

FINAL PLAT

EAGLE'S WINGS ESTATES UNIT TWO

A PORTION OF THE SOUTHWEST QUARTER SECTION 16, TOWNSHIP 19 SOUTH,
RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON, KANSAS.

EAGLE'S WINGS ESTATES UNIT ONE
WICKERSHAM DRIVE



Line Table

No.	Bearing	Distance
L1	S 00°22'35" E	35.00 (C)(PS)
L2	N 01°16'19" W	42.24 (C)(PL)
L3	N 46°08'35" W	60.13 (C) 60.00 (PL)
L4	N 82°28'04" W	155.25 (M) 155.00 (PL)
L5	N 88°33'11" E	99.06 (M) 99.26 (R)
L6	S 62°51'37" E	266.96 (C)
L7	N 54°16'41" E	40.41 (C)
L8	N 16°24'18" W	44.26 (C)
L9	N 67°51'37" W	111.36 (C)

LEGEND

- Sectional Monument Found
- Survey Monument Found
- 5/8" x 24" Iron Rebar Set w/SSS Cap
- 5/8" x 24" Rebar Set in Concrete
- Site Benchmark
- Calculated
- Measured
- Recorded
- Record Survey 020160241
- Point of Beginning
- Point of Commencement

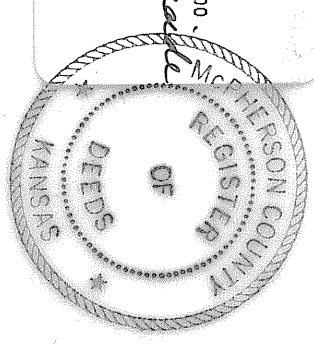
EAST NORTHVIEW AVENUE

CLOSURE TABLE

PRECISION: 4920.91/0.0171 = 1:287358.26

No.	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	49°58'07"	85.00	74.13	39.61	71.80	N 19°09'49" E
C2	46°43'07"	100.00	81.54	43.19	79.30	N 22°07'23" E
C3	46°01'01"	100.00	80.32	42.47	78.18	N 22°28'18" E
C4	11°32'16"	500.00	100.69	50.51	100.52	N 06°18'24" W
C5	11°32'16"	500.00	100.69	50.51	100.52	N 06°18'24" W
C6	21°19'20"	250.00	93.04	47.06	92.50	N 78°06'13" E
C7	50°37'09"	115.00	101.60	54.38	98.33	S 18°45'45" W

Recorded By: [Signature]
 Date Recorded: 11/30/2018 3:31:06 PM
 Book: LC Page 66
 Leland S. McPherson, Register of Deeds
 McPherson County, Kansas



Garber Surveying Service, P.A.
 HITCHCOCK (Main Office) 2008 North Main St. 67902
 McPHERSON (Branch Office) 115 East Main St. 67460
 NEWTON (Branch Office) 511 North Poplar St. 67114
 Phone: 620-465-7433 Fax: 620-465-7401
 Phone: 620-241-4411 Fax: 620-241-4458
 Phone: 316-283-5053 Fax: 316-283-5073

