

FINAL PLAT

WAGONER'S SECOND SUBDIVISION

A SUBDIVISION IN THE NW 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6th P.M., McPHERSON, McPHERSON COUNTY, KANSAS.

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 December 1 st, 1997 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 part of the NW 1/4 of section 33, Township 19 South, Range 3 West of the 6th P.M., described as follows: Beginning at a point 672 feet South and 817.5 feet East of the Northwest corner of said section 33, which point is the intersection of the East line of Elm Street and the South boundary line of Bowker's Addition to the City of McPherson; thence with assumed bearings South 00 degrees 05 minutes East along the East line of said Elm Street, 262.17 feet (previously called 263 feet in a deed to Bruce Wagoner and wife and Alan Wagoner and wife recorded in Book 247 at page 794 in the office of the Register of Deeds of McPherson County, Kansas.) thence North 90 degrees 00 minutes East and parallel with the South line of said Bowker's Addition, 256.72 feet to the Westerly right of way line of the Southern Pacific Transportation Company; thence Northerly along the said Westerly right of way line on a curve with a radius of 1859.92 feet an arc distance of 262.46 feet to the South line of said Bowker's Addition; thence North 90 degrees 00 minutes West along the South line of said Bowker's Addition, 263.30 feet to the point of beginning, containing 1.6 acres and subject to a 12 foot wide Utility easement to the City of McPherson recorded Misc. Book 156 at pages 615 & 616, and a 16 ft sewer & utilities easement recorded Misc. Book 134 at page 55.

Date: Jan. 7, 1998

James H. Brosemer
James H. Brosemer L.S. 82

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas)
) ss
County of McPherson)

This is to certify that the undersigned owners 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 ways under the name of WAGONER'S SECOND SUBDIVISION; located in the City of McPherson, McPherson County, Kansas; that the easement as denoted on the plat is 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 Jan. 15, 1998

Date Signed Jan. 15, 1998

Bruce D. Wagoner Owner
Bruce D. Wagoner, husband

Alan P. Wagoner Owner
Alan P. Wagoner, husband

Barbara R. Wagoner
Barbara R. Wagoner, wife

Debra A. Wagoner
Debra A. Wagoner, wife

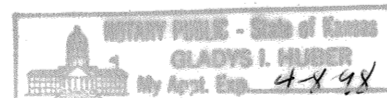
NOTARY CERTIFICATE

State of Kansas)
) ss
County of McPherson)

The foregoing instrument was acknowledged before me this 15 day of January, 1998, by Bruce D. Wagoner and Barbara R. Wagoner, husband and wife and Alan P. Wagoner and Debra A. Wagoner, husband and wife.

Gladys J. White Notary Public

my appointment expires: 4-8-98



CONTROL FOR SUBDIVISION

5/8" rebar with I.D. caps set in concrete at the S.W. and S.E. corners of Lot 7, Block 10 of Bowker's Addition to McPherson and a 1/2" rebar set in concrete at the S.W. corner of this subdivision.
Railroad right of way determined from the distances shown on the vacated plat of C. K. & N. Addition to the City of McPherson.

NOTE

A 4 foot wide concrete sidewalk shall be constructed in the Street right of way, 1.0 foot from property line. All driveways shall be hard surfaced, flag lot 5 shall have a turnaround at the end of the driveway which does not need to be hard surfaced.

PLANNING COMMISSION CERTIFICATE

State of Kansas)
) ss
City of McPherson)

This plat was approved by the McPherson City Planning Commission on January 6, 1998.

Signed January 15, 1998.

