

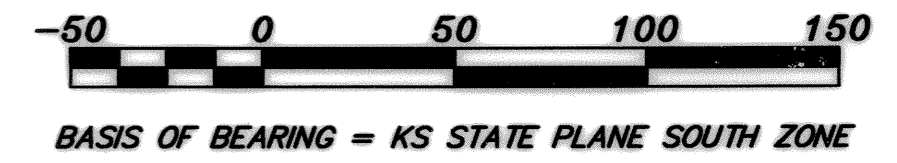
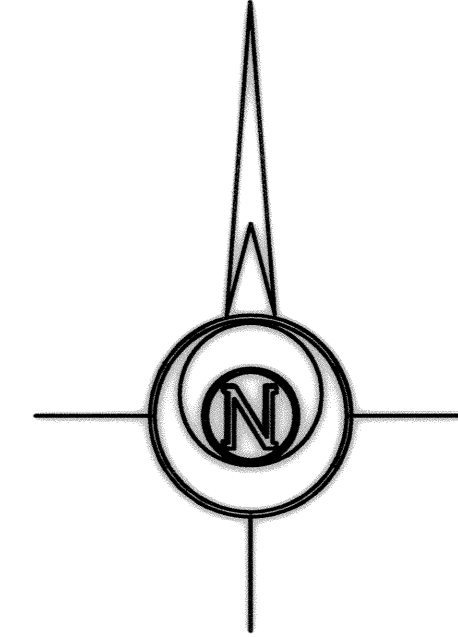
THE VERANDA

FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN IN McPHERSON, McPHERSON COUNTY, KANSAS.