Job No: G2018-0008

Covenant
 Bk. 667-23171
 filed 2-18-2019

Covenant
 Book 667 page 23980-23993
 filed 3-5-2019

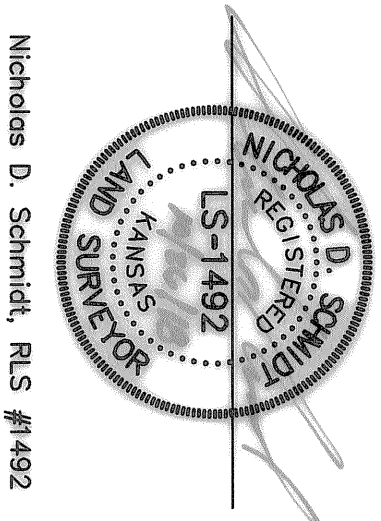
FINAL PLAT

EAGLE'S WINGS ESTATES UNIT TWO
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RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON, 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 July 12, 2018 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: A portion of the Southwest Quarter of Section 16, Township 19 South, Range 3 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section 16, Township 19 South, Range 3 West of the 6th Principal Meridian, thence with a bearing South 86°43'55" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Southwest Quarter 271.06 feet to the Southeast corner of North Ridge Crossing Addition; thence North 0°02'23.35" West along the East line of North Ridge Crossing Addition 500.17 feet to the Northeast corner of Lot 1, Block 1, North Ridge Crossing Addition; thence South 88°43'41" West along the North line of said North Ridge Crossing Addition 559.72 feet to the Northwest corner of Lot 1, Block 1, North Ridge Crossing Addition; thence North 0°16'19" West along the East line of Colvary Estates Addition; Unit Two 42.24 feet; thence North 48°08'35" West continuing along the East line of Colvary Estates Addition; Unit Two 60.13 feet to the left Northeastery right-of-way line of Kaiser Court; thence following a curve to the left having a radius of 85.00 feet Northeastery 74.13 feet (chord bears North 19°09'49" East 71.80 feet) to the Northeast corner of Lot 24, Block 1, Colvary Estates Addition, Unit Two; thence North 82°28'04" West 155.25 feet to the Northwest corner of Lot 24, Block 1, Colvary Estates Addition, Unit Two; thence North 0°09'17" East along the East line of Colvary Estates Addition, Unit Two 298.40 feet to a point 25.40 feet South of the Southwest corner of Lot 8, Block 1, Colvary Estates Addition, Unit One; thence North 88°33'11" East 99.06 feet to a point 25.22 feet South of the Southeast corner of Lot 8, Block 1, Colvary Estates Addition, Unit One; thence South 62°51'37" East 266.96 feet; thence North 54°16'41" East 100.41 feet; thence North 16°24'18" West 44.26 feet; thence North 62°51'37" West 111.36 feet to the Southeast corner of Lot 7, Block 1, Colvary Estates Addition, Unit One; thence North 0°20'45" West along the East line of Colvary Estates Addition, Unit One 320.00 feet to the Northeast corner of Lot 5, Block 1, Colvary Estates Addition, Unit One; thence North 88°39'15" East along the South line of Eagle's Wings Estates, Unit One 696.47 feet to the Southeast corner of Lot 11, Block 1, Eagle's Wings Estates Unit One; thence South 00°32'16" East along the East line of said Southwest Quarter 1321.29 feet to the point of beginning containing 18.423 Acres.

Date: October 26, 2018.

Nicholas D. Schmidt, RLS #1492

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS

COUNTY OF MCPHERSON) SS

Reviewed by the Unified Government Surveyor this 26th day of October, 2018. 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, RLS #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 EAGLE'S WINGS ESTATES UNIT TWO that all roads, alleys, easements and public grounds so denoted on the plat are hereby dedicated to and for the use of the public, or to those denoted herein, for the purpose of constructing, operating, maintaining and improving the same and that the same shall be held and conveyed, hereinafter 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: 11-16-18 Date Signed: 11/16/2018Mark Houghton, Owner
West First Investments, L.L.C. Richard J. Stach, President/CEO
Disability Supports of the Great Plains, Inc.

NOTARY CERTIFICATE

STATE OF KANSAS

COUNTY OF MCPHERSON) SS

BE IT REMEMBERED: That on this 16 day of Nov, 2018, A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Mark Houghton, Owner of West First Investments, L.L.C. who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: 12-31-21

Notary Public

NOTARY CERTIFICATE

STATE OF KANSAS

COUNTY OF MCPHERSON) SS

BE IT REMEMBERED: That on this 16 day of Nov, 2018, A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Richard J. Stach, President/CEO of Disability Supports of the Great Plains, Inc. who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: 12-31-21

Notary Public

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

This plat was approved by the City of McPherson Planning Commission on October 26, 2018.

Signed: October 26, 2018.

Brennon Ronda, Chairperson

ATTEST:

Tiffany Floyd, Secretary

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

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: November 27, 2018

Hollie Melroy, County Clerk

Tamra K. Seely, City Clerk

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

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

Date Signed: October 29, 2018.

Jeffrey Houston, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
COUNTY OF MCPHERSON) SS

The dedications shown on this Plat, if any, are hereby accepted by the Governing Body of the City of McPherson, Kansas, on October 26, 2018.

ATTEST:

Thomas A. Brown, Mayor

TRANSFER RECORD

Entered on transfer record this 27 day of November, 2018.

