

FINAL PLAT
SUNSET VIEW ESTATES
A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 19 SOUTH,
RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
CITY OF MCPHERSON } SS

This Plat was approved by the City of McPherson Planning Commission on July 5th, 2022.

Signed: July 12th 2022.
Brennon Randa
Brennon Randa, Chairperson

ATTEST:
Tiffany Floyd
Tiffany Floyd, Secretary

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 July 12th 2022.

Thomas A. Brown
Thomas A. Brown, Mayor

ATTEST:
Britta Erkelenz
Britta Erkelenz, City Clerk



COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS }
CITY OF MCPHERSON } SS
COUNTY 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: July 18, 2022 Date Signed: July 12, 2022

Hollie D. Melroy
Hollie Melroy, County Clerk

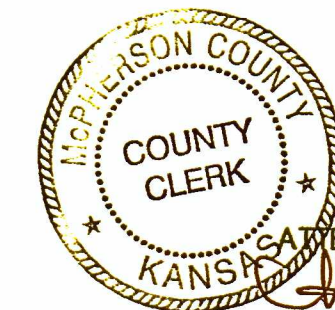
Britta Erkelenz
Britta Erkelenz, City Clerk

COUNTY COMMISSIONERS' CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, McPherson, Kansas, on July 18 2022.

Keith Becker
Keith Becker, Chairman



ATTEST:
Hollie D. Melroy
Hollie Melroy, County Clerk

TRANSFER RECORD

Entered on transfer record this 18 day of July, 2022.

Hollie D. Melroy
Hollie Melroy, County Clerk

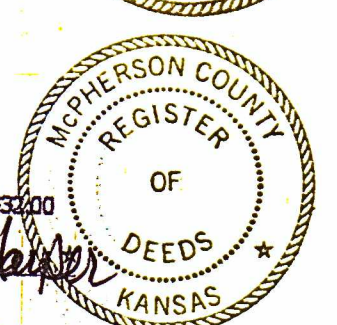
REGISTER OF DEEDS CERTIFICATE

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

Book: LC Page: 94

Receipt #: 224542
Pages Recorded: 1
Cashier Initials: scowen

Authorized: [Signature]
Date Recorded: 7/19/2022 9:29:59 AM



Prepared For:	Description: FINAL PLAT A PORTION OF THE SE 1/4 SECTION 25, T19S, R4W MCPHERSON COUNTY, KANSAS		
Prepared By:	Garber Surveying Service, P.A.		
Drawn By:	KDZ	Scale:	1"=200'
Checked By:	NDS	Date:	07/08/2022
Date of Field Work:	April 14, 2022		Job No:
Sheet 1 of 1 Sheet(s)		G2022-276	

CLOSURE TABLE
NORTHING: 0.00601
EASTING: 0.00492
PRECISION: 1:1318887.18

LEGEND

- Δ - Sectional Monument Found
- - Fd. 5/8" Rebar w/GSS CLS 52 Cap (PS)
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- (S) - Calculated
- (R) - Record measurement
- (M) - Measured
- (PS) - Previous Survey GSS Project #G2017-220
- - KDOT 4"x4" Concrete R/W Marker
- U/E - Utility Easement
- A/E - Access Easement (Private and Shared Between Lots As Shown)
- W/E - Waterline Easement
- P.O.B. - Point of Beginning

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 14, 2022 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:

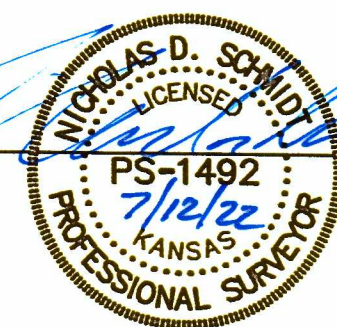
DESCRIPTION:

A portion of the Southeast Quarter of Section 25, Township 19 South, Range 4 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 6th day of July, 2022:

