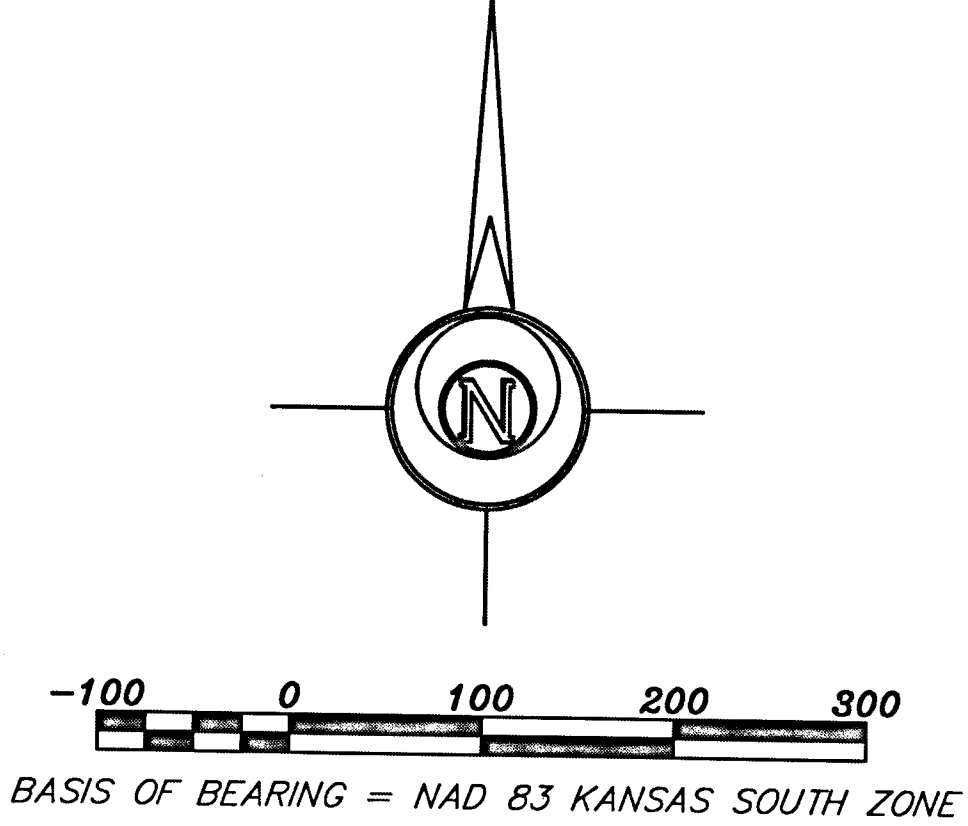
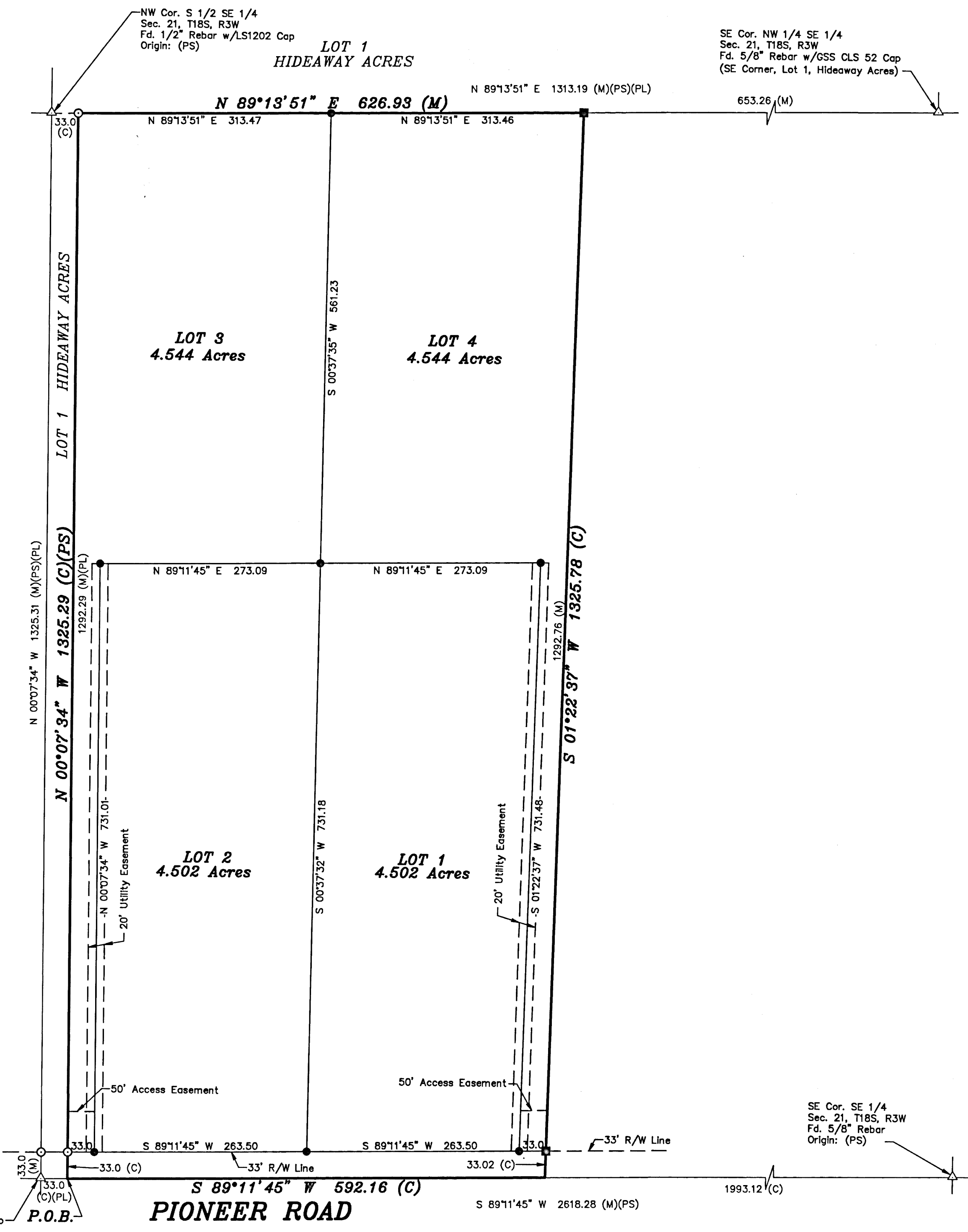
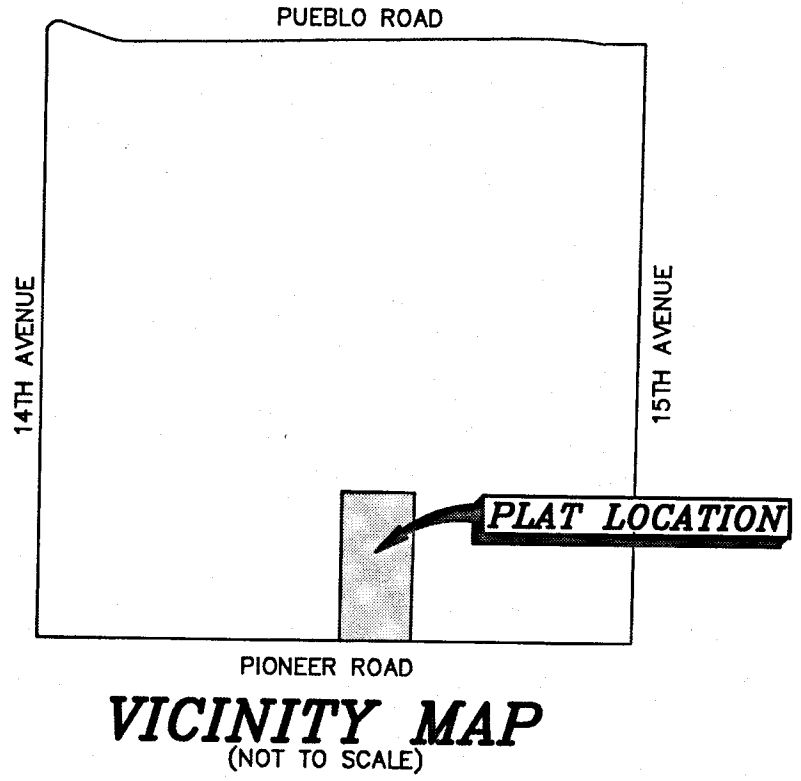


