

# Preliminary 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.



Scale: 1" = 200'

LEGEND	
▲	Section Corner Monument
●	Set 1/2" x 24" Rebar
P.C.B.	Point of Beginning
RW	Public Road Right of Way
—	fence line
—	Flowline Drainage Areas
—	New Right of Way Line on 15th Avenue and designated access control for subdivision.

For: John and Ruth Fraser  
133 W. Northview Road  
McPherson, KS 67460

For: Kendall and Jennifer Shaw  
400 S. Grand Avenue  
McPherson, KS 67460

For: Deane A. Kaufman  
936 Pajaro Street  
Sainas, CA 93901

Date: August 17, 2009

Reserve "A" is designated as "CONSERVATION AREA" and residential development is not permitted in the future.

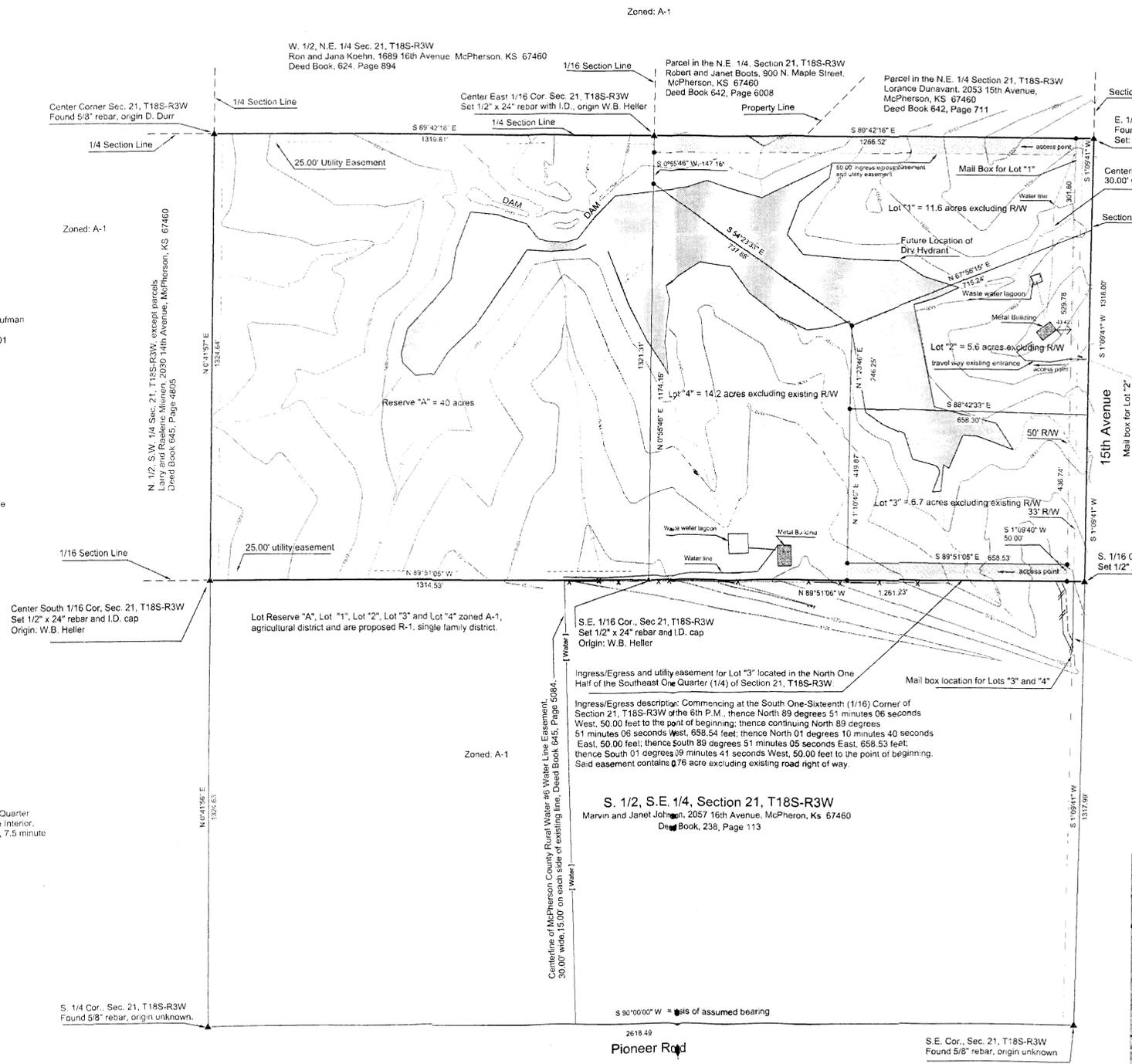
The ponds within the "Ponderosa Estates Subdivision" are to be considered a easement area for the use of the property owners residing within the "Ponderosa Estates Subdivision". This easement is defined horizontally by the conservation pool level of the ponds. The use of the ponds in this reserve area will be located 20.00 feet from the conservation level of the ponds. This elevation is consistent with the elevation of the stand pipe that releases water at the dam. Conservation pool elevation is approximately 1483 feet above sea level, datum NAVD 1929.