Beginning at the Southeast corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of South 89°37'38" West on the South line of said Southeast Quarter a distance of 2659.16 feet to the Southwest corner of said Southeast Quarter; thence North 00°19'32" West on the West line of said Southeast Quarter a distance of 2412.86 feet to the South Right of Way line of U.S. 56 Highway; thence North 82°49'10" East on said South Right of Way line a distance of 143.32 feet (143.64 Record); thence North 81°19'16" East continuing on said South Right of Way line a distance of 796.91 feet; thence North 89°46'06" East continuing on said South Right of Way line a distance of 793.17 feet; thence North 83°52'27" East continuing on said South Right of Way line a distance of 320.00 feet to the Northwest corner of a parcel described in Book 666, Page 9334 at the McPherson County Register of Deeds Office; thence South 01°23'34" East on the West line of said parcel a distance of 466.33 feet to the Southwest corner of said parcel; thence North 88°36'26" East on the South line of said parcel a distance of 499.10 feet to the East line of said Southeast Quarter; thence South 00°31'55" East on said East line a distance of 2095.96 feet to the point of beginning.

Containing 148.47 Acres and subject to road right of way easements along the South and East lines thereof, and any other easements or restrictions of record.

Date: 7/12/22

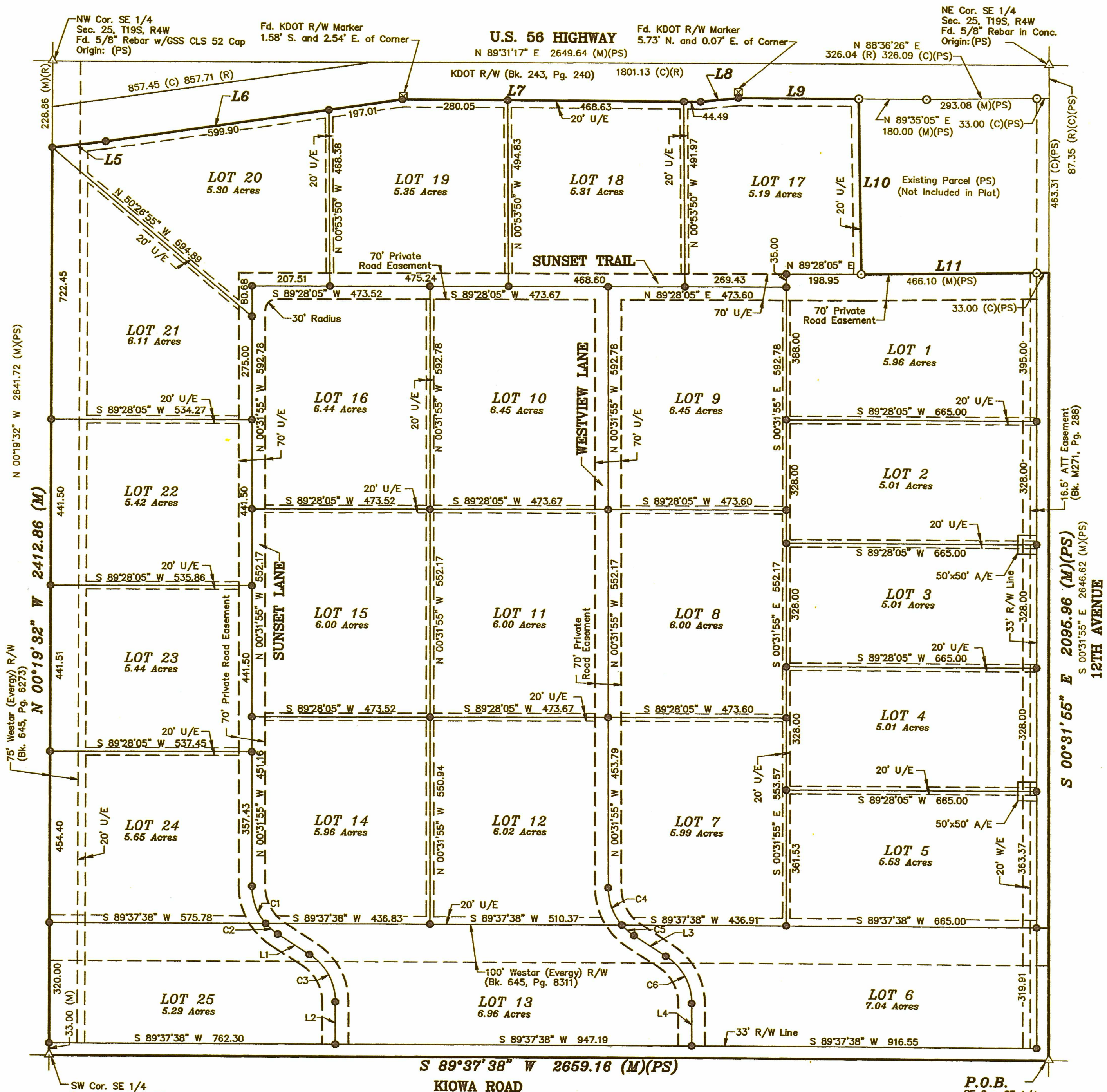


COUNTY SURVEYOR'S CERTIFICATE

Reviewed by the Unified Government Surveyor this day of July, 2022. This survey has been reviewed for filing pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Date: 7-15-2022

William B. Heller
William B. Heller, PS# 1202

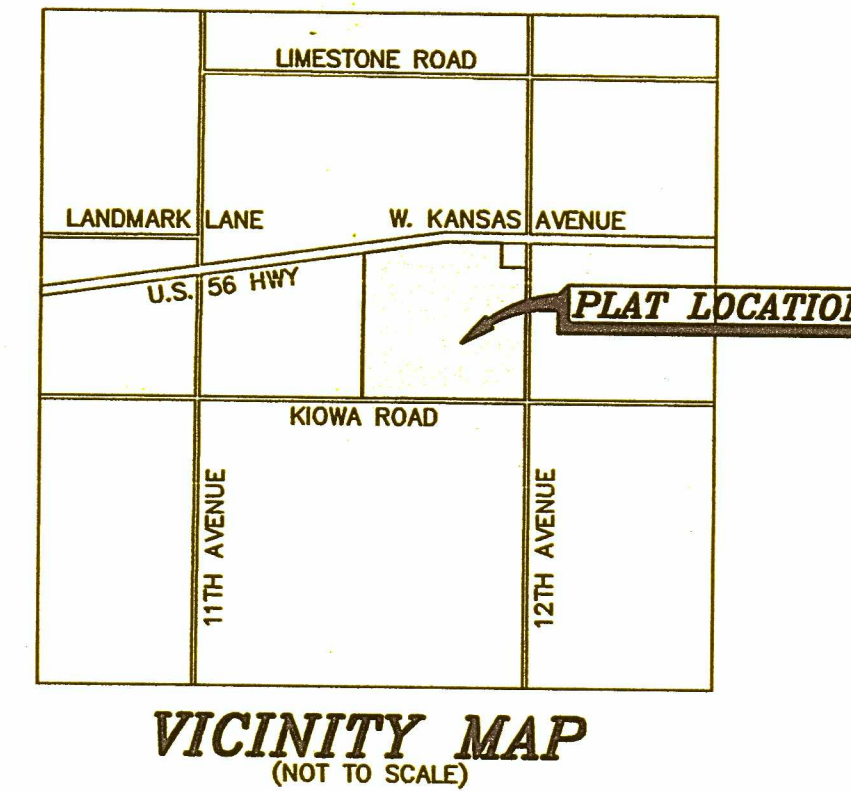


LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	N 57°49'40" W	100.00 (M)
L2	N 00°31'55" W	112.34 (M)
L3	N 57°49'40" W	100.00 (M)
L4	N 00°31'55" W	112.34 (M)
L5	N 82°49'10" E	143.32 (M) 143.64 (R)
L6	N 81°19'16" E	796.91 (M)(R)
L7	N 89°46'06" E	793.17 (M)(R)
L8	N 83°52'27" E	100.50 (M)(R)
L9	N 89°35'05" E	320.00 (M)(R)
L10	N 01°23'34" W	466.33 (M)(PS)
L11	S 88°36'26" W	499.10 (C)(PS)

CURVE TABLE

CURVE NUMBER	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	107.46'	150.00'	56.15'	41°02'49"	105.18' N 20°57'05" W
C2	42.81'	150.00'	21.55'	16°21'01"	42.67' N 49°39'05" W
C3	150.00'	150.00'	81.95'	57°17'45"	143.83' N 29°10'47" W
C4	107.46'	150.00'	56.15'	41°02'49"	105.18' N 20°57'05" W
C5	42.81'	150.00'	21.55'	16°21'01"	42.67' N 49°39'05" W
C6	150.00'	150.00'	81.95'	57°17'45"	143.83' N 29°10'47" W



VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE