

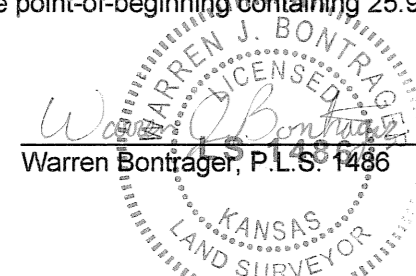
LAND SURVEYOR'S CERTIFICATE & LEGAL DESCRIPTION

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 12th, 2018 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:

A portion of the South half of Section 20, Township 19 South, Range 3 West of the Sixth Principal Meridian, City of McPherson, McPherson County, Kansas more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of Section 20, Township 19 South, Range 3 West; thence S0°06'53"E 504.48 feet along the East line of said Southwest Quarter; thence S89°37'57"E 9.44' to the point-of-beginning; thence S89°37'57"E 247.44 feet to a point on the railroad R/W, thence along said railroad R/W with a radius to the left of 2,438.88 feet at this point, a chord of S27°58'59"E 220.21 feet to the PT of the curve; thence continuing along said railroad R/W S30°34'14"E 262.76 feet; thence N89°45'04"W 1294.08 feet to the Northeast corner of Vanguard Street; thence N89°43'57"W 70.03 feet to the Northwest corner of Vanguard Street; thence S0°07'35"E 1164.06 feet along the West line of Vanguard Street; thence N89°41'55"W 399.59 feet; thence N0°08'08"W 1163.85 feet; thence N89°47'48"W 63.47 feet; thence N0°08'15"W 322.86 feet; thence S89°38'48"E 533.59 feet; thence N0°08'08"W 100.17 feet; thence S89°37'57"E 810.41 feet to the point-of-beginning containing 25.952 acres more or less and subject to any other easements or restrictions of record.

Date February 27, 2019 Affix Seal Warren Bontrager, P.L.S. 1486



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS } S.S. MCPHERSON COUNTY }

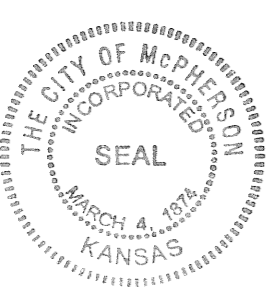
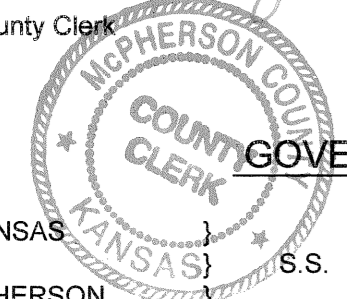
This plat has been reviewed and complies with the survey requirements of K.S.A. 58-2005, et. seq., Date Signed: 2-27-2019 William B. Heller, P.S. 1202 County Surveyor McPherson County, Kansas

COUNTY CLERK & CITY CLERK CERTIFICATE

STATE OF KANSAS } S.S. COUNTY OF MCPHERSON } 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.

Dated Signed: 3/4/19 Hollie Melroy, McPherson County Clerk Date Signed: 3/4/2019 Tamra K. Seely, McPherson City Clerk



GOVERNING BODY CERTIFICATE

STATE OF KANSAS } S.S. CITY OF MCPHERSON }

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas, on this 4th day of March, 2019.

Attest: Tamra K. Seely, City Clerk Thomas A. Brown, Mayor

TRANSFER RECORD

Entered on transfer record this 4th day of March, 2019.