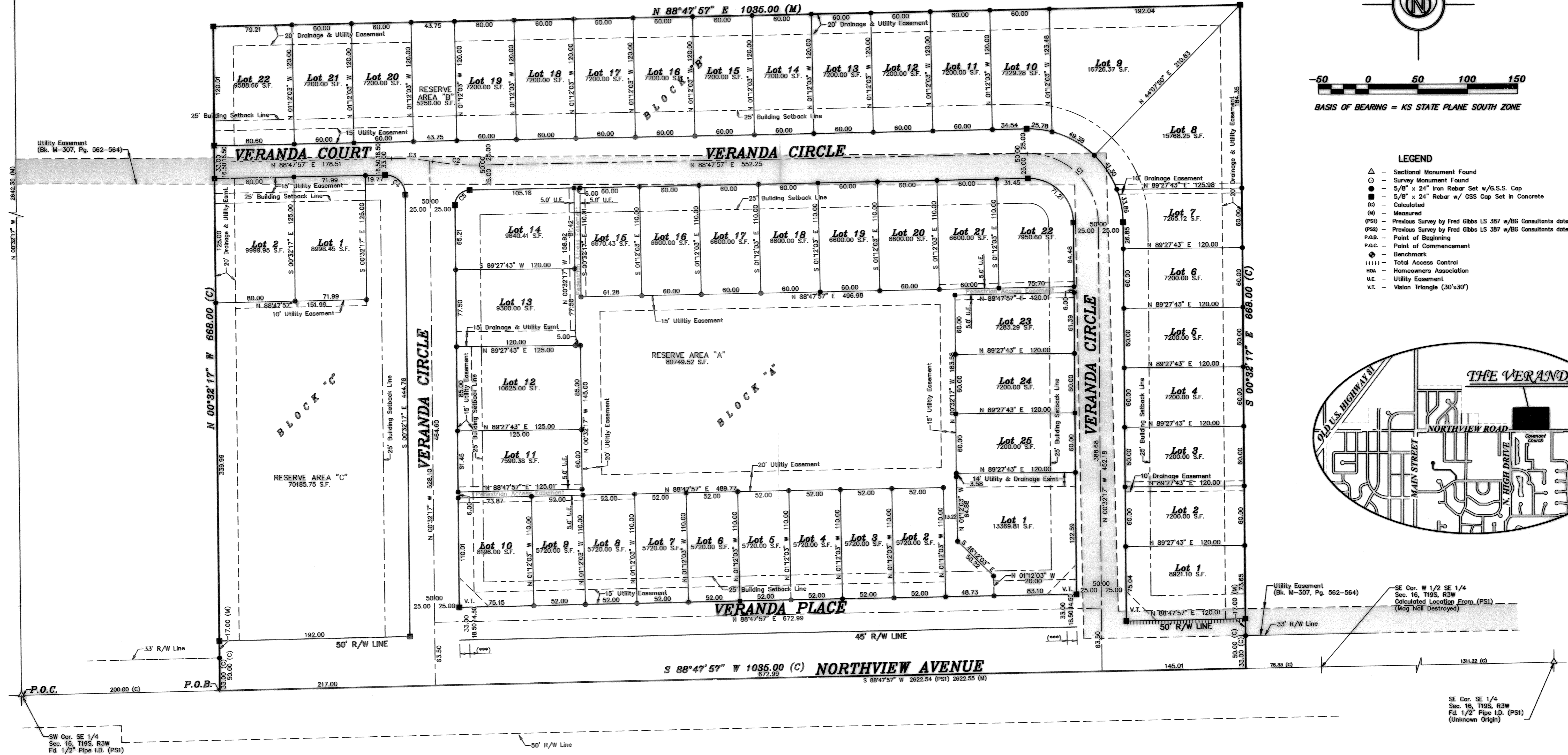
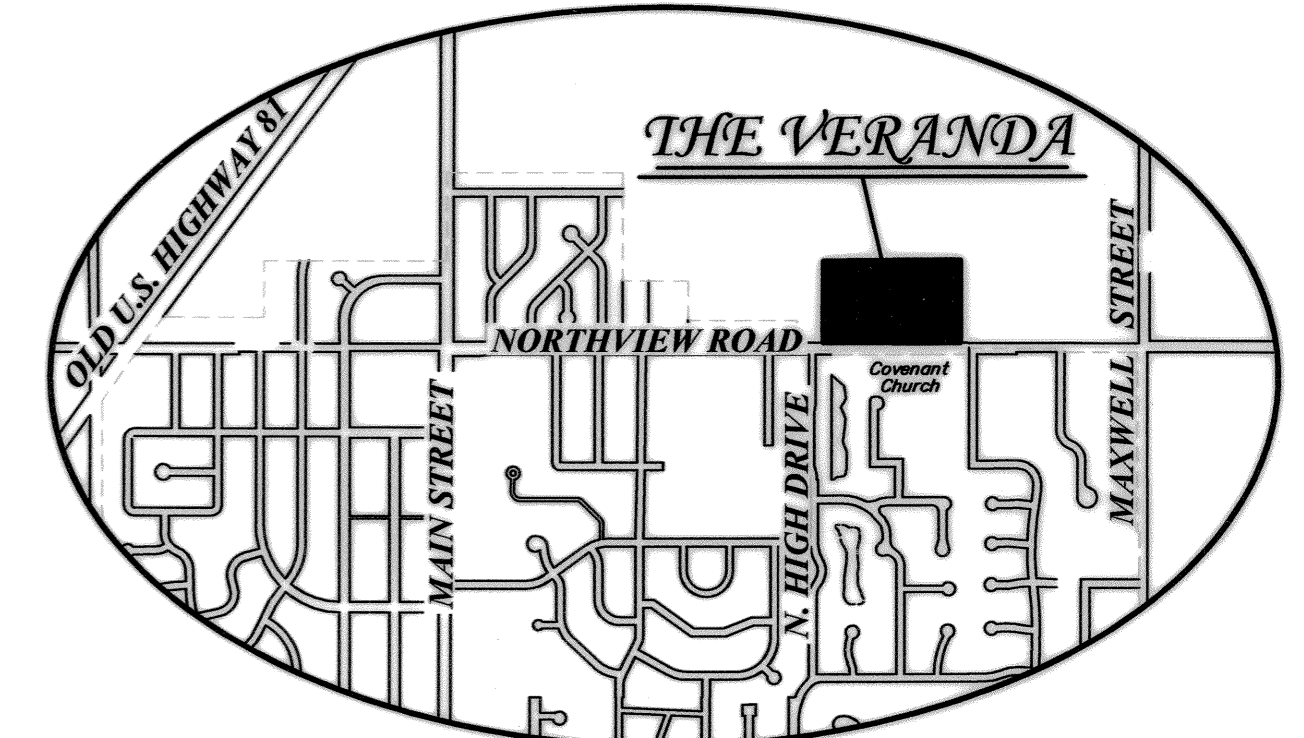
SHEET 1 of 2