Hollie Melroy, County Clerk

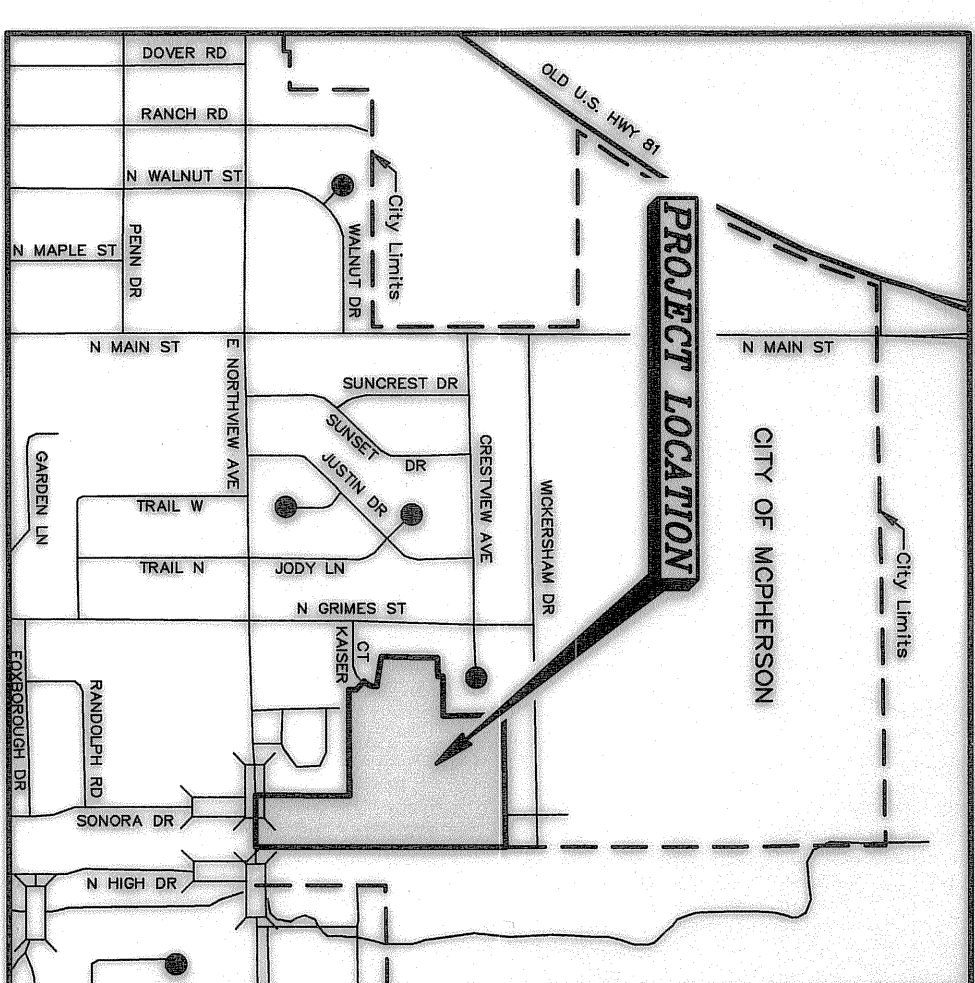
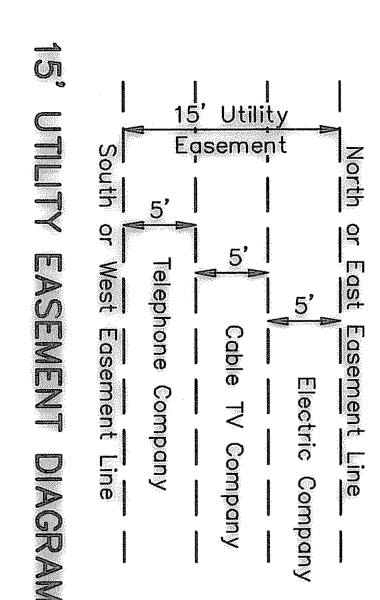
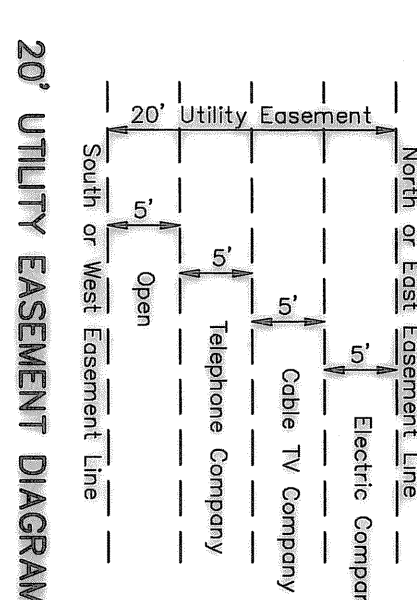
REGISTER OF DEEDS CERTIFICATE

Laura B. Wilson, Register of Deeds

Book, LC Page, 66

Recorded: 20822

Caterpillar: 11/30/2018 3:31:06 PM

MCPHERSON, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

BENCHMARKS:

BM-1:

Square cut on Northwest corner of reinforced concrete box headwall, located ±21.9' North and ±99.4' East of the intersection of East Northview Avenue and Sonora Drive.

Elevation=1493.36 (NAVD83)

SIDEWALK NOTE:

A concrete sidewalk, built to the current standards of the City of McPherson, shall be constructed at the property line in the street Right-of-Way along the North side of Mckenzie Court, West side of Sonora Drive, and the East side of Kaiser Court. Construction shall be concurrent with the development of each lot.

DETENTION POND NOTE:

The owners of Lots 8, 9, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Block 10, shall be responsible for the maintenance of the adjoining detention pond.

Prepared By:	JAK	Date:	10/26/2018	Sheet	2 of 2 Sheets
Checked By:	NDS	Date:	10/26/2018	Job No:	G2018-0008
Garber Surveying Service, P.A.					
HUTCHINSON (Main Office) 2008 North Plum St. 67302 Ph. 620-665-7032 Fax 620-663-7101					
MCPHERSON (Branch Office) 115 East Martin 67460 Ph. 620-241-4141 Fax 620-241-4158					
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073					