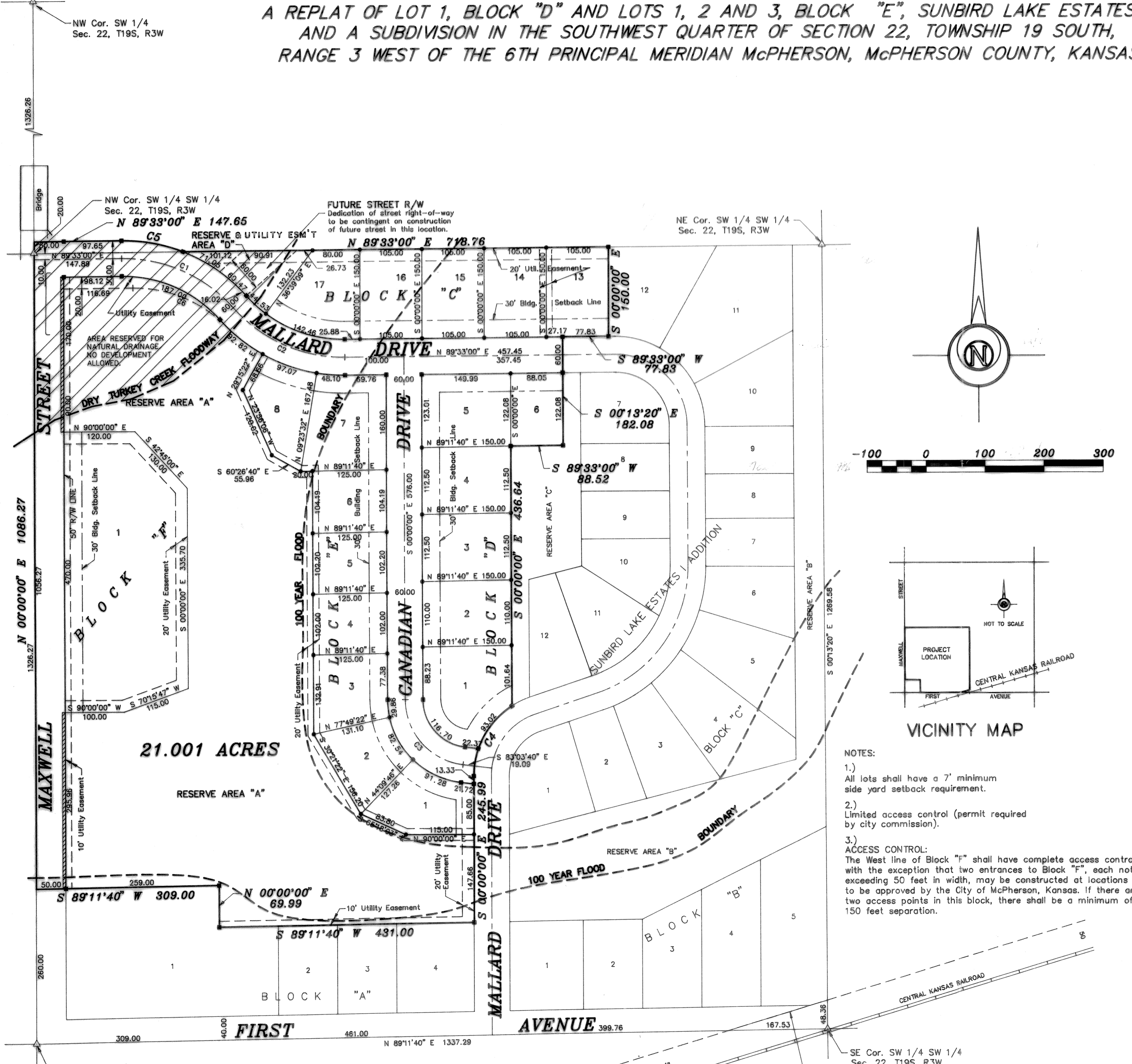
A tract of land in the Southwest Quarter of Section 22, Township 19 South, Range 3 West of the 6th Principal Meridian described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 22, Township 19 South, Range 3 West of the 6th Principal Meridian; thence on an assumed bearing of North 00°00'00" East along the West line of said Southwest Quarter 260.00 feet to the Northwest corner of Sunbird Lake Estates I, an addition to the City of McPherson, McPherson County, Kansas; thence continuing North 00°00'00" East along the West line of said Southwest Quarter 1086.27 feet to a point 20.00 feet North of the Southwest corner of the Northwest Quarter of said Southwest Quarter; thence North 89°33'00" East parallel with the South line of the Northwest Quarter of said Southwest Quarter 147.65 feet; thence following the arc of a curve to the right having a radius of 280.00 feet Southeast 106.47 feet (Chord bears South 79°33'23" East 105.83 feet) to a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89°33'00" East along the North line of the Southwest Quarter of said Southwest Quarter 718.76 feet to the Northwest corner of Lot 12, Block "C" of said Sunbird Lake Estates I; thence South 00°00'00" East along the West line of said Lot 12 and parallel with the West line of the Southwest Quarter of said Southwest Quarter 150.00 feet to the Southwest corner of said Lot 12; thence South 89°33'00" West along the North line of Mallard Drive as platted in said Sunbird Lake Estates I and parallel with the North line of the Southwest Quarter of said Southwest Quarter 77.83 feet; thence South 00°13'20" East along the West line extended of Reserve Area "C" as platted in said Sunbird Lake Estates I and parallel with the East line of the Southwest Quarter of said Southwest Quarter 182.08 feet; thence South 89°33'00" West along the North line of said Reserve Area "C" and parallel with the North line of the Southwest Quarter 88.52 feet; thence South 00°00'00" East along the West line of said Reserve Area "C" 436.64 feet to the Northwestly right-of-way line of said Mallard Drive; thence following the arc of a curve to the left having a radius of 138.73 feet Southwesterly along the West line of said Mallard Drive 140.06 feet (chord bears South 28°55'25" West 134.19 feet); thence South 00°00'00" East along the West line of said Reserve Area "C" 436.64 feet to the Northwestly right-of-way line of said Mallard Drive and parallel to the West line of the Southwest Quarter of said Southwest Quarter 245.99 feet to the Northeast corner of Lot 4, Block "A" of said Sunbird Lake Estates I; thence South 89°11'40" West along the North line of said Block "A" and parallel with the South line of the Southwest Quarter of said Southwest Quarter 431.00 feet; thence North 00°00'00" East along the East line of Lot 1 of said Block "A" 69.99 feet to the Northeast corner of said Lot 1; thence South 89°11'40" West along the North line of said Lot 1 a distance of 309.00 feet to the point of beginning containing 21.001 Acres in McPherson County, Kansas.

