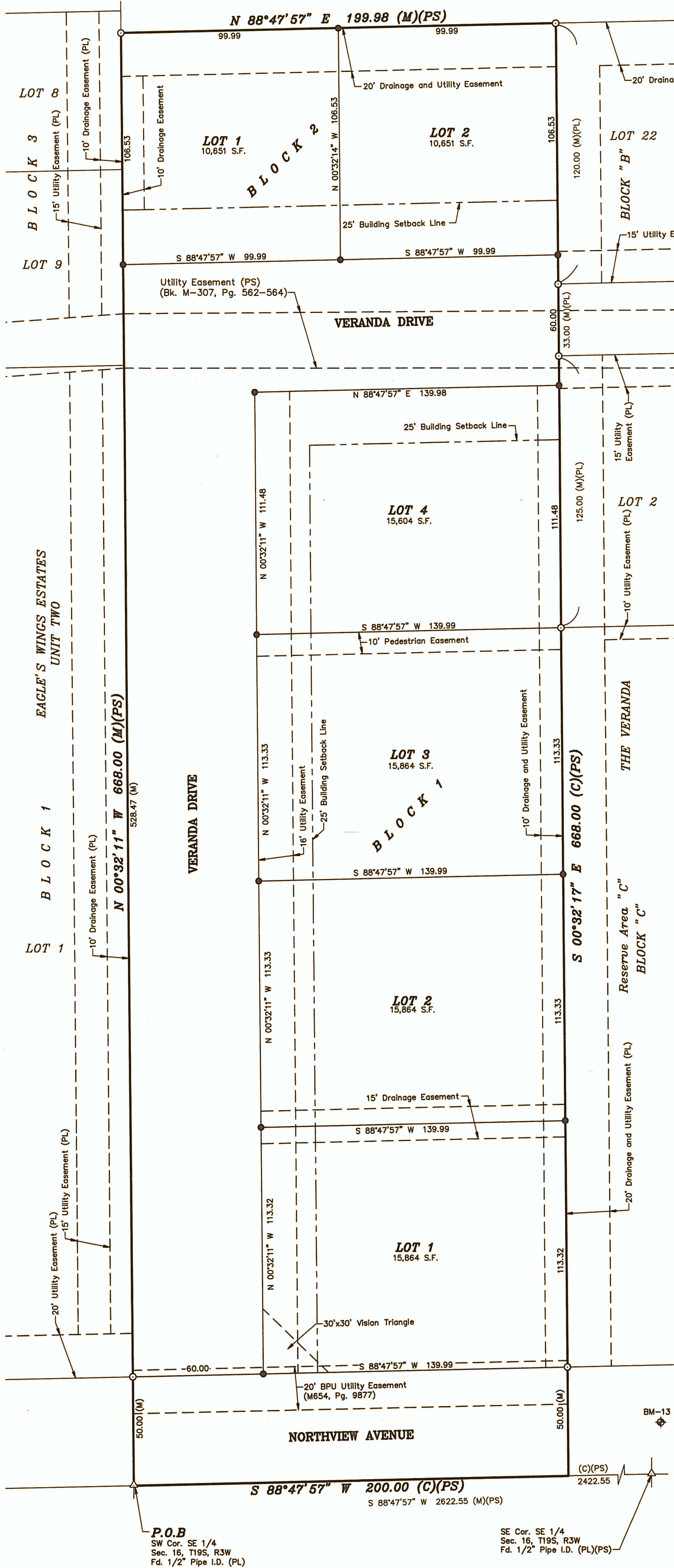


THE VERANDA WEST

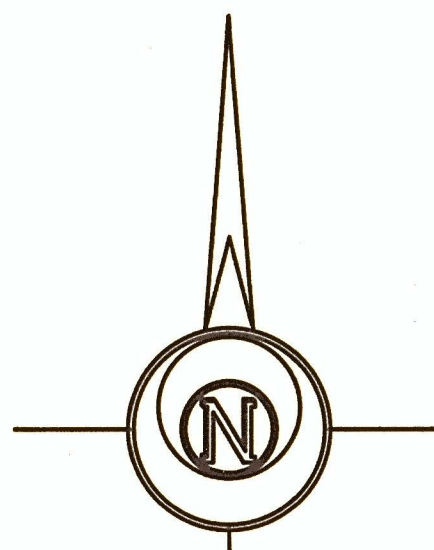
A SUBDIVISION IN THE SOUTHEAST QUARTER SECTION 16, TOWNSHIP 19 SOUTH, RANGE 3 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS.