REGISTER OF DEEDS CERTIFICATE

Laurie B. Wilzards, Register of Deeds McPherson County, Kansas Book: LC Page: 71 Date Recorded: 3/5/2019 11:51:54 AM

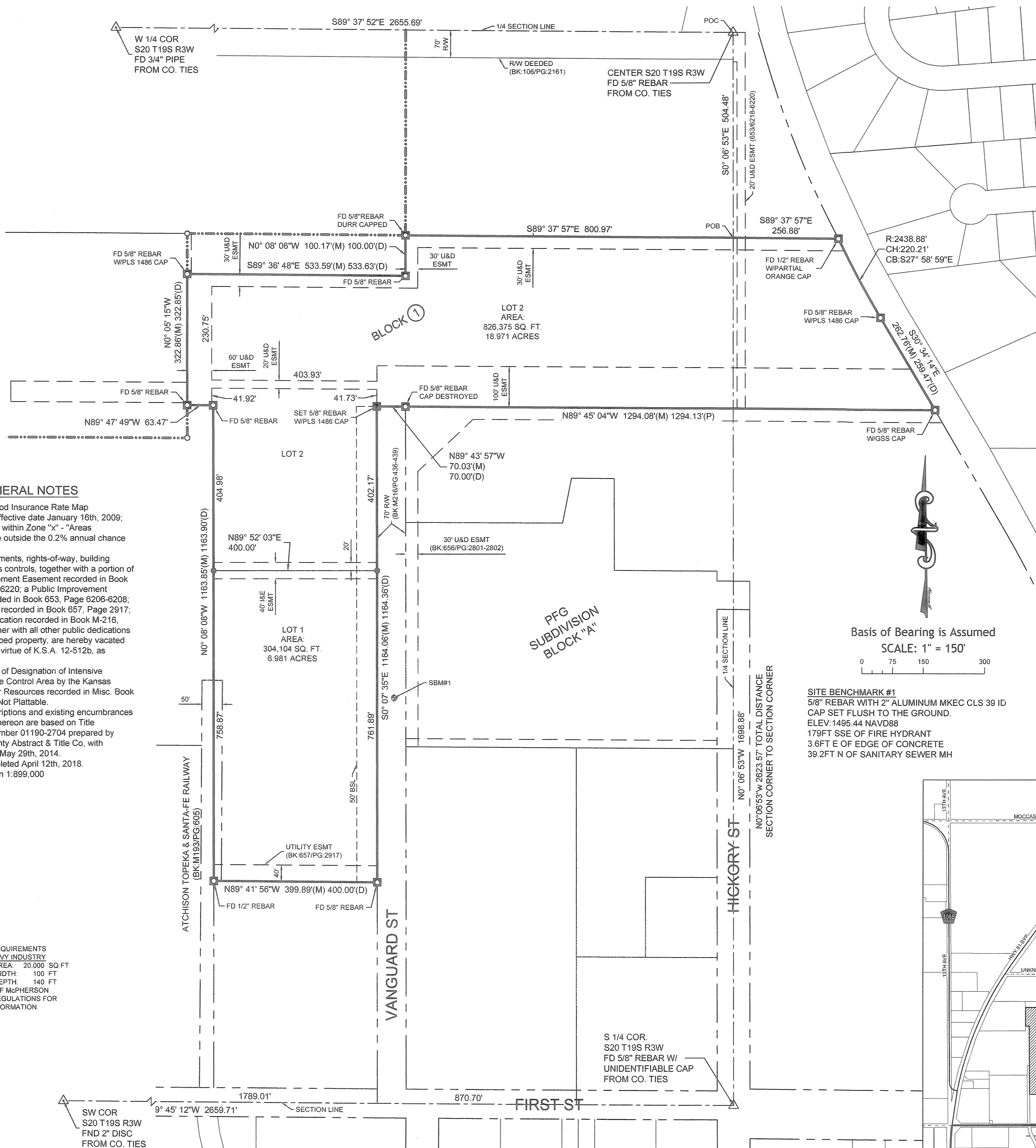


AFFIDAVIT Book 667 page 24006 filed 3-5-2019

FINAL PLAT

VANGUARD INDUSTRIAL PARK

IN A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS



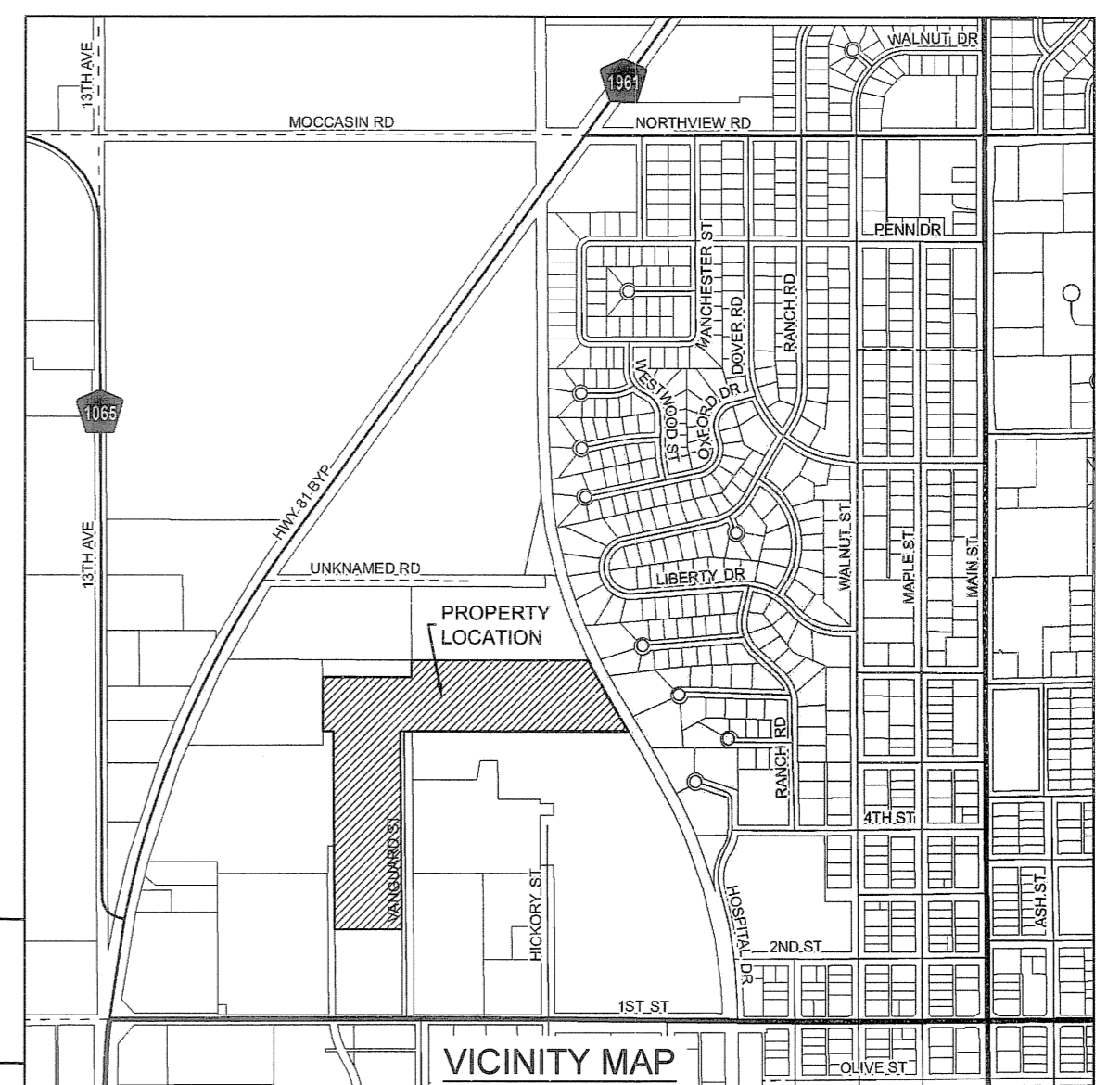
GENERAL NOTES

- 1. According to Flood Insurance Rate Map 201130218e, effective date January 16th, 2009, this property lies within Zone "X" - "Areas determined to be outside the 0.2% annual chance flood plain".
2. All streets, easements, rights-of-way, building setbacks, access controls, together with a portion of a Public Improvement Easement recorded in Book 653, Page 6218-6220; a Public Improvement Easement recorded in Book 653, Page 6206-6208; Utility Easement recorded in Book 657, Page 2917; a portion of Dedication recorded in Book M-218, Page 583, together with all other public dedications within the described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.
3. Subject to Order of Designation of Intensive Groundwater Use Control Area by the Kansas Division of Water Resources recorded in Misc. Book 229, Page 655, Not Platatable.
4. The record descriptions and existing encumbrances platted or listed hereon are based on Title Commitment Number 01190-2704 prepared by McPherson County Abstract & Title Co, with effective date of May 29th, 2014.
5. Field Work completed April 12th, 2018.
6. Closure Precision 1:899,000

