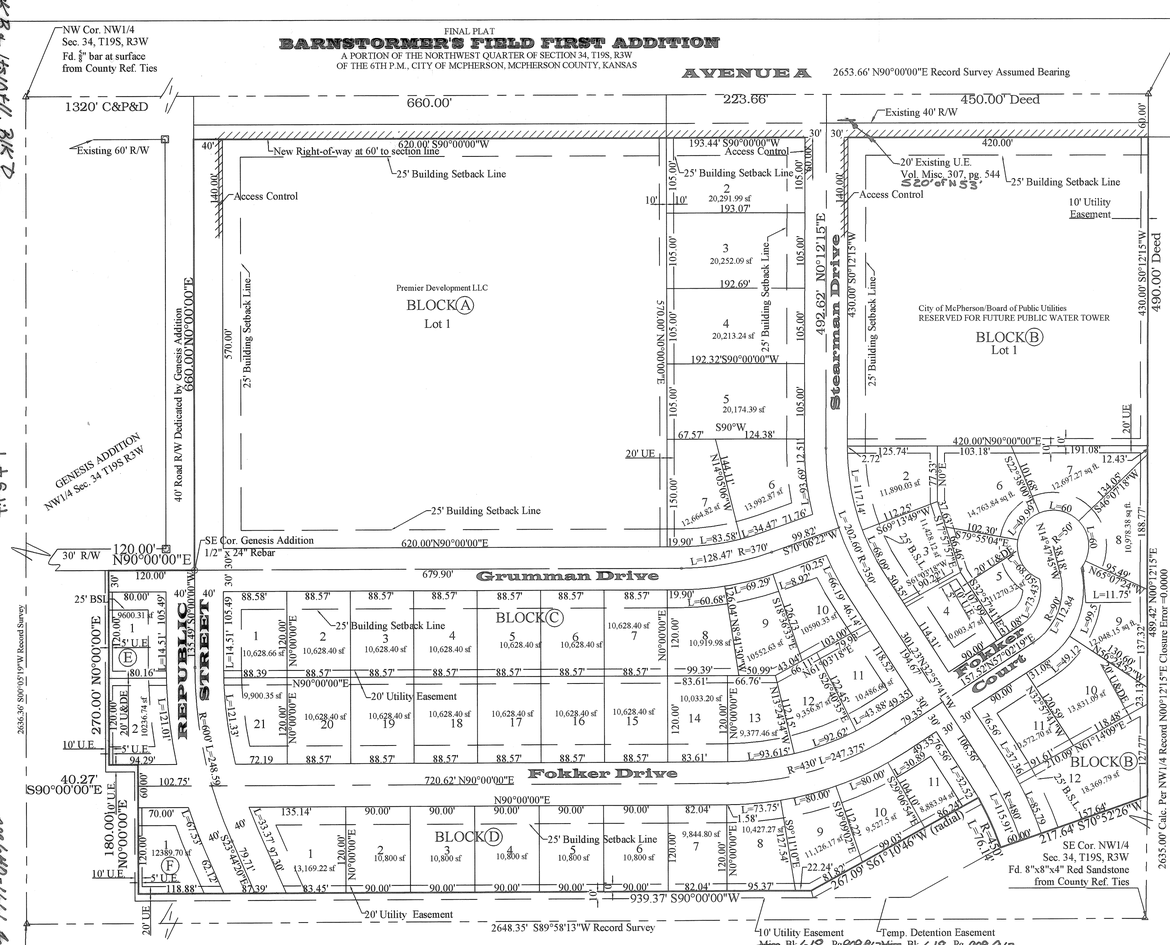
10-16-2014 Lts 2-12 Blk B + Lts 10+11, Blk D Replatted to Prairie Ponds 6-43