- Utility Easement List
- McPherson Rural Water District # 6  
Contact: Dave Schrag  
447 N. Harrison Street  
Independence, KS 67436
  - Honie Telephone Company  
Contact: Lanny Norstrom  
211 S. Main Street, P.O. Box 8  
Gulva, KS 67443
  - Board of Public Utilities  
Contact: Joe Mitchell  
412 W. Sutherland, P.O. Box 1008  
McPherson, KS 67460

As defined by McPherson County Planning and Zoning regulations - effective April 7, 2007  
Building Setback Dimensions:  
Frontyard building setback = 50'  
Sideyard building setback = 25'  
Backyard building setback = 30'

Ponderosa Estates Subdivision is located in Rural Fire District #10  
Elevations for contours 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).

Mail box location to be determined by U.S. Post Office for Lots "1" thru "4"



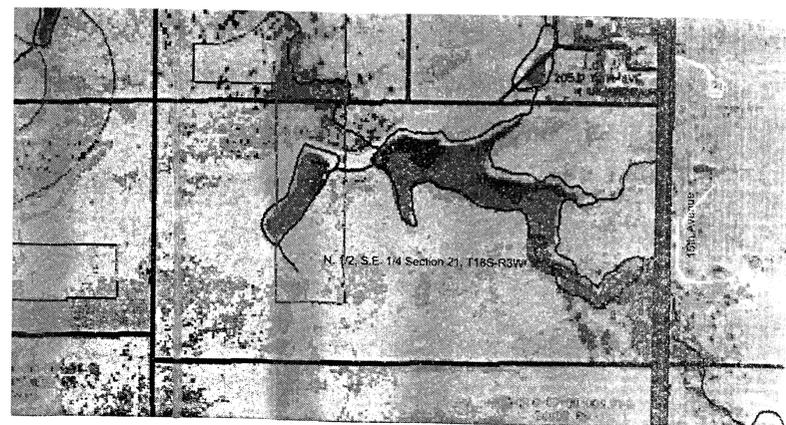
Legal Description of tract for Ponderosa Estates Subdivision:  
Reserve "A", Lot "1", Lot "2", Lot "3" and Lot "4" are located in the North One Half (1/2) of the Southeast One Quarter (1/4) of Section 21, T18S-R3W of the 6th P.M. more particularly described as follows:  
Commencing at the Center Corner 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, 2,636.63 feet; thence South 01 degrees 09 minutes 41 seconds West, 1,318.00 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 80.00 acres, including road right of way. Said tract is subject to any easements or restrictions of record.

Surveyor's Certificate  
State of Kansas  
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 October 20, 2009, 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.  
William B. Heller, L.S. 1202



N.W. 1/4 and the N.W. 1/4 of the S.W. 1/4, Section 22, T18S-R3W, except parcels, Deed Book 263, Page 93  
Double "E" Phasant Ranch, Inc  
c/o Ron Erickson  
1788 17th Avenue  
McPherson, KS 67460

Ingress/Egress easement located in the South One Half of the Southeast One Quarter (1/4) of Section 21, T18S-R3W:  
Ingress/Egress description: Commencing at the South One-Sixteenth (1/16) Corner of Section 21, T18S-R3W of the 6th P.M., thence North 89 degrees 52 minutes 06 seconds West, 33.00 feet to the point of beginning; thence continuing North 89 degrees 51 minutes 06 seconds West, 53.90 feet; thence South 25 degrees 56 minutes 15 seconds East, 35.35 feet; thence South 03 degrees 14 minutes 03 seconds East, 115.27 feet; thence South 28 degrees 13 minutes 19 seconds East, 59.00 feet; thence North 01 degrees 09 minutes 41 seconds East, 196.77 feet to the point of beginning. Said easement contains 0.14 acre excluding existing road right of way.



Aerial Location Map