Melvin I. Tarum Chairperson
Melvin I. Tarum

ATTEST:
Larry O. Smith Secretary
Larry O. Smith

CERTIFICATE AS TO CITY PUBLIC IMPROVEMENTS

State of Kansas)
) ss
City of McPherson)

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 1-15-98

Date Signed 1/15/98

Melanie L. Alkire
Melanie L. Alkire
City Engineer
City of McPherson, Kansas

Richard N. Anderson
Richard N. Anderson
General Manager of Board
of Public Utilities
City of McPherson, Kansas

COUNTY CLERK AND CITY CLERK CERTIFICATE

State of Kansas)
County of McPherson) ss
City of McPherson)

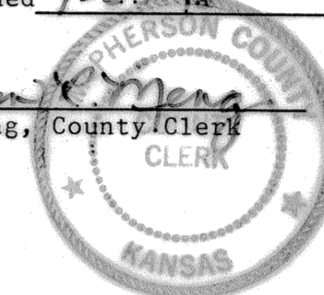
We, the undersigned, County Clerk of McPherson County, Kansas and City Clerk of the City of McPherson, Kansas, within our respective jurisdictions, do hereby certify that, at the date of this certificate, all currently due and owing taxes and special assessments of any kind assessed against any of the land included in this plat, have been paid.

Date signed 1-15-98

Date Signed 1-15-98

Susan Meng
Susan Meng, County Clerk

William J. Goering
William J. Goering, City Clerk



CITY ATTORNEY'S CERTIFICATE

State of Kansas)
) ss
City of McPherson)

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

Date Signed: January 15, 1998.

Phillip Lacey City Attorney
Phillip Lacey

GOVERNING BODY CERTIFICATE

State of Kansas)
) 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 January 19, 1998.