FINAL PLAT

VISTA HILLS ESTATES

A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 18 SOUTH,
RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS.



- LEGEND
- △ - Sectional Monument Found
 - - Fd. 5/8\"/>

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 areas under the name of "VISTA HILLS ESTATES"; that all roads, alleys, easements, public grounds, as denoted on the plat, are hereby dedicated to and for the use of the public, or to those denoted hereon, 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.

Date Signed: 5-2-2020
Marvin Johnson
Marvin Johnson

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

The foregoing instrument was acknowledged before me this 1st day of May, 2020, by Marvin Johnson.

Karen Heitz
Notary Public

My appointment expires: 10-04-2023

MORTGAGE HOLDER

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

We, The Citizens State Bank, McPherson, Kansas, by Brad Bengston, McPherson Market President, holders of a mortgage on the above described property do hereby consent to the plat of "VISTA HILLS ESTATES", McPherson County, Kansas.

The Citizens State Bank, McPherson, Kansas
Brad Bengston
Brad Bengston, McPherson Market President

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

This plat was approved by the McPherson County Planning Board on 05/18/2020, 2020.

Tim Bornholdt
Tim Bornholdt, Chairperson

ATTEST:
John Verssue
John Verssue, Secretary

Date Signed: 05/19/2020

CLOSURE TABLE
NORTHING: -0.00532
EASTING: -0.00350
PRECISION: 1:604712.50

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on November 21, 2019 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:

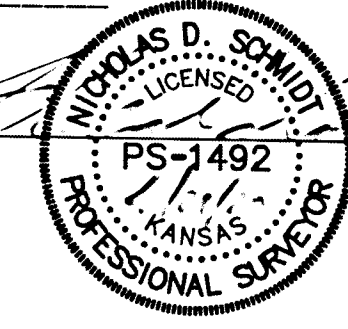
DESCRIPTION:

A portion of the South Half of the Southeast Quarter of Section 21, Township 18 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence on a NAD 83 Kansas South Zone bearing of North 89°11'45" East on the South line of said Southeast Quarter a distance of 33.00 feet to the Southeast corner of Lot 1, Hideaway Acres, a subdivision in said Section 21, being the point of beginning; thence North 00°07'34" West on the East line of said Lot 1 a distance of 1325.29 feet to the South line of said Lot 1; thence North 89°13'51" East on said South line a distance of 626.93 feet; thence South 01°22'37" West a distance of 1325.78 feet to the South line of said Southeast Quarter; thence South 89°11'45" West on said South line a distance of 592.16 feet to the point of beginning.

Containing 18.541 Acres and subject to a road right of way easement across the South 33.00 feet thereof, and any other easements or restrictions of record.

Date: 5/2/2020



COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

Reviewed by the Unified Government Surveyor this 24th day of April, 2020. This survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Date: 4-24-2020

William B. Heller, P.S. 1202
William B. Heller, PS# 1202

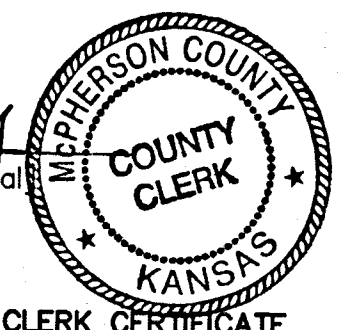
GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners of McPherson County, Kansas on 6/1/2020, 2020.

Keith Becker, Chairman
Ronald H. Loomis
Ronald H. Loomis, Commissioner
Tom Kueser
Tom Kueser, Commissioner

ATTEST:
Hollie D. Melroy
Hollie Melroy, County Clerk

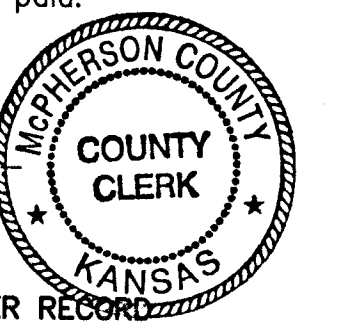


COUNTY CLERK CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

I, the undersigned, County Clerk of McPherson County, Kansas within my 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.

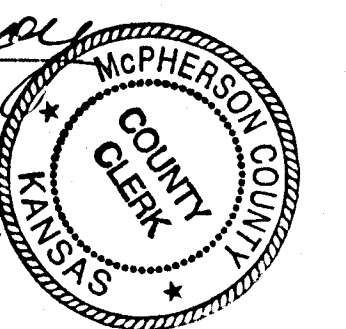
Date Signed: 6/1/2020
Hollie D. Melroy
Hollie Melroy, County Clerk



TRANSFER RECORD

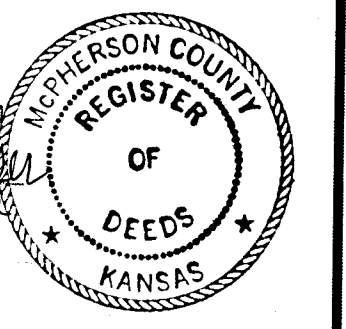
Entered on transfer record this 1st day of June, 2020.

Hollie D. Melroy
Hollie Melroy, County Clerk



REGISTER OF DEEDS CERTIFICATE

Laurie B. Witzards, Register of Deeds
McPherson County, Kansas
Book: LC Page: 79
Receipt #: 212817
Pages Recorded: 1
Casher Initials: Rachael
Authorized By: [Signature]
Date Recorded: 6/2/2020 11:25:45 AM



FINAL PLAT		Description: A PORTION OF THE S 1/2, SE 1/4 SECTION 21, T18S, R3W, McPHERSON COUNTY, KANSAS	
Prepared By: Garber Surveying Service, P.A.			
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7052 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Main St. 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073 MANHATTAN (Branch Office) 3226 Kimball Ave Ste#2 66503 Ph. 785-320-4810			
Drawn By: KDZ	Scale: 1"=100'	Date of Field Work: November 21, 2019	Job No: G2019-831
Checked By: NDS	Date: 04/17/2020	Sheet 1 of 1 Sheet(s)	