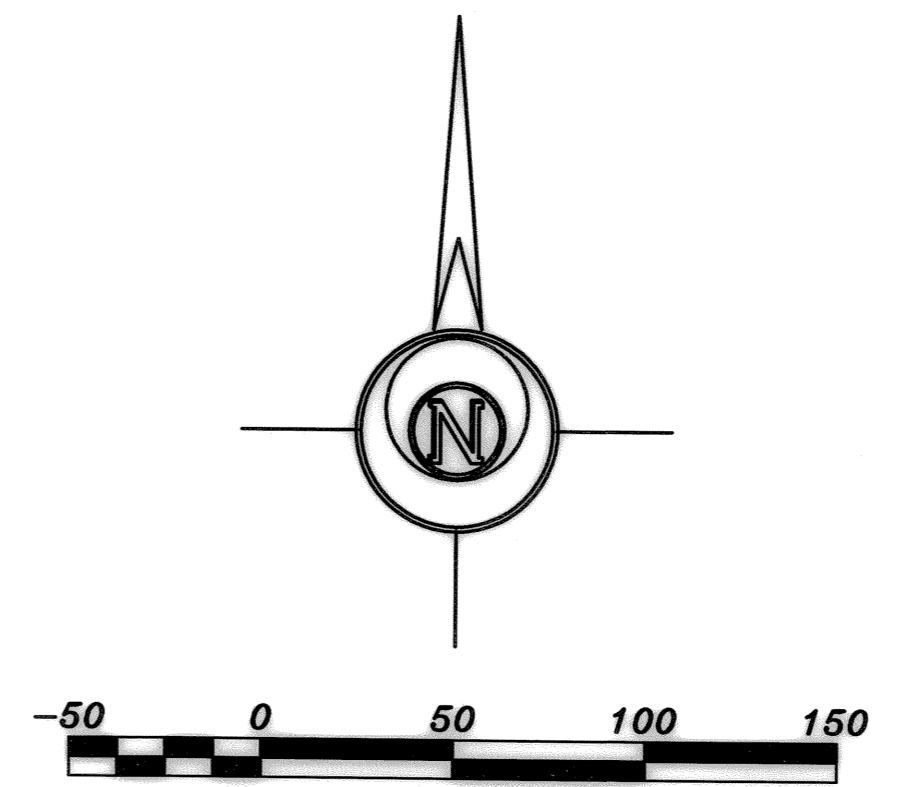
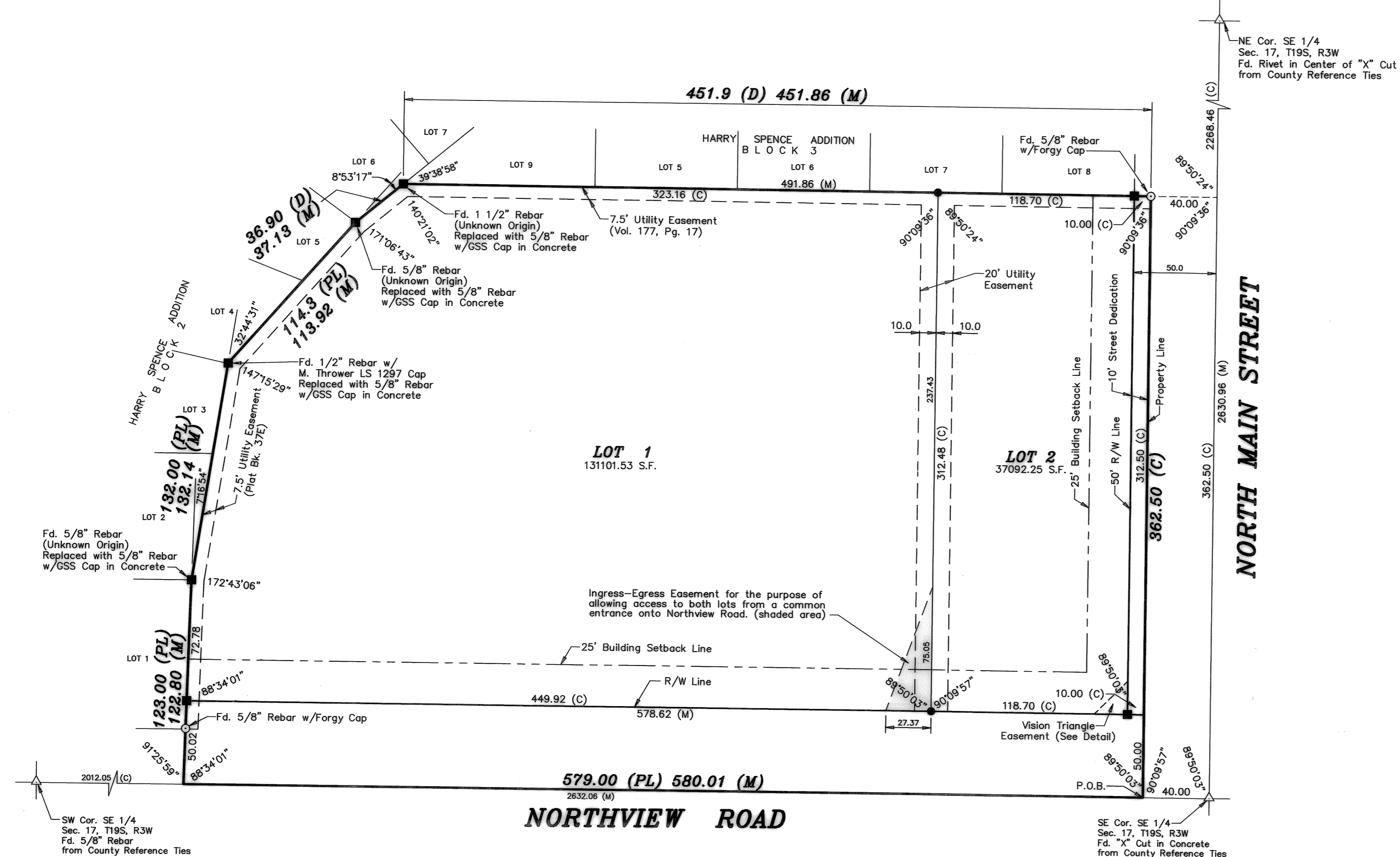


FINAL PLAT

WARREN SUBDIVISION

A REPLAT OF A PORTION OF BLOCK 2, HARRY SPENCE ADDITION TO THE CITY OF McPHERSON, KANSAS AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON, MCPHERSON COUNTY, KANSAS



LEGEND

- △ - Sectional Monument Found
- - Set 5/8" x 24" Rebar w/GSS Cap in Concrete
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- ✕ - "X" Cut in Concrete Set
- - Survey Monument Found

CLOSURE TABLE

NORTHING: 0.0000
EASTING: 0.0000
PRECISION: 1799.600/0.00001 = 1:179960

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 May 7, 2003 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 the Southeast Quarter of Section 17, Township 19 South, Range 3 West of the 6th Principal Meridian, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 17; thence West along the South line of said Southeast Quarter 40.00 feet for the point of beginning; thence continuing West along the South line of said Southeast Quarter 580.01 feet (579.00 feet record) to the extension of the East line of Lot 1, Block 2, Harry Spence Addition to the City of McPherson, McPherson County, Kansas; thence with a deflection angle 91°25'59" right-North along the East line of Lot 1, Block 2, Harry Spence Addition and the extension thereof 122.80 feet (123.00 feet record) to the Southeast corner of Lot 2, Block 2 of said Harry Spence Addition; thence with a deflection angle 07°16'54" right-North along the East line of Lots 2 and 3, Block 2 of said Harry Spence Addition 132.14 feet (132.00 feet record) to the Northeast corner of Lot 3, Block 2 of said Harry Spence Addition; thence with a deflection angle 32°44'31" right-Northeast along the East line of Lots 4 and 5, Block 2 of said Harry Spence Addition 113.92 feet (114.30 feet record) to the Northeast corner of Lot 5, Block 2 of said Harry Spence Addition; thence with a deflection angle 08°53'17" right-Northeast along the Southeastly line of Lot 5, Block 2 of said Harry Spence Addition 37.13 feet (36.90 feet record) to the intersection of the extension of the South line of Block 3 of said Harry Spence Addition and the Southeastly line of Lot 6, Block 2 of said Harry Spence Addition; thence with a deflection angle 39°38'58" right-East along the South line of Block 3 of said Harry Spence Addition and the extension thereof 451.86 feet (451.9 feet record) to a point 40.00 feet West of the East line of said Southeast Quarter; thence with a deflection angle 89°50'24" right-South parallel with the East line of said Southeast Quarter 362.50 feet to the point of beginning.

Dated August 7, 2003
Daniel E. Garber LS 683
(SEAL)

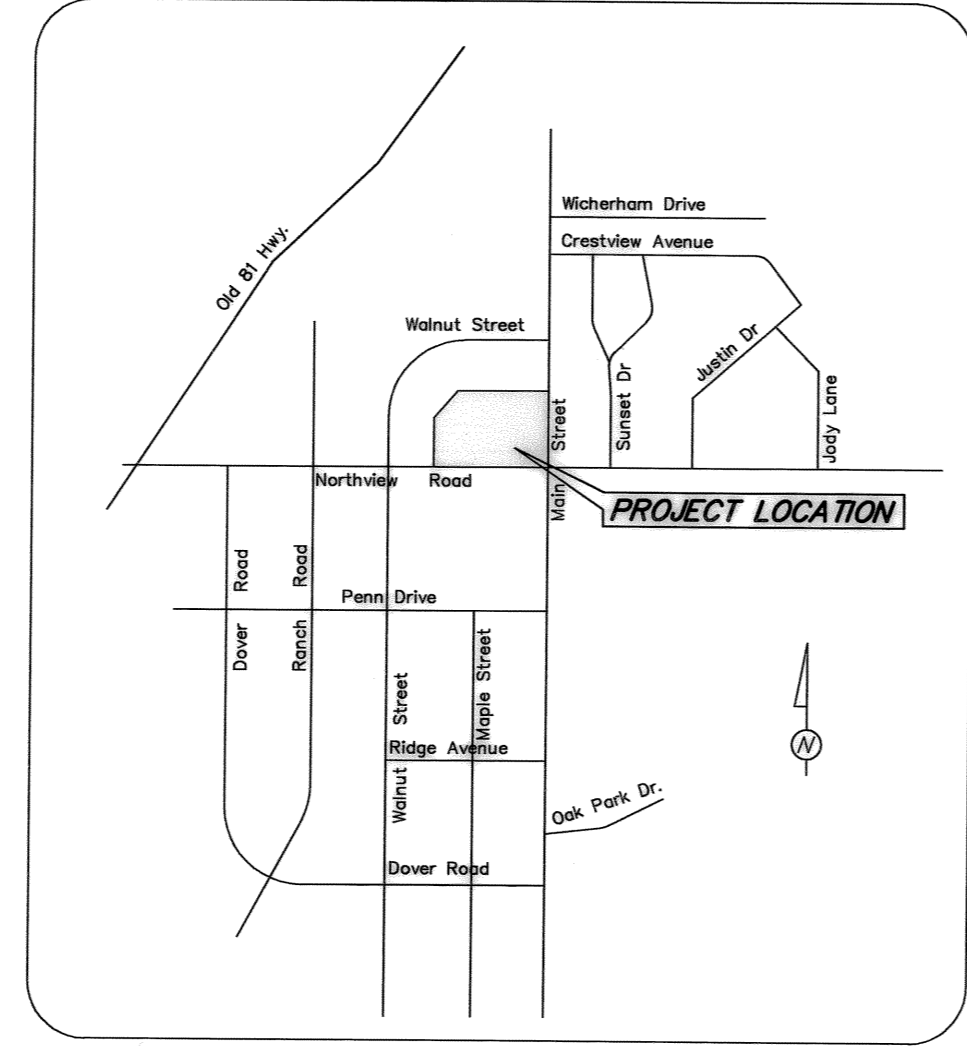
OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

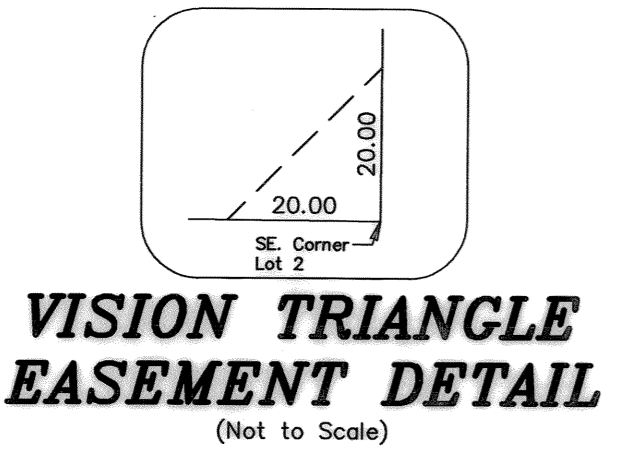
This is to certify that the undersigned owner(s) of the land described in the Survey Certificate: have caused the same to be surveyed and subdivided under the name of "WARREN SUBDIVISION"; located in the City of McPherson, McPherson County, Kansas; that all highways, streets, alleys, easements and public grounds 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 restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of McPherson County, Kansas.