NW Cor. SE 1/4
Sec. 16, T19S, R3W
Fd. 5/8" Rebar (PS2)
(Unknown Origin)



LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - 5/8" x 24" Rebar w/ GSS Cap Set in Concrete
- (S) - Measured
- (C) - Calculated
- (M) - Measured
- (PS1) - Previous Survey by Fred Gibbs LS 387 w/BG Consultants dated 1/20/2001
- (PS2) - Previous Survey by Fred Gibbs LS 387 w/BG Consultants dated 8/01/2005
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- ⊕ - Benchmark
- ⊕ - Total Access Control
- HMA - Homeowners Association
- U.E. - Utility Easement
- V.T. - Vision Triangle (30"x30")



GENERAL NOTES:

RESERVE AREA "A" is to be maintained by "The VERANDA" Home Owners Association and may be used as an easement for drainage, public utilities, private services, recreation, landscaping and any other purposes as approved by the Homeowners Association.

RESERVE AREA "B" is to be maintained by "The VERANDA" Home Owners Association and may be used as an easement for drainage, public utilities, and landscaping.

RESERVE AREA "C" is to be maintained by "The VERANDA" Home Owners Association and may be used as an easement for drainage, public utilities, private services, recreation, landscaping, and any other purposes as approved by the Homeowners Association.

5 foot wide sidewalk to be constructed along Northview Road, in the street right-of-way.

(***) Concrete privacy fence to stop a minimum of 10 feet from the property corner on the North Side of Veranda Place.

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	70.00	90°39'47"	110.77	99.57	70.81	S 45°52'10" E
2	246.04	10°59'41"	47.21	47.14	23.68	N 85°42'12" W
3	217.04	10°59'41"	41.65	41.58	20.89	S 85°42'12" E
4	20.00	90°39'46"	31.65	28.45	20.23	S 45°52'10" E
5	15.00	89°20'14"	23.39	21.09	14.83	N 44°07'50" E

CLOSURE TABLE
NORTHING: 0.0000
EASTING: 0.0000
PRECISION: 1: 3408000000.00

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 N. PLUM ST.
HUTCHINSON, KANSAS 67501
(620) 665-7032

OWNER/SUBDIVIDER:
GLENN HOOVER
2075 EAST KANSAS
MCPHERSON, KS 67460
(620) 242-9460

FINAL PUD PLAN		Description: THE VERANDA SE 1/4 SEC. 16, T19, R3W McPHERSON CO, KS	
Prepared By: GSS		Garber Surveying Service, P.A. 2908 North Plum St. Hutchinson, Kansas 67502 Phone (620) 665-7032 • FAX (620) 663-7401	
511 North Poplar Street Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073		Date of Field Work: September 2011	
Drawn By: TJK	Scale: 1"=50'	Date: 03/06/2012	Job No: G2011-515
Checked By: DEG	Sheet 1 of 2 Sheet(s)		

See Vol. 655 of 2012 Supplement to Deeds for map

THE VERANDA

FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

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OF THE 6TH PRINCIPAL MERIDIAN IN McPHERSON, McPHERSON COUNTY, KANSAS.

SHEET 2 of 2

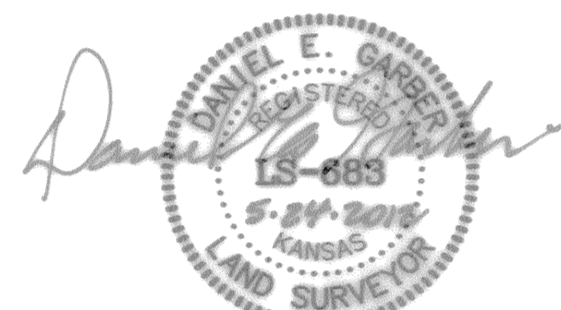
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on 20 and the accompanying Final Planned Unit Development Plan and 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:

