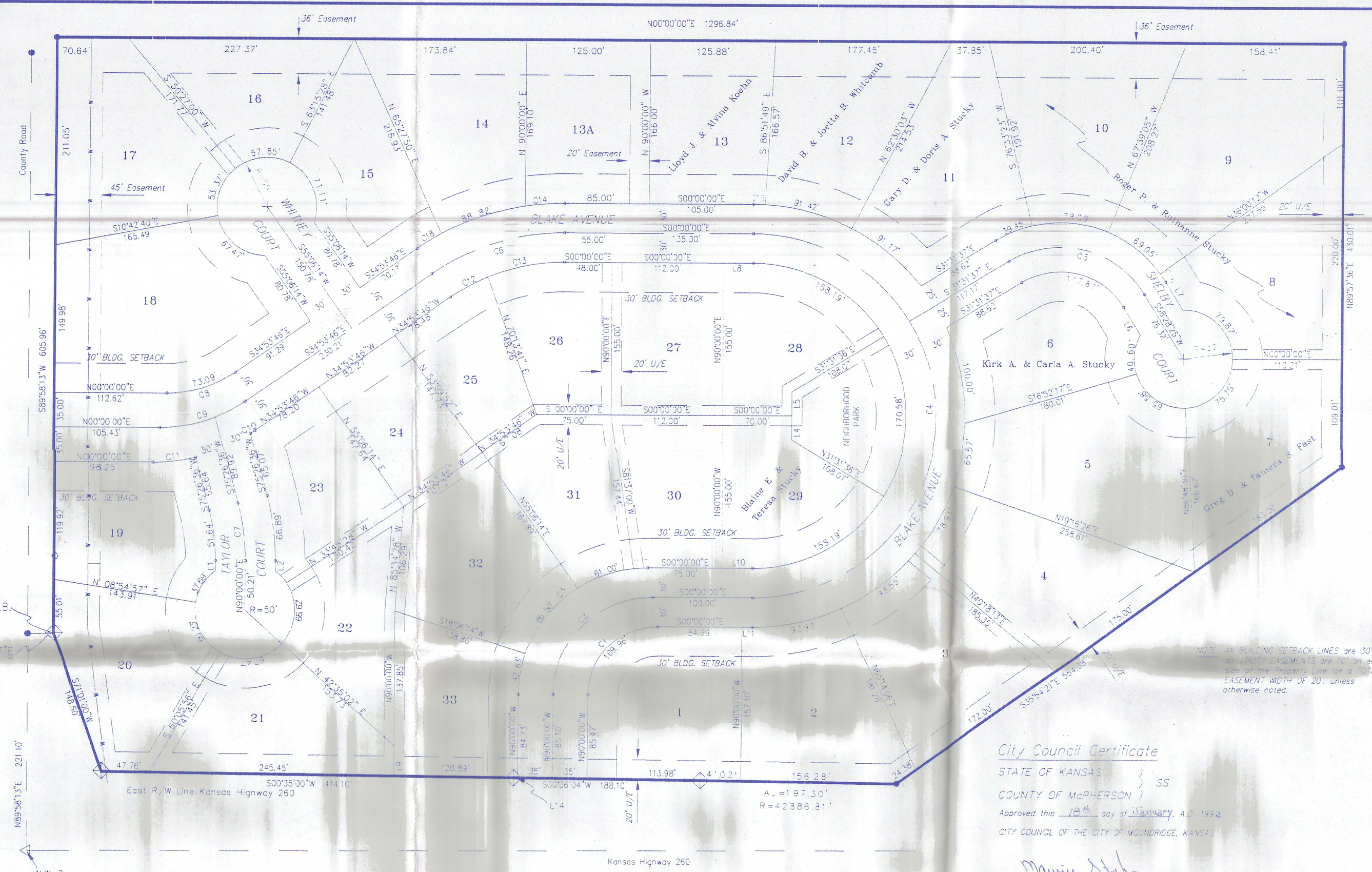

NOTE: All BUILDING SETBACK LINES are 30' and all UTILITY EASEMENTS are 10' on each side of the Property Line for a TOTAL EASEMENT WIDTH OF 20', unless otherwise noted.

GRAPHIC SCALE

30' 0 30' 60' 120 240'

(IN FEET)
1 inch = 60 ft.

Curve Data:

Curve	Delta	Radius	Tangent	Arc Length
C1	90°00'00"	70.00'	70.00'	109.96'
C2	90°00'00"	100.00'	100.00'	157.08'
C3	90°00'00"	130.00'	130.00'	204.20'
C4	180°00'00"	185.00'	185.00'	581.19'
C5	90°00'00"	100.00'	100.00'	157.08'
C6	34°53'46"	230.00'	72.89'	140.08'
C7	14°33'54"	233.00'	30.39'	59.23'
C8	34°53'46"	120.00'	37.72'	73.09'
C9	34°53'46"	150.00'	47.15'	91.36'
C10	01°41'33"	180.00'	2.66'	5.32'
C11	13°46'39"	180.00'	21.76'	43.28'
C12	12°12'18"	200.00'	21.38'	42.60'
C13	23°21'09"	200.00'	40.73'	79.21'
C14	28°51'00"	260.00'	37.73'	40.15'
C15	30°24'54"	215.00'	5.89'	11.77'
C16	35°38'52"	125.00'	4.89'	9.77'
C17	302°18'45"	130.00'	7.04'	14.07'
C18	5°28'23"	260.00'	29.36'	29.37'

