

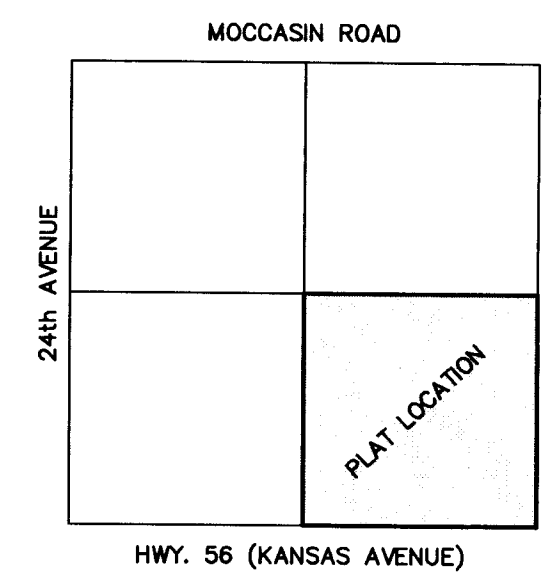
MID KANSAS COOPERATIVE-CANTON ADDITION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 SOUTH,
RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS.

PRELIMINARY PLAT

LEGEND

- Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
- 5/8" x 24" Rebar Set in Concrete
- Sectional Monument Found
- Measured
- Previous Survey M.V. Ferguson PE-6772 dated 01/09/1975
- Record measurement
- Highway Right-of-Way Marker Found
- Fence
- Guy Anchor
- Gas Meter
- Mail Box
- Power Pole
- Underground Telephone Pedestal
- Underground Telephone Marker Post
- Underground Fiber Optic Post
- Right of Way
- Centerline
- Total Access Control



VICINITY MAP
Not to Scale

200 0 200 400 600

BASIS OF BEARING = S 89°37'50" W
South Line of Sec. 19, T19S, R1W

DESCRIPTION

The Southeast Quarter of Section 19, Township 19 South, Range 1 West of the 6th Principal Meridian, McPherson County, Kansas, containing 158.650 Acres, subject to variable road right-of-way easements across the South and East lines thereof and any other easements of record.

DIGSAFE NOTE:

Utilities shown were located by respective owners. Any utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket # 10460271.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket # 10460271 on Dec. 8, 2010. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

ZONING DATA:

ZONED A-1, AGRICULTURAL DISTRICT
ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION AND SHOULD BE VERIFIED BEFORE ANY IMPROVEMENTS ARE MADE, FOR FURTHER ZONING INFORMATION CONTACT:

NAME: KENNY COOK
TITLE: ZONING ADMINISTRATOR, CITY OF MCPHERSON, KS.
PHONE: 620-241-2288

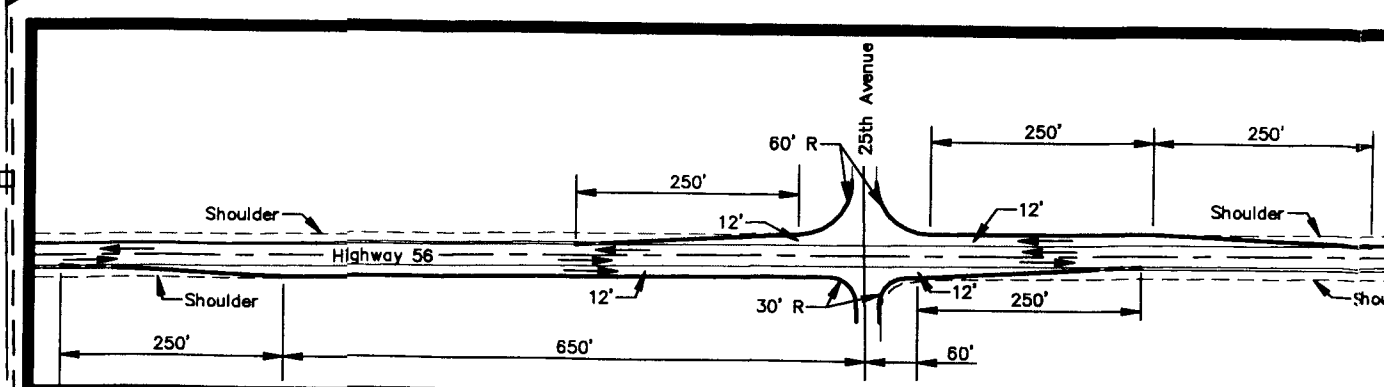
BULK REGULATIONS:

1. MAXIMUM BUILDING HEIGHT: 45'
2. MINIMUM YARD REQUIREMENTS:
FRONT YARD RESTRICTION: 50'
SIDE YARD RESTRICTION: 25'
REAR YARD RESTRICTION: 30'

FLOOD NOTE:

According to Flood Insurance Rate Map No. 2113C0275 E (dated Jan. 16, 2009) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as "Areas of determined to be outside the 0.2% annual chance floodplain"

Owner: Charles and Julie Hoyer
PIN 059-114-20-0-00-004.00-0
Zoning: A-1 Agricultural District



HIGHWAY WIDENING DETAIL
Scale: NONE

Owner: Frederick, Joyce and Michael Renken
PIN 059-114-20-0-00-003.00-0
Zoning: A-1 Agricultural District
Intersection to be improved, widened and pavement improved
Due to increased traffic.

LIGHTING:
Site lighting to be shaded to not intrude upon adjacent properties.