Vernon L. Dossett Mayor
Vernon L. Dossett

ATTEST:
William J. Goering City Clerk
William J. Goering

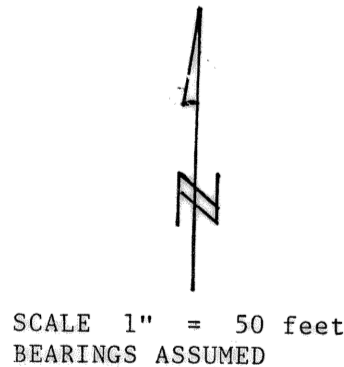
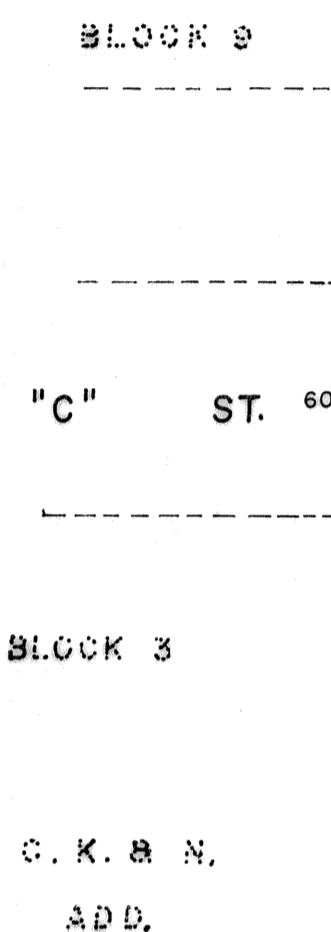
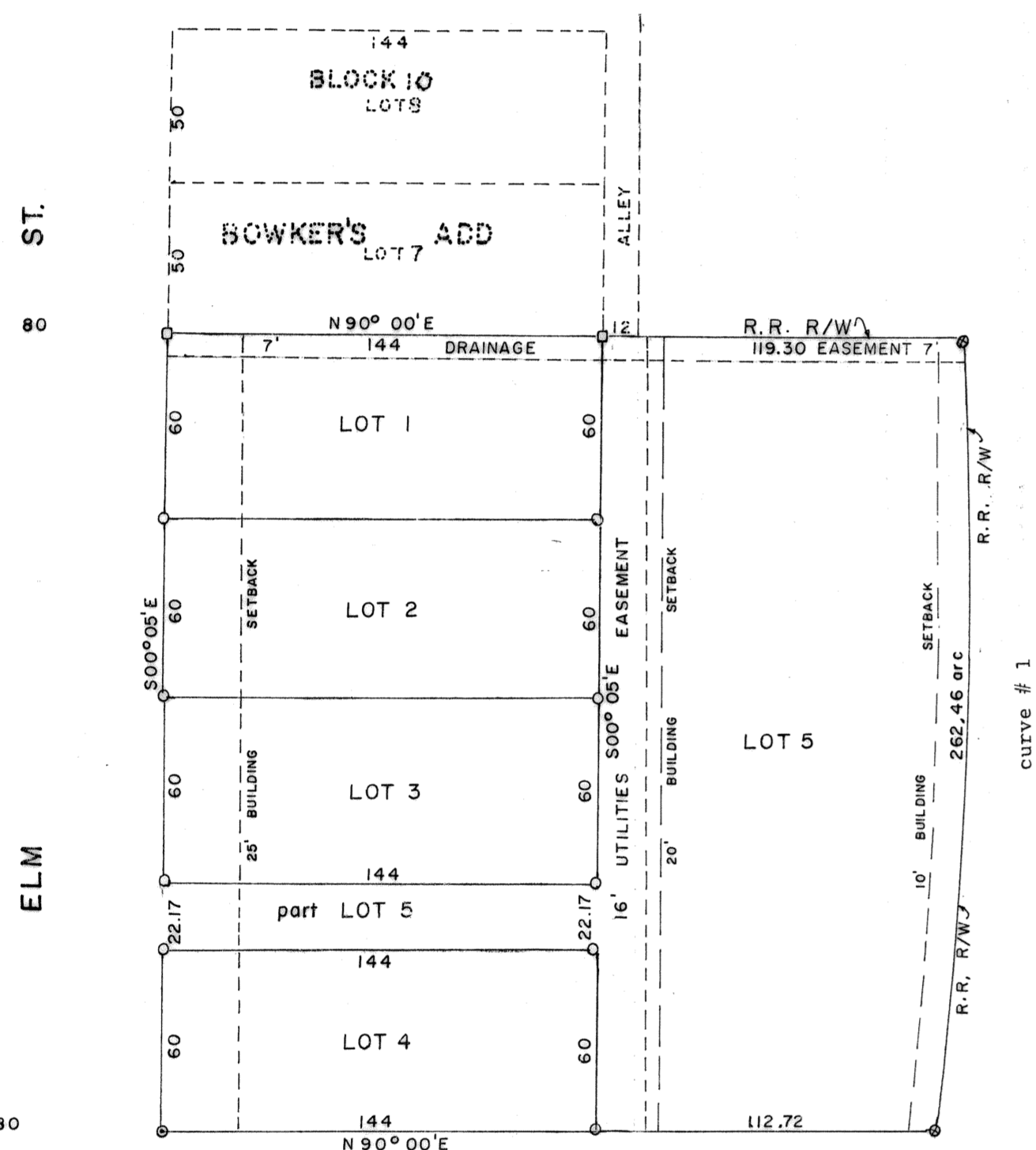
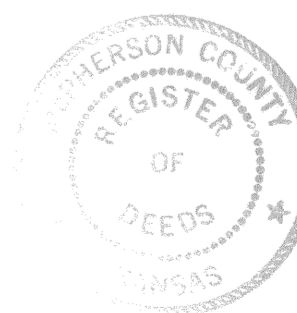
TRANSFER RECORD

Entered on transfer record this 23 day of January, 1998.

Susan Meng County Clerk
Susan Meng

REGISTER OF DEED'S CERTIFICATE

State of Kansas, McPherson Co. SS
This instrument was filed for record on the 23 day of Jan, A.D. 1998 at 8:10 o'clock PM, and duly recorded in book 47 on page 426
Dinda K. Paul
Dinda K. Paul
Register of Deeds
20.00



Date of Plat preparation - Jan. 7, 1998

BENCH MARK: 1/2" rebar set in concrete at the S.W. corner Lot 4. MSL elevation = 1486.13 feet.

LEGEND
□ = 5/8" rebar with I.D. cap set in concrete
○ = 1/2" rebar set in concrete
⊗ = 1/2" rebar with I.D. cap set in concrete
NOTE: all other lot corners are 1/2" x 24" rebars with I.D. caps.

CURVE DATA

curve # 1
Delta = 8° 05' 07"
Radius = 1859.92
Length = 262.46
Chord Dist. = 262.24
Chord Bearing = N 01° 21' 17" E