Line Data

Line	Bearing	Length
L1	N90°00'00"W	10.21
L2	N90°00'00"W	10.21
L3	S34°53'46"E	29.39
L4	N89°59'54"W	24.54
L5	S89°59'54"W	24.54
L6	S58°08'22"W	33.02
L7	S58°08'22"W	33.02
L8	S00°00'00"E	30.00
L9	N90°00'00"W	10.21
L10	S00°00'00"E	30.00
L11	S00°00'00"E	10.01
L12	N00°36'04"E	4.12'
L13	N34°53'46"W	15.00
L14	S00°36'04"W	4.12'

Ridgewood Place Legal Description:

A tract of land located in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twenty-one (21) South, Range Two (2) West of the 6th P.M. in McPherson County, Kansas, described as follows:

Commencing at the Northwest corner of the Northwest Quarter (NW/4) of said Section, thence on an assumed bearing of N89°58'13"E along the North line of said Northwest Quarter a distance of 221.10 feet, thence S00°01'47"E a distance of 25.00 feet to the point of beginning.
- thence S71°01'00"W a distance of 148.60 feet to the East Right-of-way line of Kansas Highway 260;
- thence S00°35'00"W along said East Right-of-way line a distance of 414.10 feet;
- thence S00°36'04"W along said East Right-of-way line a distance of 188.10 feet;
- thence continuing along said East Right-of-way line on a curve to the left having a Radius of 42,886.81 feet and an Arc length of 197.30 feet;
- thence S35°54'21"E a distance of 554.38 feet;
- thence N89°57'36"E a distance of 430.01 feet;
- thence N00°00'00"E a distance of 1296.84 feet;
- thence S89°58'13"W a distance of 605.96 feet to the point of beginning, containing 22.08 acres more or less.

Flood Information:

Community-Panel Number 200214 0280
Effective April 4, 1983

Replat of
RIDGEWOOD PLACE

Owner: F & S Development, Inc.
125 S. Christian
P.O. Box 751
Moundridge, Kansas 67107

Surveyed By:
LANDMARK SURVEYING & MAPPING
P.O. Box 97
Abilene, KS 67410
(913)263-2626

Replat of
Ridgewood Place
Moundridge, Kansas

Planning Commission Certificate

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

Approved this 4th day of February A.D. 1998

THE MOUNDRIDGE PLANNING COMMISSION, MOUNDRIDGE, KANSAS

Robert Barnett
Chairman

ATTEST: Beth Stevens
Secretary

City Council Certificate

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

Approved this 18th day of January A.D. 1998

CITY COUNCIL OF THE CITY OF MOUNDRIDGE, KANSAS

Maurice Stefka
Mayor

ATTEST: Ronald V. Fuhrman
City Clerk

Certificate as to Special Assessments

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

I do hereby certify that there are no delinquent or unpaid or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land in the plat.

Given under my hand and seal at McPherson, Kansas, This 6th day of April A.D. 1998

Susan K. Gray
County Clerk

Ronald V. Fuhrman
City Clerk

Surveyor's Certificate

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

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 hereinfore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Moundridge, 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 in the Best of my knowledge and belief.

Given under my hand and seal at Moundridge, Kansas, this 16th day of December A.D. 1998

12-16-98
Herb Monroe

Herb Monroe Kansas Licensed Surveyor

Owner's Certificate

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

This is to certify that the undersigned are the owners of the land described in the plat, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets as shown on this plat are hereby dedicated to the public, an easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat is hereby granted.

Given under my hand at McPherson, Kansas this _____ day of _____ A.D. 199__

President, F & S Development, Inc.

Kirk A. & Carla Stucky

Greg D. & Tamera S. Fast

Roger P. & Ruthanne Stucky

Gary D. & Doris A. Stucky

David B. & Joetta B. Whitcomb

Lloyd J. & Alvina Koehn

Blaine E. & Teresa Stucky

Restrictive Covenants

Purchase and subsequent development of the lots within Ridgewood Place shall be subject to the provisions of "Protective Covenants of Ridgewood Place" submitted separately herewith.

President, F & S Development, Inc.

Notary Certificate

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

_____, a Notary Public in and for said County, in the state aforesaid,

do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____ A.D. 199__

Notary Public

Register of Deeds Certificate

STATE OF KANSAS } SS
COUNTY OF McPHERSON }

Replat of Ridgewood Place was filed for record in my office this 16th day of December A.D. 1998 at 8:00 AM and duly recorded in Volume 12 of _____ plats, at page 59

Linda K. Pundsack, Public Hearing Deputy
Register of Deeds

County Clerk and City Clerk Certificate

STATE OF KANSAS } SS
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 the plat.

Given under my hand and seal at McPherson, Kansas, This 6th day of April A.D. 1998

Susan K. Gray
County Clerk

Ronald V. Fuhrman
City Clerk

LEGEND

- Right-of-Way Markers
- N.W. Corner 23-21S-R2W
- Bar
- 50 or 75' at Curve

EARLES & RIGGS
ENGINEERS · PLANNERS · LANDSCAPE ARCHITECTS
LINDSBORG, KANSAS

DESIGN: HM
DRAWN BY: RFF
CHECKED BY: HM
DATE: 05/23/98
FILE NO.: 198-752

REPLAT of
RIDGEWOOD PLACE
City of Moundridge,
McPherson, County, Kansas