Signed: May 17, 1996
Daniel E. Garber RLS 683 (SEAL)

REGISTER OF DEEDS CERTIFICATE

4808
 State of Kansas, McPherson Co., SS
 This instrument was filed for record on the 5 day of Sept, 1996 at 8:05 A.M. and duly recorded in Book 42 Page 42 of the Register of Deeds.

FINAL PLAT
GARBER SURVEYING SERVICE, P.A.
 423 WEST FIRST AVENUE
 HUTCHINSON, KANSAS 67501
 PH. 318-866-7032 Fax 318-663-7401
SUNBIRD LAKE ESTATES II
McPHERSON, KANSAS
 Drawn By: RDB WJA Checked By: DEC
 Scale: 1"=100' Job No.: C95-885
 Date: 05/17/1996 Sheet 1 of 1 Sheets



NOTES:
 1.) All lots shall have a 7' minimum side yard setback requirement.
 2.) Limited access control (permit required by city commission).
 3.) ACCESS CONTROL: The West line of Block "F" shall have complete access control with the exception that two entrances to Block "F", each not exceeding 50 feet in width, may be constructed at locations to be approved by the City of McPherson, Kansas. If there are two access points in this block, there shall be a minimum of 150 feet separation.

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	250.00	48°42'01"	212.50	S 66°05'59" E	206.16
C2	250.00	48°42'01"	212.50	S 66°05'59" E	206.16
C3	110.50	83°03'40"	160.19	S 41°31'50" E	146.53
C4	138.73	57°50'51"	140.06	N 28°55'25" E	134.19
C5	280.00	21°47'13"	106.47	S 79°33'23" E	105.83
C6	220.00	45°34'23"	174.99	S 67°39'48" E	170.41

LEGEND
 - Sectional Monument Found
 - 3/8" x 24" Iron Rebar Set
 - 4" x 4" x 36" Concrete Monument Set
 - Total Access Control

BENCHMARK:
 Railroad spike in Power Pole at the Northwest corner of First Street and Maxwell Street. City BM No. 19. Elev.=1465.19