

Owners Certificate and Dedication

State of Kansas)
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 Ponderosa Estates Subdivision, a Subdivision in 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 22 day of Feb, A.D. 2010
John Fraser
John Fraser

Given under my hand at McPherson, Kansas, this 22 day of Feb, A.D. 2010
Kendall Shaw
Kendall Shaw

Given under my hand at Salinas, California, this 9 day of March, A.D. 2010
Diane Kaufman
Diane Kaufman

Notary Certificate

State of Kansas)
County of McPherson)
The foregoing instrument was acknowledged before me this 22 day of Feb, 2010 by John Fraser and Ruth Fraser.

Notary Certificate

State of Kansas)
County of McPherson)
The foregoing instrument was acknowledged before me this 22 day of Feb, 2010 by Kendall Shaw and Jennifer Shaw.

Notary Certificate

State of California)
County of Monterey)
The foregoing instrument was acknowledged before me this 9th day of March, 2010 by Diane Kaufman.

County Surveyor Certificate

State of Kansas)
County of McPherson)
Reviewed by the acting Unified Government Surveyor this 16 day of March, 2010. 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.

Melanie L. Thrower, L.S. 1297, acting McPherson County Surveyor

County Clerk

State of Kansas)
County of McPherson)
I, the undersigned, County Clerk of McPherson County, Kansas certify that, at the date of this certificate, all currently due and owing taxes and special assessments of any kind against any of the land included in this plat have been paid.

Date Signed March 22, 2010
Susan R. Meng
Susan R. Meng, County Clerk
[SEAL]

County Planning Board Certificate

State of Kansas)
County of McPherson)
This Plat was approved by the McPherson County Planning Board on January 18, 2010
Date Signed March 17, 2010
Bob Carson, Chairperson
Frances Stucky, Secretary

County Commissioners' Certificate

State of Kansas)
County of McPherson)
This plat is hereby approved and all dedications to McPherson County, Kansas, if any, are hereby accepted in dedication by the Board of County Commissioners of McPherson County, Kansas this 16th Day of January, 2010.

Duane J. Patrick
Duane J. Patrick, Chairman

Ron Loomis
Ron Loomis, Vice-Chairman

Harris Terry
Harris Terry, Commissioner

Attest Susan R. Meng
Susan R. Meng

Transfer Record

Entered on transfer record this 23rd day of March, 2010
Susan R. Meng
Susan R. Meng

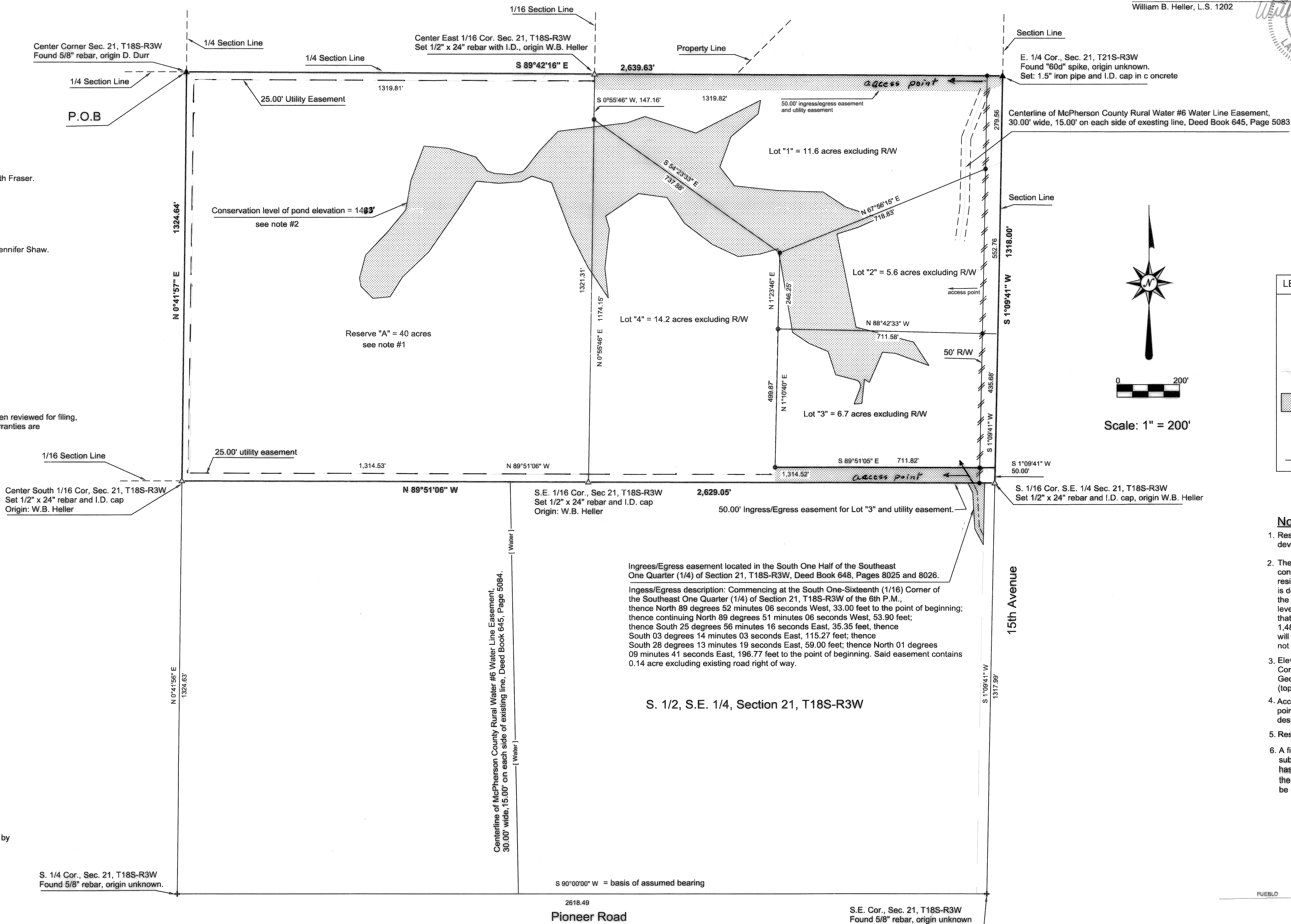
HELLER BOUNDARY SURVEYS, William B. Heller, L.S. 1202, 863 S. 9th Street, Salina, KS 67401, Cellular: 1-620-245-8023, email: willyboskilly@yahoo.com