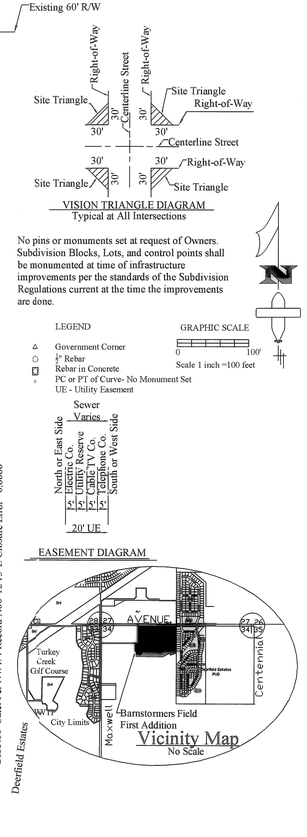
Lot Split 135 2,3,5-7 BKA Sec C-27

FINAL PLAT

BARNSTORMER'S FIELD FIRST ADDITION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, T19S, R3W
OF THE 6TH P.M., CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS





No pins or monuments set at request of Owners. Subdivision Blocks, Lots, and control points shall be monumented at time of infrastructure improvements per the standards of the Subdivision Regulations current at the time the improvements are done.

LEGEND

- Government Corner
- ¾" Rebar
- Rebar in Concrete
- PC or PT of Curve- No Monument Set
- UE - Utility Easement

GRAPHIC SCALE

0 100'
Scale 1 inch =100 feet

EASEMENT DIAGRAM

Sewer Varies

North or East Side
- 5' - Electric Co.
- 5' - Utility Reserve
- 5' - Gas Co.
- 5' - Telephone Co.

South or West Side

20' UE

Benchmark No. 1 & City Benchmark: Railroad Spike in Power Pole at NW corner of intersection of Avenue A and Maxwell Elevation 1491.64
Benchmark No. 2 & City Benchmark: Railroad Spike in last Power Pole from west on north side of Avenue A at southeast cemetary property Elevation 1495.81

FLOOD INFORMATION: Community Panels Number 200217-0015D and 200217-0020D, Effective Date March 16, 1983; Tract is in Zone C. (Area of minimal flooding)

NOTES:

SIDEWALK: A four (4) foot wide concrete sidewalk shall be constructed one foot from the property line in the street right-of-way along the South side of Avenue A, the East side of ~~Stearman Drive and~~ Republic Street and along the North side of Grumman Drive, Fokker Drive, and Fokker Court, at such time as the hereby platted property Lots are improved with a structure. * West side of Stearman Drive,

ACCESS CONTROL: Access to Avenue A is limited to public streets as shown. At the intersections to Avenue A, access is restricted as shown. Normal, day-to-day access to Lot 1 Block B shall be off of Stearman Drive. Notwithstanding full access control on Ave. A, the McPherson Board of Public Utilities shall be allowed a forty foot wide temporary entrance on Ave. A to Lot 1 Block B to facilitate heavy construction when necessary, subject to review, approval, and conditions of McPherson City Public Works. This provision for a temporary entrance shall become null and void if BPU ceases to be the owner of Lot 1 Block B or if BPU develops Lot 1 Block B for use other than for a water tower and water supply and distribution purposes. Private Drives shall be not more than 24 feet in width at the right-of-way line.

STORMWATER MANAGEMENT NOTE: Site drainage from developed areas except Block A Lot 1 and Block B Lot 1shall be directed per the approved drainage report for this development on file with the City of McPherson and a part of the Developers Agreement filed at the County Register of Deeds.

EASEMENTS: No fencing or other obstructions or improvements shall be constructed in easements unless approved by the City Engineer and provided the improvement does not interfere with the intended public use of the easement. All maintenance within the easements shall be the right, duty, and responsibility of the property owner(s) of the property on which the easement is so located; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the Director of the Department of Public Works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owner(s). Officials representing the applicable Department of Public Works shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described parcel of land was surveyed on June 17, 2002 and July 11, 2004 and the accompanying plat of said survey prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Melanie L. Thrower
MELANIE L. THROWER, #1297

MELANIE L. THROWER LICENSED 1-12-05 LS-1297 KANSAS LAND SURVEYOR

LEGAL DESCRIPTION:

A part of the Northwest Quarter (NW¼) of Section, thirty-four (34), Township Nineteen (19) South, Range Three (3) West of the 6th P.M. in the City of McPherson, McPherson County, Kansas, described as follows:

Beginning at the Northeast corner of said Northwest Quarter (NW¼) Section 34, thence along the east line of said NW ¼, S00°12'15"W a distance of 979.42 feet; thence S70°52'26"W a distance of 217.64 feet to the PC of a curve of which the bearing S70°52'26"W is radial; said curve having a radius of 450.00 feet, arc length of 76.14 feet, and chord bearing N23°58'24"W; thence along a radial line of said curve S61°10'46"W a distance of 267.09 feet; thence S90°00'00"W a distance of 939.37 feet; thence N0°00'00"W a distance of 180.00 feet; thence S90°00'00"W a distance of 40.27 feet; thence N00°00'00"W a distance of 270.00 feet to a point 120 feet west of the southeast corner of Genesis Addition Plat to the City of McPherson; thence N90°00'00"E a distance of 120.00 feet; thence N00°00'00"W a distance of 660.00 feet to the north line of said NW¼; thence along said north line N90°00'00"E a distance of 1333.66 feet to the point of beginning containing 34.14 acres more or less. Closure Precision 1:1,051,782.

See Bk 666 Pg 5373 Aff of Publication 9-7-2017
See Bk 666 Pg 5274 Ord #3247 Street Name Changes - See Dwnt 9-7-2017
See Bk 666 Pg 4563 Ord #3255 Street Name Changes - See Dwnt 10-18-2017

See 640-1661 for change in name of State Grumman Dr. to Republic St, & Maxwell St. to Hiway 61 - 27-5 for section of Republic St. north of Arc 643-2775 for name change of Grumman Drive to Stearman Street.
See 647-1944? Resolution 10-18-19 (Sewer Improvements) 11-19-2018

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 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 Barnstromer's Field First Addition, an Addition to the City of McPherson, McPherson County, Kansas; that all highways, streets, alleys, 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.

Given under my hand at McPherson, Kansas, this 16 day of February, A.D. 2005.

Premier Development LLC (Owner of Lot 1, Block A):
By: Nick Vontz
Nick Vontz, Operating Manager

City of McPherson Board of Public Utilities (Owners of Lot 1, Block B):
By: William J. Goering
William J. Goering, Mayor

By: R.N. Anderson
Richard N. Anderson, General Manager

Dennis K. Thrower

Melanie L. Thrower

NOTARY CERTIFICATE

State of Kansas)
) ss
County of McPherson)

The foregoing instrument was acknowledged before me this 12 day of January, 2005, by Dennis K. Thrower and Melanie L. Thrower, husband and wife.

Given under my hand and Notarial Seal this 12 day of January, A.D. 2005.

Gladys L. Huber, Notary Public

NOTARY PUBLIC - State of Kansas GLADYS L. HUBER My Appt. Exp. 4-28-2006

NOTARY CERTIFICATE

State of Kansas)
) ss
County of McPherson)

NOTARY PUBLIC-State of Kansas CAROL L. CHEESMAN My Appt. Expires 1-28-05

The foregoing instrument was acknowledged before me this 16 day of February 2005, by Nick Vontz, Operating Manager of a limited liability company.

Given under my hand and Notarial Seal this 16 day of Feb, A.D. 2005.

Carol L. Cheesman, Notary Public

NOTARY CERTIFICATE

State of Kansas)
) ss
County of McPherson)

CAROLA J. PEARSON State of Kansas NOTARY PUBLIC My Appt.Exp. 2-21-09

The foregoing instrument was acknowledged before me this 21 day of Feb., 2005, by Richard N. Anderson, as General Manager of the City of McPherson, Kansas Board of Public Utilities.

Given under my hand and Notarial Seal this 21 day of Feb., A.D. 2005.

Carla J. Pearson, Notary Public

NOTARY CERTIFICATE

State of Kansas)
) ss
County of McPherson)

The foregoing instrument was acknowledged before me this 21 day of Feb., 2005, by William J. Goering, Mayor of the City of McPherson.