Date Signed: 11-20-03

FARMERS STATE BANK OF MCPHERSON, KS. PC THOMAS INVESTMENTS, LLC.
Jeff Warren, President P. Clay Thomas, Managing Member
Greg Warren, Vice President



VICINITY MAP (Not to Scale)



ACCESS CONTROL NOTE:
Access to the public right-of-way of Main Street is limited to one driveway entrance with the centerline of said entrance at least 195 feet North of the centerline of Northview Road. Access to the public right-of-way of Northview Road is limited to two driveway entrances with the centerline of the East entrance being at least 195 feet West of the centerline of Main Street, and the centerline of the West entrance being at least 195 feet East of the centerline of Walnut Drive and at least 195 feet West of the centerline of the East entrance.

BENCHMARK:
Chiseled Square on top hubguard at Southwest corner of West branch Dry Turkey Creek tributary, 3 culverts under East Northview Road. (box culvert West of Northview Road and Sonora Street)
Elevation=1493.02

SITE BENCHMARK:
Chiseled Square on top of curb at North side of Northview Road and 95± West of Centerline Main Street.
Elevation=1508.00

GENERAL NOTES:

- Section Corner ties filed with County Engineers Office and with the Kansas State Historical Society.
- All Lot and Dimensions are calculated from measurements of exterior boundary lines.
- According to Flood Insurance Rate Map No. 2002170005D March 16, 1983 published by the Federal Emergency Management Agency, subject property lies within Zone C defined as an area of minimal flooding.

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

The foregoing instrument was acknowledged before me this 20 day of August, 2003, by Jeff Warren and Greg Warren, President and Vice President, respectively, of Farmers State Bank of McPherson, Kansas on behalf of said corporation.

(SEAL) *Carl Wedel* Notary Public

My Appointment expires: 11-16-06

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

The foregoing instrument was acknowledged before me this 27 day of August, 2003, by P. Clay Thomas, Managing Member, of PC Thomas Investments, LLC.

(SEAL) *P. Clay Thomas* Notary Public

My Appointment expires: 3-22-06

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS } SS
CITY OF MCPHERSON }

This plat was approved by the McPherson City Planning Commission on this 19 day of August, 2003.

Date Signed: 11-21-03
Donna S. Lenner Chairperson, Donna S. Lenner

ATTEST:
Bill C. Copeland Secretary, Bill C. Copeland

COUNTY CLERK AND CITY CLERK CERTIFICATE
STATE OF KANSAS } 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: 12-1-03
County Clerk, Susan R. Meng City Clerk, Gary L. Meagher
(SEAL) (SEAL)

COUNTY SURVEYOR'S CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF MCPHERSON }

Reviewed by the Unified Government Surveyor this 12 day of December, 2003.

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 William B. Heller, LS# 1202, County Surveyor
LS-1202
12-1-03
KANSAS LAND SURVEYOR

CITY ATTORNEY'S CERTIFICATE
STATE OF KANSAS } SS
CITY OF MCPHERSON }

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

Date Signed: August 24, 2003
Philip C. Lacey City Attorney, Philip C. 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 11/14/2003.

(SEAL) *William J. Goering* Mayor, William J. Goering

ATTEST:
Gary L. Meagher City Clerk, Gary L. Meagher

TRANSFER RECORD

Enter on transfer record this 1 day of December, 2003.

Susan R. Meng COUNTY CLERK
County Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas, McPherson Co. SS 8946
This instrument was filed for record on Dec. 1, 2003 A.D. 2003
8:00 AM on page 86
Linda K. Paul Register of Deeds
Debbie Bartus Deputy

Prepared For: FINAL PLAT	Description: WARREN SUBDIVISION MCPHERSON, KS.
Prepared By: GSS	Garber Surveying Service, P.A. 423 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7032 • FAX (620) 663-7401 Phone (316) 283-5053 • FAX (316) 283-5073
Drawn By: AL	Scale: 1"=50'
Checked By: DEG	Date: 07/24/2003
Date of Field Work: May 7, 2002	Job No: G2003-314
Sheet 1 of 1 Sheet(s)	