BENCHMARKS:

BM-13:

Square cut on on Centerline of North Side of RCB +/- 100' East of North High Drive.
Elevation=1492.82 (The Veranda Plat)



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ - Sectional Monument Found
- - 5/8" Rebar w/GSS CLS 52 Cap
- - 5/8" x 24" Iron Rebar Set w/GSS CLS 52 Cap
- (C) - Calculated
- (M) - Measured
- (PL) - Platted
- (PS) - Previous Survey GSS Project #G2022-439
- ⊕ - Benchmark
- 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 January 3, 2023 and the accompanying final plat prepared and that all 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 16, Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 26th day of May, 2022:

Beginning at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 00°32'11" West on the West line of said Southeast Quarter a distance of 668.00 feet; thence North 88°47'57" East parallel with the South line of said Southeast Quarter a distance of 199.98 feet to the Northwest corner of Block B, The Veranda, an addition to the City of McPherson, McPherson County, Kansas; thence South 00°32'17" East on the West line of said Block B and the West line of Block C of said The Veranda a distance of 668.00 feet to said South line of said Southeast Quarter; thence South 88°47'57" West on said South line a distance of 200.00 feet to the point of beginning.

Containing 3.07 Acres and subject to a road right of way easement along the South line thereof and any other easements or restrictions of record.

Date: April 17, 2023.



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

Reviewed by the Unified Government Surveyor this 19 day of April, 2023. 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.

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

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 plat into lots, blocks, streets and other public areas under the name of **THE VERANDA WEST** that all roads, alleys, easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public, or to those denoted hereon, 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: 4/19/2023
Glenn Hoover

Glenn Hoover, Hoover Enterprises LLC

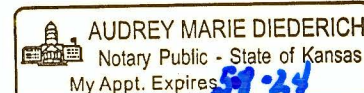
NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

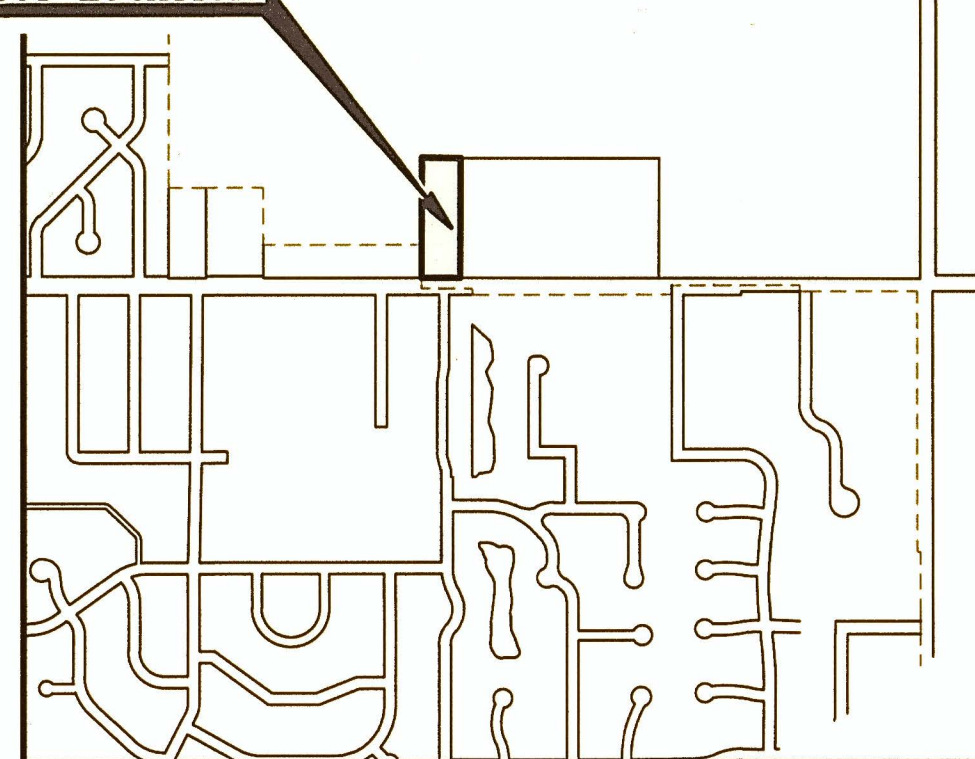
The foregoing instrument was acknowledged before me this 19th day of April, 2023, by Glenn Hoover.