LOT REQUIREMENTS L2 HEAVY INDUSTRY MINIMUM LOT AREA: 20,000 SQ FT MINIMUM LOT WIDTH: 150 FT MINIMUM LOT DEPTH: 140 FT SEE THE CITY OF MCPHERSON SUBDIVISION REGULATIONS FOR ADDITIONAL INFORMATION.

Basis of Bearing is Assumed SCALE: 1" = 150'

SITE BENCHMARK #1 5/8" REBAR WITH 2" ALUMINUM MKEC CLS 39 ID CAP SET FLUSH TO THE GROUND. ELEV: 1495.44 NAVD'83 179FT SSE OF FIRE HYDRANT 3.6FT E OF EDGE OF CONCRETE 39.2FT N OF SANITARY SEWER MH



OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } S.S. MCPHERSON COUNTY }

This is to certify that the undersigned owner of the land described in the Land Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, and other public ways under the name of VANGUARD INDUSTRIAL PARK, a subdivision in the City of McPherson, McPherson County, Kansas; that all streets, easements, and public sites 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: Feb 27, 2019 Scott L. Ferguson, Member Vanguard Properties of McPherson, LLC a Kansas limited liability company

NOTARY CERTIFICATE

STATE OF KANSAS } S.S. MCPHERSON COUNTY }

The foregoing instrument was acknowledged before me this 27th day of February, 2019, by Scott L. Ferguson, Member, Vanguard Properties of McPherson, LLC, a Kansas limited liability company. My appointment expires: 4-24-2019 Notary Public

MORTGAGE HOLDER CERTIFICATE

STATE OF KANSAS } S.S. MCPHERSON COUNTY }

Peoples Bank and Trust Company, by Thomas L. Pruitt, President, holders of a mortgage on a portion of the above described property, does hereby consent to the plat of "VANGUARD INDUSTRIAL PARK," to the City of McPherson, McPherson County, Kansas.

Peoples Bank and Trust Company 101 S. Main St., McPherson, KS 67460

NOTARY CERTIFICATE

STATE OF KANSAS } S.S. MCPHERSON COUNTY }

The foregoing instrument was acknowledged before me this 7th day of Feb, 2019, by Thomas L. Pruitt, Executive Vice President, Peoples Bank & Trust Company.

My appointment expires: 2/20/2025 Notary Public

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } S.S. CITY OF MCPHERSON }

This plat of "VANGUARD INDUSTRIAL PARK" was approved by the McPherson City Planning Commission on the 4th day of March, 2019.

Date Signed: March 4th, 2019 Attest: Tiffani Floyd, Secretary Brennon Randa, Chair

LEGEND

- SECTION CORNER FOUND
SITE BENCHMARK
REBAR FOUND
FOUND REBAR, SET IN CONCRETE
SET 5/8"x24" PLS 1486 CAPPED REBAR
SET 5/8"x24" PLS 1486 CAPPED REBAR IN CONCRETE
(C) CALCULATED
(D) DEEDED
(M) MEASURED
(P) PLATTED
BSL BUILDING SETBACK LINE
CB CHORD BEARING
CH CHORD DISTANCE
ESMT EASEMENT
I&E INGRESS & EGRESS
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
R RADIUS
R/W RIGHT OF WAY
U&D UTILITY & DRAINAGE

VANGUARD INDUSTRIAL PARK FINAL PLAT



JOB#: 18015 FIELD WORK: 4/12/2018 DRAWN BY: RH DATE: 1/3/2019