

FINAL PLAT OF DEERFIELD ESTATES SOUTH CASE NUMBER SD-24-02
Replat of Lot 15 - Lot 31, Block 5 and all of Block 6, Block 7, Block 8 & Reserve "B" & "F", all being part of
Deerfield Estates West Phase Planned Unit Development, a subdivision in the City of McPherson, McPherson
County, Kansas

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which heretofore shall be known as "Deerfield Estates South".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of McPherson, McPherson County, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D.E.", is hereby granted to the City of McPherson, Kansas. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

An easement or license is hereby granted to the City of McPherson and all Public Utility Companies to enter upon, construct, and maintain utilities upon, over, and under those areas outlined and designated on this plat as "Utility Easement" or "U.E.".

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of McPherson County, Kansas, said restrictions will thereby be made part of the dedication of this plat as though fully set forth herein.

Tracts A is intended to be used as a Drainage Easement area.

Tract B is intended to be used as a Recreational Area.

Reserve "C" is intended to be used as Reserve Easement area.

The care and maintenance of said Tracts A, B, and C, shall be the sole responsibility of the City of McPherson.

SURVEYOR'S NOTES:

1. Basis of Bearings: Held West line of Northeast 1/4, Section 34, Township 19 South, Range 3 West = N00°25'36"W (Kansas Coordinate System 1983, South Zone). Distances shown hereon are Ground Distances in U.S. Survey Feet.

2. Subject Property contains 1,369,254 Square Feet or 31,4337 acres, more or less. Dedicated Road Right-of-Way contains 214,572 Square Feet or 4.9229 Acres, more or less.

3. The Subject Property is Located in Zone X areas determined to be outside the 0.2% annual chance floodplain (NO HAZV), ZONE X = 0.2% annual chance floodplain hazard, areas of 15 annual chance flood with average depth less than one foot and with drainage areas of less than one square mile, ZONE AE = The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 15 annual chance flood can be carried without substantial increases in flood heights and ZONE AE = No base flood elevations determined. according to the Flood Insurance Rate Map (FIRM) Map Number 20113C03057E, Map Revised January 10, 2009.

4. This plat lies within the required minimum area of closure 1:10,000.

5. 58,918.57 Sq. Ft./1,358 acres of right-of-way for Deerfield Road, 40,342.23 Sq. Ft./0.9261 acres of right-of-way for Spring Creek, 71,448.34 Sq. Ft./1,6402 acres of right-of-way for Clubhouse Drive and 43,862.49 Sq. Ft./1,0089 acres of right-of-way for Autumn Wood Drive is hereby dedicated to the City of McPherson, Kansas, as shown hereon.

6. Subject property is currently Zoned R2PD R-2 w/PUD Overlay and R3PD R-3 w/PUD Overlay.

PROFESSIONAL SURVEYOR'S CERTIFICATE AND DESCRIPTION

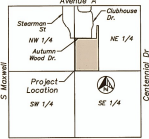
I, the undersigned, licensed professional surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 31, 2023 and the accompanying final plat prepared and that all the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief:

Replat of Lot 15 - Lot 31, Block 5 and all of Block 6, Block 7, Block 8 and Reserve "B" and "F", all being part of Deerfield Estates West Phase Planned Unit Development, a subdivision in the City of McPherson, McPherson County, Kansas, lying in the Northeast Quarter of Section 34, Township 19 South, Range 3 West of the 6th Principal Meridian, described by Gregory Chad Weller, Kansas PS-1417, of Olson, on December 15, 2023, as follows:

