

743

State of Kansas, McPherson Co., SS:
This instrument was filed for record
on the 8 day of March A.D. 1974
at 11:45 a.m. and duly recorded
in book Plat 4 on page 36
Rosalie Nelson
Register of Deeds



PRAIRIE GRASS ADDITION

AN ADDITION TO THE CITY OF INMAN, KANSAS

LEGAL DESCRIPTION

A tract of land lying in the north one-half (1/2) of section sixteen (16) Township twenty-one (21) south, Range four (4) west of the sixth (6th) principal meridian in McPherson County Kansas, more particularly described as follows:
Beginning of a point 30 feet south of the Northwest corner of the Northeast Quarter (NE 1/4) of section sixteen (16), thence east along the south RM line N 90°00' E a distance of 856.00 feet, thence S 00°00' E a distance of 593.42 feet, thence S 60°00' W southwesterly a distance of 939.05 feet, thence S 90°00' W a distance of 254.76 feet to the west property line Brome Grass Circle, thence N 00°00' E north along described property line a distance of 470.92 feet to the P.C. of curve, thence Northwest following curve a distance of 157.08 feet to the P.T. of curve, thence N 90°00' West a distance of 137 feet plus or minus to the east property line of Froese Drive, thence north, north east (N.N.E.) a distance of 70 feet to the south-west corner of lot 1, block One (1) thence N 00°00' E a distance of 419.40 feet to the Northwest corner of First Industrial Addition to the City of Inman, Kansas, thence N 90°00' E a distance of 460 feet to a point 28 feet south of the Northwest corner of the Northeast Quarter of section sixteen (16) Township twenty-one, Range four West, thence south a distance of 2 feet to the point of beginning, containing approximately 25.737 acres more or less.

OWNER'S CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
This is to certify that the undersigned is (are) the owner (s) of the land described on this plat and that they have caused the same to be surveyed and subdivided as indicated thereon, and do hereby acknowledge and adopt the same under the style and title thereon indicated.
All street right-of-way as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct, and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat is hereby granted.
Given under my hand at McPherson, Kansas, this 11th day of Feb, A.D. 1974

Owner(s) Signature
James A. Platt
James R. Platt
Albert J. Baker
Edna Mae Baker
H. Eddie Jones
Verne L. Jones
Samuel D. Jones
Samuel D. Jones

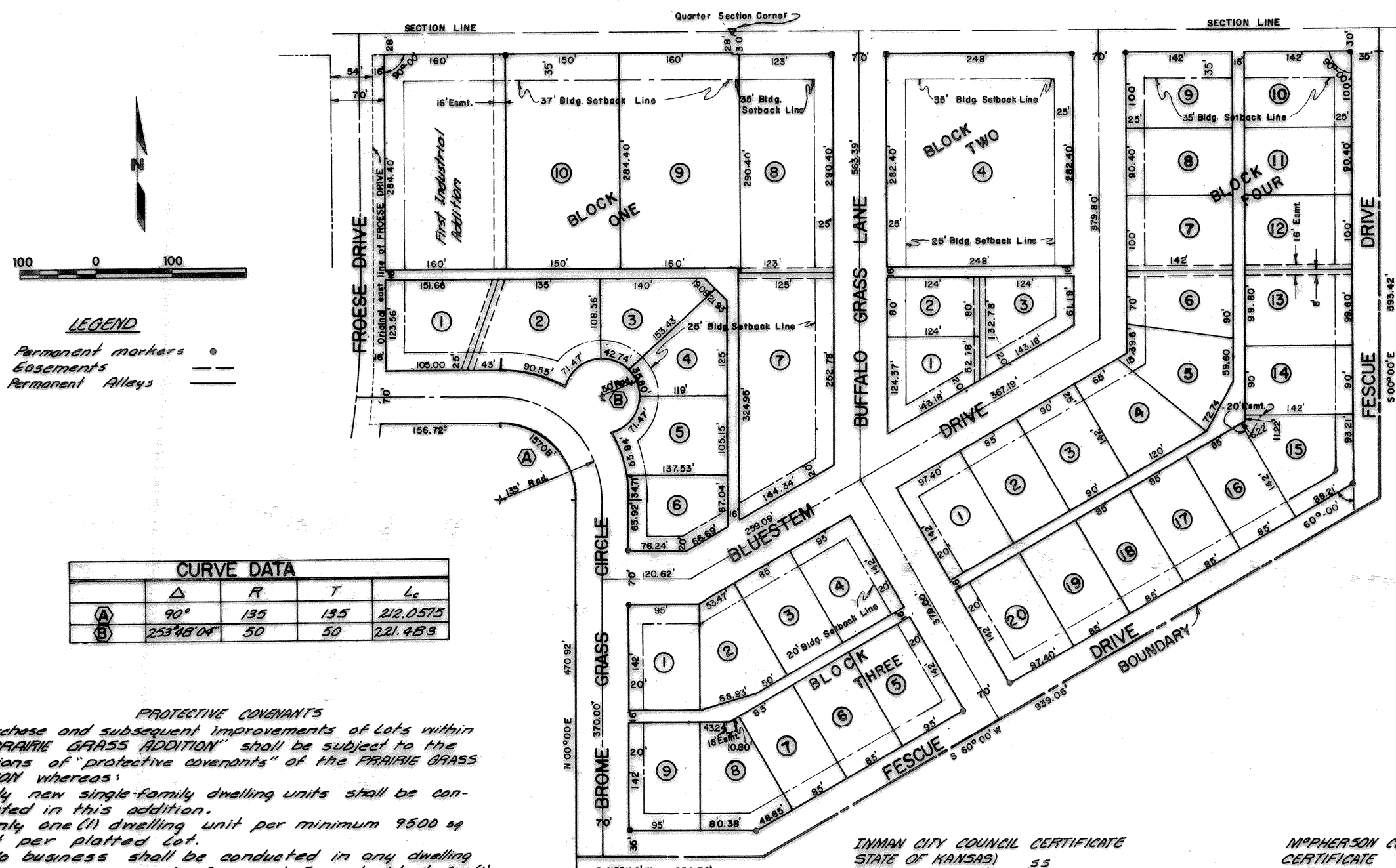
NOTARY CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
I, John S. Judd, a Notary Public in and for said county, in the state aforesaid do hereby certify that the owner(s) are personally known to me to be the same persons this day in person and acknowledged that they signed and delivered the plat at their own free and voluntary act for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 11th day of Feb, A.D. 1974
John S. Judd
Notary Public