Note: All distances are calculated/measured. Angles and distance measured with a DTM-522 Nikon Total Station.

Final Plat

PONDEROSA ESTATES SUBDIVISION

A Subdivision located in the North One half (1/2) of the Southeast Quarter (1/4) of Section Twenty-one, Township Eighteen South, Range Three West of the 6th P.M.
Area contained within the "Ponderosa Estates Subdivision measures 79.9 acres including road right of way.



S. 1/4 Cor., Sec. 21, T18S-R3W
Found 5/8" rebar, origin unknown.

MORTGAGE HOLDER

We, Peoples Bank and Trust, by Mary Funk, Vice President, holders of mortgages on Lot 3 and Lot 4, Ponderosa Estates Subdivision do hereby consent to the plat of Ponderosa Estates Subdivision, Section 21, T18S-R3W of the 6th P.M., McPherson County, Kansas.

Peoples Bank and Trust
101 S. Main
McPherson, KS 67460

Mary Funk
Mary Funk, Vice President
date signed 3/16/10

Notary Certificate

State of Kansas)
County of McPherson)
The foregoing instrument was acknowledged before me this 16th day of March, 2010, by Mary Funk, Vice President of Peoples Bank and Trust.

Julianne Stucky, Notary Public

Julianne Stucky
Julianne Stucky, Notary Public
My Comm. Exp. Feb 23, 2014

Register of Deeds Certificate:

State of Kansas, McPherson Co., SS:
This instrument was filed for record on the 23rd day of March, A.D. 2010, at 1:20 o'clock P.M., and duly recorded in book 200, on page 1206.

William B. Heller
Register of Deeds

Surveyor's Certificate and Description

State of Kansas)
County of McPherson)
I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that following described tract of land was surveyed on this 19th day of February, 2010, 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.
Ponderosa Estates Subdivision is located in the North One Half (1/2) of the Southeast One Quarter (1/4) of Section 21, Township 18 South, Range 3 West of the 6th P.M. more particularly described as follows:
Commencing at the Center Corner of Section Twenty-one (21), Township Eighteen (18) South, Range Three (3) West of the 6th Principal Meridian, the point of beginning; thence South 89 degrees 42 minutes 16 seconds East, 2,639.63 feet; thence South 01 degrees 09 minutes 41 seconds West, 1,318.82 feet; thence North 89 degrees 51 minutes 06 seconds West, 2,629.05 feet; thence North 00 degrees 41 minutes 57 seconds East, 1,324.64 feet to the point of beginning. Said tract contains 79.9 acres, including road right of way. Said tract is subject to any easements or restrictions of record.

William B. Heller, L.S. 1202

Date: February 19, 2010

Date: January 29, 2010

Closure Calculation for Tract:
AZ = 128 43'28", dist 0.004'
Precision = 1/1,977,830

LEGEND

- Section Corner Monument Found, set in concrete
- Set 1/2" x 24" Rebar and I.D. cap set in concrete
- R/W Public Road Right of Way
- New Right of Way Line on 15th Avenue at 50' W. of section line and designated access control for subdivision. See note #4 on this plat.
- Easement area
- Section Corner Monument Set, set in concrete
- Section Corner
- easement line

Notes:

- Reserve "A" is designated as "CONSERVATION AREA" and development shall not be permitted in the future.
- The pond within The "Ponderosa Estates Subdivision" is to be considered an easement area for the use of the property owners residing within "The Ponderosa Estates Subdivision". This easement is defined horizontally by the conservation pool level of the pond. The use of the pond in this easement area will be located 20.00 feet beyond the conservation level of the pond. This elevation is consistent with the elevation of the stand pipe that releases water at the dam. Conservation pool elevation is 1,483 feet above sea level, datum NAVD 1929. Structures within this easement will not be permitted except for docks, modifications to the topography will not be permitted.
- Elevations for the pond easement are based on the spot elevation found at the East One Quarter Corner of Section 21, T18S-R3W, "1513" feet, United States Department of the Interior, Geological Survey, McPherson North Quadrangle, Kansas-McPherson County, 7.5 minute (topographic).
- Access control along 15th Avenue shall be restricted to only three access points located on this plat. (See legend and the three access point designations on this plat.)
- Restrictive Covenant, Deed Bk. 645, Pages 5590 thru 5595.
- A fire suppression system meeting NFPA 13R and 13D shall be installed in all dwellings within this subdivision. An individual having the proper engineering credentials shall certify that the system has been designed and installed to meet all the requirements of NFPA 13R and 13D prior to the issuance of an occupancy certificate. A requirement of a fire suppression system shall be required for dwellings that have already received approval of a Zoning Permit.