OWNER:

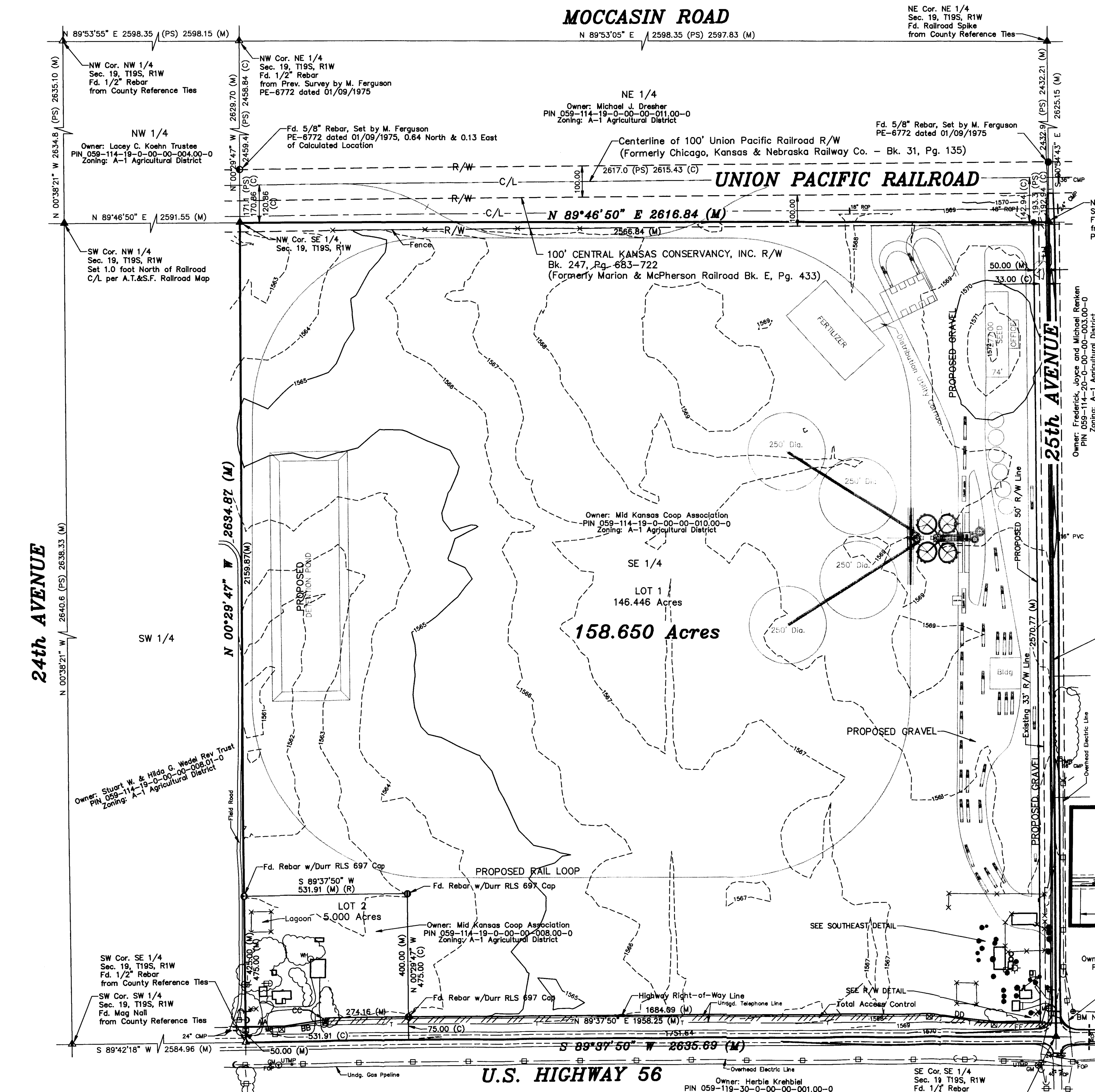
MID KANSAS COOPERATIVE ASSOCIATION
P.O. BOX "D"
MOUNDRIE, KANSAS 67107
1-800-864-4428

SURVEYOR:

DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
423 WEST FIRST AVENUE
HUTCHINSON, KANSAS 67501
(316) 665-7032
Rev. June 28, 2013

PRELIMINARY PLAT
Description:
MID KANSAS COOPERATIVE-CANTON
ADDITION, MCPHERSON COUNTY, KS.

Prepared By:	CSS	Garber Surveying Service, P.A.
Drawn By:	AL	Scale: 1"=200'
Checked By:	DEG	Date: 02/17/2011
Date of Field Work:	11/23/2010	Job No:
Sheet 1 of 1 Sheet(s)		G2010-573



BENCHMARKS:
NGS Benchmark "R 375", stainless steel rod in sleeve located in vault which is approximately 85' North of the centerline of US 56 Highway and 54' East of the centerline of 25th Avenue.
Elevation=1570.62 (NAVD88 Datum)

NGS Benchmark "M 31", a disk set in the top of a concrete monument located approximately 32' West of the centerline of 25th Avenue and 145' South of the centerline of 25th Avenue and 145' South of the centerline of Union Pacific tracks.
Elevation=1569.17 (NAVD88 Datum)

CLOSURE TABLE

Northing = 0.0013
Easting = 0.0040
Precision=10478.36/0.0042
1:2485080.48

BEARINGS & DISTANCES

AA S 89°37'50" W 115.94 (M)
BB S 81°36'01" W 143.17 (M)
CC S 00°29'46" E 5.00 (M)
DD N 83°53'11" W 221.42 (M)
EE S 89°37'50" W 149.39 (M)