Beginning at the Southwest corner of said Northeast Quarter; thence North 00 degrees 25 minutes 26 seconds West on the West line of said Northeast Quarter a distance of 1,367.74 feet to a point on the North right of way line of Autumn Wood Drive, as now established; thence in a easterly direction, departing said West line at a point on the North right of way line, on a curve to the right, whose initial tangent bears S88°09'09" E 89 degrees 09 minutes 10 seconds W88°09'09" E, having a radius of 858.89 feet, through a central angle of 9 degrees 09 minutes 09 seconds, on a distance of 137.19 feet to a point on a reverse curve; thence on a reverse curve to the left, continuing on said North right of way line, having a radius of 870.00 feet, through a central angle of 8 degrees 42 minutes 53 seconds, on a distance of 132.33 feet to a point; thence North 89 degrees 25 minutes 26 seconds West continuing on said North right of way line a distance of 461.47 feet to a point on the East right of way line of Clubhouse Drive, as now established; thence South 00 degrees 25 minutes 26 seconds East, on said East right of way line a distance of 30.00 feet to a point; thence North 89 degrees 34 minutes 34 seconds East, departing said East right of way line a distance of 715.00 feet to the East line of said Northeast Quarter; thence North 00 degrees 25 minutes 26 seconds West on said East line a distance of 253.22 feet to a point; thence North 02 degrees 35 minutes 59 seconds East, continuing on said East line a distance of 75.41 feet to a point; thence North 11 degrees 41 minutes 07 seconds East, continuing on said East line a distance of 771.3 feet to a point; thence North 18 degrees 03 minutes 58 seconds East, continuing on said East line a distance of 72.29 feet to a point; thence North 11 degrees 49 minutes 11 seconds West continuing on said East line a distance of 70.97 feet to a point on the South line of said Northeast Quarter; thence North 89 degrees 34 minutes 34 seconds East, departing said East line a distance of 69.44 feet to a point on the West line of Block A, Lot 1; thence South 00 degrees 25 minutes 26 seconds West on said West line of Block A, Lot 1 and the West line of said Northeast Quarter, thence South 89 degrees 25 minutes 26 seconds East, on said South line a distance of 972.76 feet to the POINT OF BEGINNING, containing 1,369,254 Square Feet or 31,4337 acres, more or less.

Greg Chad Weller

Gregory Chad Weller, PLS No. 1417
Olson, LC-114
cwiller@olson.com



Iron Horse Rd.
Section 34-7195-R3W
VICINITY MAP
Scale: 1" = 200'

COUNTY PROFESSIONAL SURVEYOR'S CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

This plat has been reviewed by the UNIFIED GOVERNMENT SURVEYOR and complies with the survey requirements of K.S.A. 58-2005, et. seq.

Date: June 12, 2024

Wayne Scribner, PLS 1372
County Appointed Surveyor

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 Professional 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 DEERFIELD ESTATES SOUTH, a subdivision in 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 subject to 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: 4/16/2024

Signed: Brian Paul Member
Twilford II, LLC

NOTARY CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

Be it remembered, that on this 16 day of April, 2024, before me, a notary public in and for said county and state, came Brian Paul Member, who is personally known to me to be the same person who executed the foregoing instrument or writing and duly acknowledged the execution of the same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: Brian Paul Member
My Commission Expires: 11-07-2025



MORTGAGE HOLDER

We, Peoples Bank and Trust, by Chad E. Alexander, holders of a mortgage on the above described property do hereby consent to the plat of DEERFIELD ESTATES SOUTH in the City of McPherson, McPherson County, Kansas.

Chad E. Alexander, Chief Lending Officer
Peoples Bank and Trust

NOTARY CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

Be it remembered, that on this 12th day of June, 2024, before me, a notary public in and for said county and state, came Chad E. Alexander, who is personally known to me to be the same person who executed the foregoing instrument or writing and duly acknowledged the execution of the same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public: Chad E. Alexander
My Commission Expires: 10-25-25



CERTIFICATE OF CITY PLANNING COMMISSION

STATE OF Kansas } SS
COUNTY OF McPherson }

This Plat was approved by the McPherson City Planning Commission on Date: June 2, A.D. 2024.

Brenton Rando, Chairman

Attest:

Tiffon Woods, Secretary

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

We, the undersigned, County Clerk of McPherson County, Kansas and the 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: June 4, 2024

Hollie Melroy, County Clerk

Date: 5/16/2024
Lisa Foster, City Clerk

CITY ATTORNEY'S CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

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

Date: 18 April 2024

Jeffrey Houston, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

This dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas on 18 April 2024.

Tom Brown, Mayor

Lisa Foster, City Clerk

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

This dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, McPherson, County, Kansas on 18 April 2024.

Keith Becker, Chairman

Attest:

Hollie Melroy, County Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF Kansas } SS
COUNTY OF McPherson }

This is to certify that this instrument was filed for record at the register of deeds office, at 1:40 PM on 19th day of June, 2024.

Lucas B. Wozniak, Register of Deeds
Book: LD Page: 6
Date Recorded: 6/18/2024 1:40:40 PM