COUNTY AND CITY CLERK CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat.
I further certify that I have received all statutory fees in connection with the plat.
Given under my hand and seal of McPherson, Kansas, this 21st day of February, A.D. 1974
Margaret Bryan
County Clerk
Ray E. Dampert
City Clerk

ENGINEER'S CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
I the undersigned, do hereby certify that I am a licensed Professional Engineer in the State of Kansas with experience and proficiency in the surveying and subdividing of land, and that the heretofore described property was subdivided by me, or under my supervision, that all subdivision regulations of the area of jurisdiction have been complied with in the preparation of this plat, to the best of my knowledge and belief.
Given under my hand and seal of McPherson, Kansas, this 7th day of January, A.D. 1974
Alvin F. Hamble
P.E. License No. 5621

CERTIFICATE AS TO SPECIAL ASSESSMENT
STATE OF KANSAS)
COUNTY OF McPHERSON)
I do hereby certify that there are no delinquent unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.
Given under my hand and seal of McPherson, Kansas, this 21st day of February, A.D. 1974
Margaret Bryan
County Clerk
Ray E. Dampert
City Clerk

COUNTY ATTORNEY APPROVAL
The within and foregoing plat of "PRAIRIE GRASS ADDITION" to the City of Inman, Kansas, together with abstract of title covering the land shown thereon has been submitted to me and same is hereby approved this 21st day of February, A.D. 1974
W. H. Brown
County Attorney



CURVE DATA				
	Δ	R	T	Lc
(A)	90°	135	135	212.0575
(B)	253°48'08"	50	50	221.483

PROTECTIVE COVENANTS
Purchase and subsequent improvements of lots within the "PRAIRIE GRASS ADDITION" shall be subject to the provisions of "protective covenants" of the PRAIRIE GRASS ADDITION whereon:
Only new single-family dwelling units shall be constructed in this addition.
Only one (1) dwelling unit per minimum 9500 sq feet per platted lot.
No business shall be conducted in any dwelling unit or on any parcel of ground except block one (1) lots nine, ten and the First Industrial Addition where there are already existing businesses.
All residential dwelling units shall have a minimum of 1250 square feet of livable floor area.
No signs or advertising shall be permitted.
Front yard shall be a minimum of 25 feet setback except where shown differently on the plat.
Buildings with a minimum of 250 square feet shall be 15 feet from the back property line.
Utility sheds with 250 square feet maximum shall be 5 feet from the back property line.
There shall be a minimum of 7 feet sideyards and 15' rear yards.
The above described covenants are a compendium of the "Protective Covenants" recorded as a part of this plat.

INMAN CITY COUNCIL CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
Approved this 7th day of January, A.D. 1974
Inman City Council
Signed Carol W. Huff
Mayor
Ray E. Dampert
City Clerk

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
Approved this 21st day of January, A.D. 1974
Board of County Commissioners
Signed Carol W. Huff
Chairman
Margaret Bryan
County Clerk

McPHERSON COUNTY PLANNING BOARD CERTIFICATE
STATE OF KANSAS)
COUNTY OF McPHERSON)
Approved this 19th day of January, A.D. 1974
McPherson County Planning Board
Signed Chairman
Attest Secretary

Resolution # 98
See Mines 218, Page 622