Audrey Marie Diederich
Notary Public

My appointment expires: 5-8-24



PROJECT LOCATION



MCPHERSON, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

CLOSURE TABLE

NORTHING: -0.00024
EASTING: -0.00057
PRECISION: = 1:289,330.00

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS
CITY OF MCPHERSON)

This plat was approved by the City of McPherson Planning Commission on April 4, 2023.

Signed May 2, 2023.

Brennon Randa
Brennon Randa, Chairperson

ATTEST:

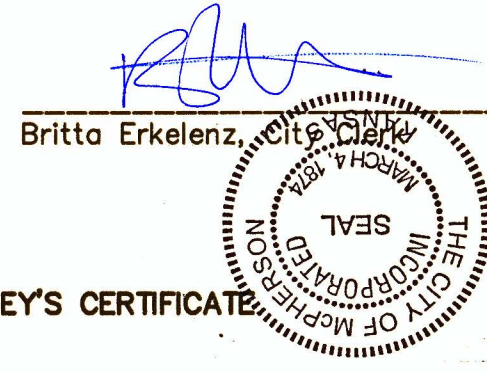
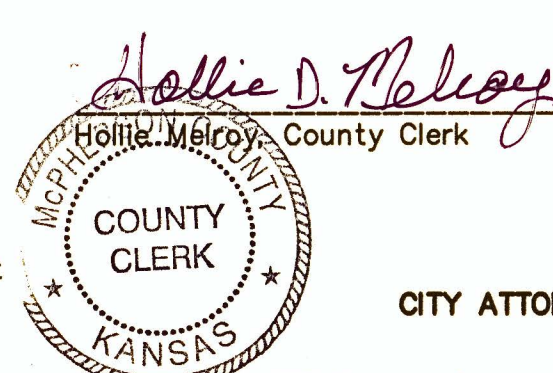
Tiffany Floyd
Tiffany Floyd, Secretary

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: May 9, 2023 Date Signed: 4/25/2023, 2023



CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS
CITY OF MCPHERSON)

This Plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: April 25, 2023.

Jeffrey Houston
Jeffrey Houston, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS
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 April 25, 2023.

Thomas A. Brown
Thomas A. Brown, Mayor

ATTEST:

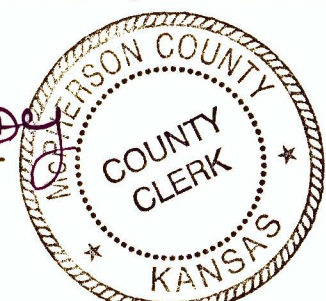
Britta Erkelenz
Britta Erkelenz, City Clerk



TRANSFER RECORD

Entered on transfer record this 9 day of May, 2023.

Hollie D. Melroy
Hollie Melroy, County Clerk



REGISTER OF DEED'S CERTIFICATE

Laurie B. Witzards, Register of Deeds
McPherson County, Kansas
Book: LC Page: 100

Receipt #: 227957
Pages Recorded: 1
Casher Initials: scowen

Date Recorded: 5/9/2023 9:56:46 AM



FINAL PLAT

Description:
**A PORTION OF THE SE 1/4
SECTION 16, T19S, R3W
MCPHERSON COUNTY, KANSAS**

Prepared By:



Garber Surveying Service, P.A.

HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7032
(Main Office)

BRANCH OFFICES:
MCPHERSON Ph. 620-241-4441
SALINA Ph. 785-404-6302

MANHATTAN Ph. 785-320-4810
NEWTON Ph. 316-283-5053
WICHITA Ph. 316-260-9933

Drawn By: **KDZ**

Scale: 1"=30'

Date of Field Work: January 3, 2023

Job No:

Checked By: **NDS**

Date: 04/17/2023

Sheet 1 of 1 Sheet(s)

G2022-1031