Given under my hand and Notarial Seal this 21 day of Feb, A.D. 2005.

Gladys L. Huber, Notary Public

NOTARY PUBLIC - State of Kansas GLADYS L. HUBER My Appt. Exp. 4-28-2006

MORTGAGE HOLDER

State of Kansas)
) ss
County of)

We, Eunice L. Kelley and Roger W. Lovett, by our signatures, as holders of a Mortgage in the above described property do hereby consent to the plat of Barnstormer's Field First Addition, City of McPherson, McPherson County, Kansas.

Given under my hand at Junction City, Kansas, this 14th day of Feb, A.D. 2005.

Eunice L. Kelley
Eunice L. Kelley

Given under my hand at Junction City, Kansas, this 14 day of Feb, A.D. 2005.

Roger W. Lovett
Roger W. Lovett

MORTGAGE HOLDER

State of Kansas)
) ss
County of McPherson)

We, Home State Bank and Trust, Ted Odle, President, by our signature, do hereby consent to the plat of Barnstormer's Field First Addition, City of McPherson, McPherson County, Kansas.

Given under my hand at McPherson, Kansas, this 16 day of February, A.D. 2005.

Ted Odle

NOTARY CERTIFICATE

State of Kansas)
) ss
County of McPherson)

NOTARY PUBLIC-State of Kansas CAROL L. CHEESMAN My Appt. Expires 1-28-05

The foregoing instrument was knowledged before me this 16 day of February 2005, by Ted Odle, President home State Bank.

Given under my hand and Notial Seal this 16 day of Feb, A.D. 2005.

Carol L. Cheesman, Notary Public

NOTARY CERTIFICAE

State of Kansas)
) ss
County of McPherson)

NOTARY PUBLIC - State of Kansas DARLENE DAYNODE My Appt. Exp. 4-9-05

The foregoing instrument was knowledged before me this 14th day of Feb, 2005, by Eunice L. Kelley andoger W. Lovett.

Given under my hand and Notal Seal this 14 day of Feb, A.D. 2005.

Darlene Daynode, Notary Public

COUNTY SURVEYOR CERTIFICATE

State of Kansas)
) ss
County of McPherson)

WILLIAM B. HELLER LICENSED LS-1202 1-12-2005 KANSAS

Reviewed by the McPherson County Surveyor this 12th day of January, 2005. 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 1-12-2005
William B. Heller, McPherson County Surveyor

COUNTY CLERK AND CITY CLERK CERTIFICATE

State of Kansas)
City of McPherson) 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 January 23, 2005 Date Signed 2/21, 2005

Susan R. Meng, County Clerk [SEAL]

Gary L. Meagher, City Clerk [SEAL]

PLANNING COMMISSION CERTIFICATE

State of Kansas)
) ss
City of McPherson)

This plat was approved by the McPherson City Planning Commission on January 11, 2005.

Date Signed February 22 2005

Donna S. Lehner, Chairperson ATTEST: Bill C. Copeland, Secretary

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 2/21, 2005.

William J. Goering, Mayor ATTEST: Gary L. Meagher, City Clerk [SEAL]

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 February 21, 2005

Philip C. Lacey, City Attorney

TRANSFER RECORD

Entered on transfer record this 23rd day of February, 2005.

Susan R. Meng, County Clerk

REGISTER OF DEEDS CERTIFICATE

McPHERSON COUNTY REGISTER OF DEEDS KANSAS

State Of Kansas, McPherson Co., SS:
This Instrument was filed for record on the 23 day of Feb A.D. 20 05 at 8:00 o'clock A m. and duly recorded in book Plat B on page 92

Register of Deeds 20.00

Owners:
Dennis and Melanie Thrower 620-241-5086
Premier Development LLC 620-241-2644
Board of Public Utilities 620-245-2525

CITY OF MCPHERSON, KANSAS
BARNSTORMER'S FIELD FIRST ADDITION

FINAL PLAT

McPherson Engineering & Land Surveying Services P.O. Box 662 McPherson, KS 620-241-0950	Date: 01-07-2005
	Sheet 1 of 1
	Des. MLT