A portion of the Southeast Quarter of Section 16, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of Section 16, Township 19 South, Range 3 West of the 6th Principal Meridian; thence on a Kansas State Plane South Zone bearing of North 88°47'57" East along the South line of said Southeast Quarter 200.00 feet to the point of beginning; thence North 00°32'17" West parallel with the West line of said Southeast Quarter 668.00 feet; thence North 88°47'57" East parallel with South line of said Southeast Quarter 1035.00 feet; thence South 00°32'17" East parallel with the West line of said Southeast Quarter 668.00 feet to the South line of said Southeast Quarter; thence South 88°47'57" West along the South line of said Southeast Quarter 1035.00 feet to the point of beginning, containing **15.871 Acres**, subject to a road right-of-way easement across the South 33.00 feet thereof and any other easements of record

Date May 24, 2012



Daniel E. Garber LS 683

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 Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying Final Planned Unit Development Plan and Plat into lots, blocks, streets and other public ways under the name of "THE VERANDA" a Planned Unit Development in the City of McPherson, McPherson County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the Final Planned Unit Development Plan and 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.

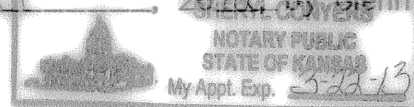
Date Signed: May 25, 2012

Glenn Hoover Member
Glenn Hoover, Hoover Enterprises, LLC

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

The foregoing instrument was acknowledged before me this 25 day of May, 2012, by Glenn Hoover, Member of Hoover Enterprises, LLC.



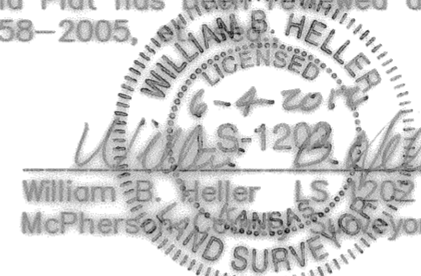
My Appointment expires: 3-22-2013

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

This Final Planned Unit Development Plan and Plat has been reviewed and complies with the survey requirements of K.S.A. 58-2005.

Signed: June 4, 2012



PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

This Final Planned Unit Development Plan and Plat was approved by the City of McPherson Planning Commission on March 6, 2012.

Signed May 29, 2012

Donna S. Lehner Chairperson
Donna S. Lehner

ATTEST
Gail Lauderdale Secretary
Gail Lauderdale

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 Final Planned Unit Development Plan and Plat, have been paid.

Date Signed: 6/04/12
Susan Wang County Clerk
Susan Wang, County Clerk

Date Signed: 6/04/12
Tamra K. Seely City Clerk
Tamra K. Seely, City Clerk



CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS
CITY OF MCPHERSON

This Final Planned Unit Development Plan and Plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: June 4, 2012

Jeffrey A. Houston City Attorney
Jeffrey Houston, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
CITY OF MCPHERSON } SS

The dedications shown on this Final Planned Unit Development Plan and Plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas, on June 4, 2012.

Thomas A. Brown Mayor
Thomas A. Brown, Mayor

ATTEST
Tamra K. Seely City Clerk
Tamra Seely, City Clerk

TRANSFER RECORD

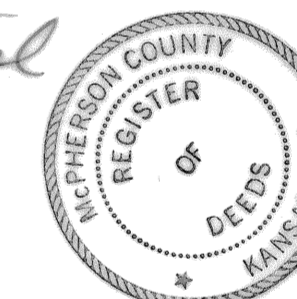
Entered on transfer record this 4 day of June, 2012



REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF MCPHERSON } SS

State Of Kansas, McPherson Co. SS 2769
This instrument was filed for record on the 4 day of June, A.D. 2012, at 11:10 o'clock A.M., and duly recorded in Book 18, on page 23.
Richard Paul Register of Deeds
Richard Paul
40.00



FINAL PUD PLAN		Description: THE VERANDA SE 1/4 SEC. 16, T19, R03W McPHERSON CO, KS	
Prepared By: GSS		Garber Surveying Service, P.A. 2908 North Plum St. Newton, Kansas 67114 Phone (620) 665-7032 • FAX (620) 663-7401 Phone (316) 283-5053 • FAX (316) 283-5073	
Drawn By: TJK	Scale: None	Date of Field Work: September 2011	Job No: G2011-515
Checked By: DEG	Date: 03/06/2012	Sheet 2 of 2 Sheet(s)	