

BETHANY HOME ADDITION

LINDSBORG, McPHERSON COUNTY, KANSAS

DESCRIPTION

A portion of the Southwest Quarter of Section 9, Township 17 South, Range 3 West of the 6th Principal Meridian in McPherson County, Kansas, more particularly described as follows: Commencing at the southwest corner of the Southwest Quarter of Section 9, Township 17 South, Range 3 West of the 6th Principal Meridian; thence east along the south line of said Southwest Quarter, 279.40 feet for the point of beginning; thence with a deflection angle 90°04'42" left-North, 275.00 feet; thence with a deflection angle 89°55'18" left-West parallel with the south line of said Southwest Quarter, 200.00 feet to the east right-of-way of U.S. Highway 81; thence with a deflection angle 89°55'18" right-North along the east line of said right-of-way, 91.79 feet to a point of deflection; thence with a deflection angle 07°29'10" right-Northeasterly along the east line of said right-of-way, 717.69 feet; thence with a deflection angle 82°35'32" right-East parallel with the south line of said Southwest Quarter, 1415.34 feet to the west line of Emerald Lake Addition to the City of Lindsborg; thence with a deflection angle 89°33'35" right-South along the west line of said Addition, 661.09 feet; thence with a deflection angle 90°26'05" right-West parallel with the south line of said Southwest Quarter, 417.45 feet; thence with a deflection angle 90°26'19" left-South 417.42 feet to the south line of said Southwest Quarter; thence with a deflection angle 90°26'19" right-West along the south line of said Southwest Quarter, 898.13 feet to the point of beginning, subject to road rights-of-way of record, EXCEPT that part of the above described tract of land described as follows: Commencing at the southwest corner of the Southwest Quarter of Section 9, Township 17 South, Range 3 West of the 6th Principal Meridian; thence east along the south line of said Southwest Quarter, 279.40 feet for the point of beginning; thence with a deflection angle 90°04'42" left-North, 275.00 feet; thence with a deflection angle 89°55'18" left-West parallel with the south line of said Southwest Quarter, 200.00 feet to the east right-of-way of U.S. Highway 81; thence with a deflection angle 89°55'18" right-North along the east line of said right-of-way, 91.79 feet to a point of deflection; thence with a deflection angle 07°29'10" right-Northeasterly along the east line of said right-of-way, 717.69 feet; thence with a deflection angle 82°35'32" right-East parallel with the south line of said Southwest Quarter, 1332.78 feet; thence with a deflection angle 97°24'28" right-Southwesterly parallel with the east line of said right-of-way, 607.83 feet; thence with a deflection angle 25°35'46" left-Southeasterly, 116.55 feet; thence with a deflection angle 108°11'18" right-West parallel with the south line of said Southwest Quarter, 145.11 feet to a non-tangent point on a curve to the right; thence southeasterly and southerly along said curve, through a central angle of 28°29'08" and having a radius of 180.00 feet, an arc distance of 88.45 feet, (having a chord length of 88.57 feet, said chord deflection 104°19'16" to the left of the last described course), to the point of tangency of said curve; thence with a deflection angle 14°14'34" right from the last described chord-South, 279.18 feet to the south line of said Southwest Quarter; thence with a deflection angle 90°04'42" right-West along the south line of said Southwest Quarter, 60.00 feet to the point of beginning, subject to road rights-of-way of record.

SURVEYOR'S CERTIFICATE

State of Kansas)
County of Sedgewick)

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Lindsborg, Kansas, have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Wichita, Kansas, this _____ day of _____, A.D. 2012. *Baughman Company, P.A.*

Michael G. Conroy, RLS #971

OWNER'S CERTIFICATION AND DEDICATION

State of Kansas)
County of McPherson)

This is to certify that the undersigned owner(s) of the land described in the Survey 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 of "BETHANY HOME ADDITION", Lindsborg, McPherson County, Kansas; that all highways, streets, alleys, easements and public grounds as depicted 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 restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of McPherson County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The sidewalk and utility easement is hereby granted as indicated for the construction and maintenance of a public sidewalk and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutting rights of access to or from Swensson St. over and across the south line of Lot 1, Block A are hereby granted to the City of Lindsborg, Kansas provided, however, that said Lot 1, Block A shall have access to said Swensson St. at three locations as shall be determined by the City Engineer of the City of Lindsborg, Kansas.

OWNER: Bethany Home Association
of Lindsborg, Kansas, a Kansas
not for profit corporation

Date signed: _____

Martin M. Johnson

MASTER DEVELOPMENT PLAN CERTIFICATE

Improvements within "BETHANY HOME ADDITION", Lindsborg, McPherson County, Kansas shall be subject to the provisions of the Bethany Home Master Development Plan submitted separately herewith.

OWNER: Bethany Home Association
of Lindsborg, Kansas, a Kansas
not for profit corporation

Date signed: _____

Martin M. Johnson, CEO

NOTARY CERTIFICATE

State of Kansas)
County of McPherson)

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Martin M. Johnson, CEO of Bethany Home Association of Lindsborg, Kansas, a Kansas not for profit corporation, on behalf of the corporation.

_____, Notary Public

My appointment expires: _____

State of Kansas)
County of McPherson)

I, the undersigned, being a duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above is the legal owner(s) of the property shown on this plat.

Dated this _____ day of _____, A.D. 2012.

_____, (TIN)

PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of McPherson)

This plat was approved by the Lindsborg City Planning Commission on this _____ day of _____, 2012, and was recommended for approval by the City Council of Lindsborg, Kansas.

Date signed: _____

Jay D. Jensen, Chairman

ATTEST: *Jerry Lovett Spurling*, Secretary

CITY COUNCIL'S CERTIFICATE

State of Kansas)
County of McPherson)

This plat approved and all dedications shown on this plat, if any, are hereby accepted by the City Council, City of Lindsborg, Kansas, this _____ day of _____, 2012.

Date signed: _____

Judy Neuschaefer, Mayor

ATTEST:

Jerry Lovett Spurling, City Clerk

COUNTY CLERK 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 this plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at Lindsborg, Kansas, this _____ day of _____, A.D. 2012.

Cathy A. Schmidt, County Clerk

Jerry Lovett Spurling, City Clerk

CERTIFICATE OF THE CITY ATTORNEY

State of Kansas)
County of McPherson)

Approved this _____ day of _____, A.D. 2012.

City Attorney For The City of Lindsborg, Kansas

William E. Gusenius, City Attorney

COUNTY SURVEYORS CERTIFICATE

State of Kansas)
County of _____) I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.

TRANSFER RECORD

Entered on transfer record this _____ day of _____, A.D. 2012.

Linda K. Paul, Register of Deeds

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m./p.m., on the _____ day of _____, 2012, in Book _____, Page _____.

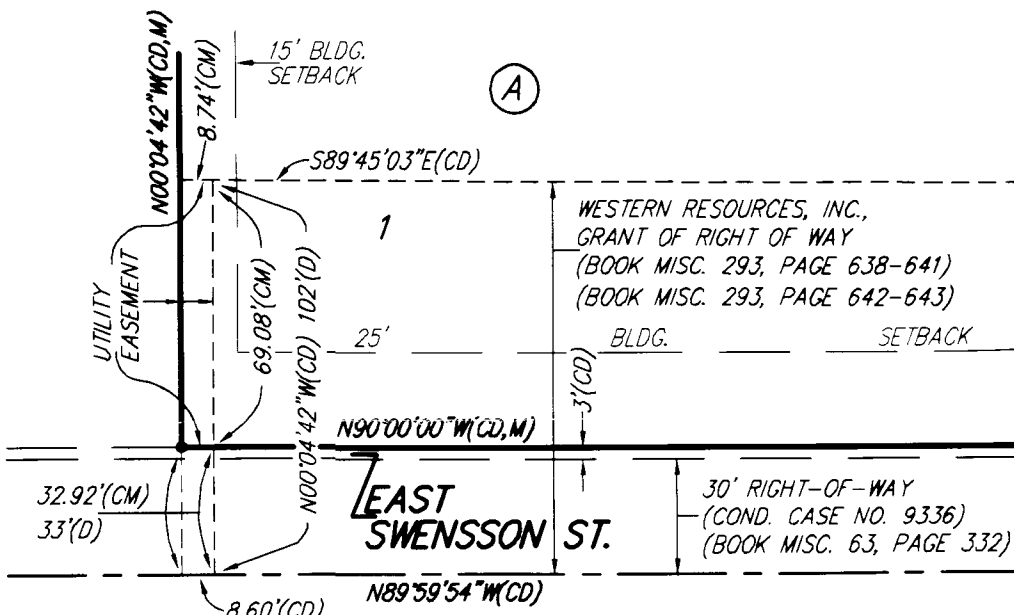
Linda K. Paul, Register of Deeds

GENERAL PROVISIONS:

- Total Land Area: 1,060,951 ± sq.ft. or 24.36 ± acres
Net Land Area: 1,060,951 ± sq.ft. or 24.36 ± acres
- Total Gross Floor Area: 371,333 sq.ft.
Total Floor Area Ratio: 35 percent
Total Building Coverage: 318,285 sq.ft.
Total Building Coverage Ratio: 30 percent
- Parking shall be provided in accordance with Article 22 of the Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the drawing, or as specified in the parcel description.
- A Drainage Plan shall be submitted to the City of Lindsborg for review and approval.
- Signs will be allowed in accordance with Article 21 of the Zoning Code.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Parcel(s) shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
A. Limited height of light poles, including fixtures, lamps and base, to 25 feet.
- Utilities shall be installed underground within the Parcel(s).
- Landscaping and Screening for this site shall be provided in accordance with Article 25 of the Zoning Code. A landscape plan may be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- Trash receptacles, mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main buildings, to reasonably hide them from ground view.
- All buildings shall share uniform architectural character, color, texture, and the same predominate exterior building material, and shall be reviewed and approved by the City of Lindsborg prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The City of Lindsborg shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Approval of a site circulation plan by the City of Lindsborg is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the City of Lindsborg prior to the issuance of any building permits; the site plan shall ensure internal circulation within the development.
- The design layout shown on the plan illustrates only one development concept. Additional design concepts may be permitted, provided they meet all requirements of this plan.
- The Applicant shall submit a Developer's Agreement to the City of Lindsborg prior to the development of the site.

PARCEL 1

- Total Land Area: 1,060,951 ± sq.ft. or 24.36 ± acres
- Maximum Building Coverage: 318,285 sq.ft. (30%) for commercial development
- Maximum Gross Floor Area: 371,333 sq.ft. for commercial development
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Five (5)
- Maximum Number of Residential Dwelling Units: 40
- Maximum building height: 45 feet
- Setbacks: See Drawing
- Access Points from Swensson: Three (3)
- Permitted Uses:
Single-Family Residential, Multi-Family Residential, Senior Care Facilities such as Independent Living, Assisted Living, Skilled Nursing Facilities and other associated uses.

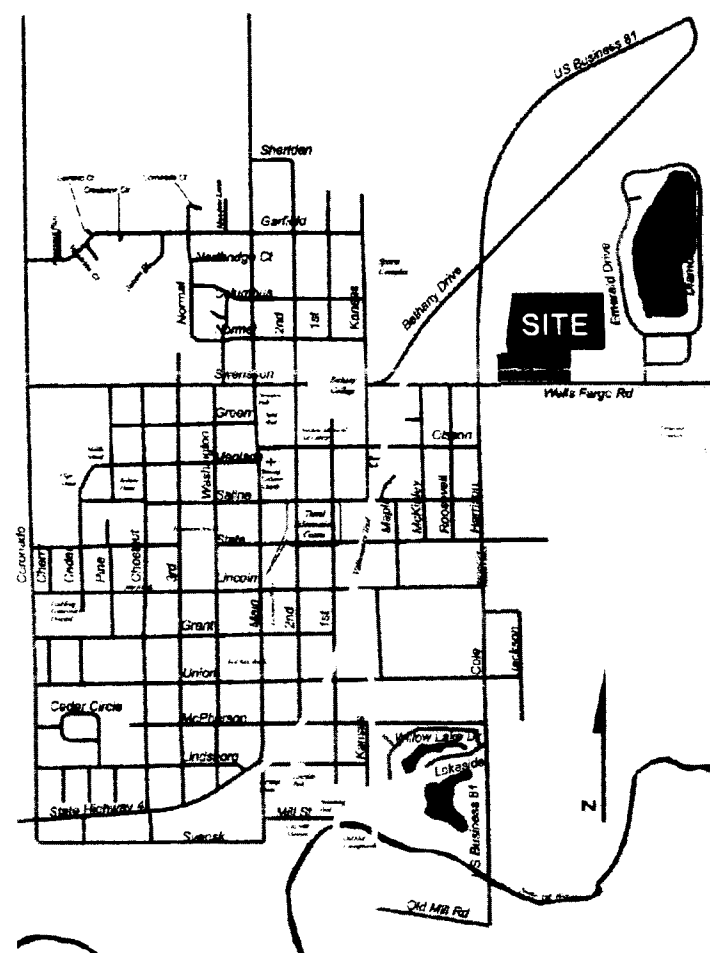


DETAIL "A"
(NO SCALE)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ "GSS" CAP (FOUND)
- △ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- × = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
- = MAG NAIL (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

0 100 200
DATE OF PREPARATION: 28 JUNE 2012



VICINITY MAP

