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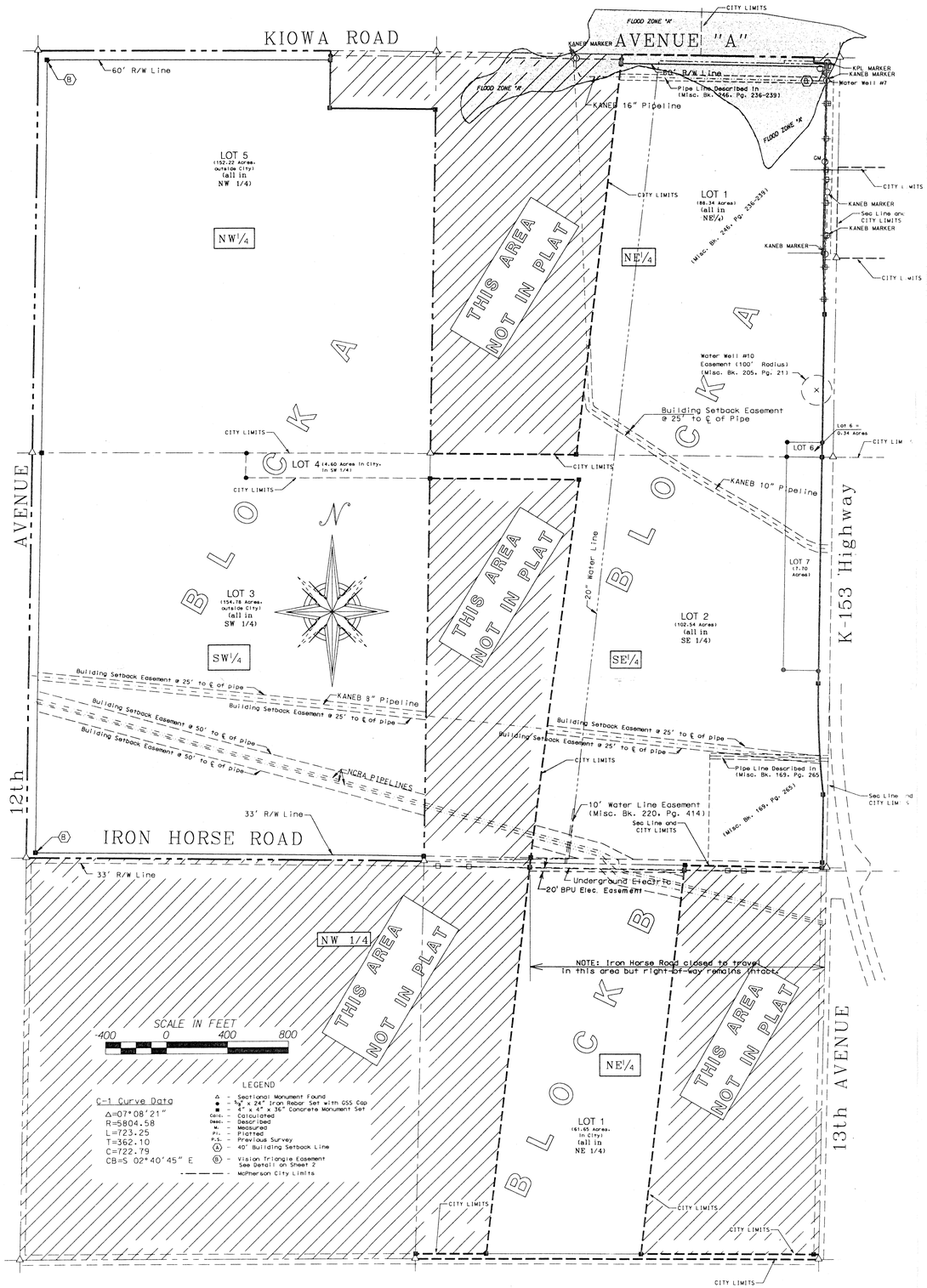


McPHERSON CITY/COUNTY AIRPORT FINAL PLAT

A SUBDIVISION IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 3 WEST AND SECTION 6, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN IN McPHERSON, McPHERSON COUNTY, KANSAS.

GENERAL NOTES

1. ACCESS CONTROL: All frontages along the roads shown on this plat are subject to full access control. No new entrances to any of the following roadways will be granted except by direct action of the Governing Body having jurisdiction. This restriction shall apply for Avenue A, Kiowa Road, Iron Horse Road, Hiawatha Road, 12th Avenue, 13th Avenue, and K-153 Highway.

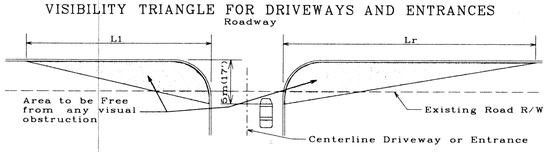
2. USE RESTRICTION - IRON HORSE ROAD: Iron Horse Road shall be open as a public way from 12th Avenue, east to the barricades approximately 690 feet east of the SW Corner of the SE¼ of Sec. 31, T19S., R3W. From that point east to K-153 Highway, the right-of-way will be maintained for public utility use only.

3. SIDEWALKS: All roadways within this plat are subject to inclusion within the City Sidewalk Plan of the City of McPherson. Sidewalks shall be constructed when, where, and in the manner required by the City Commission of the City of McPherson.

4. Other building restrictions apply for property within and surrounding the McPherson City/County Airport. Refer to the currently adopted version of the Airport Master Plan for the McPherson Airport on file in the office of the City Engineer, City Public Works Department, City of McPherson, Kansas.

5. According to Flood Insurance Rate Map No. 200217 0015 D (dated March 16, 1983) published by the Federal Emergency Management Agency, a portion of the above described property lies within Flood Zone A which is defined as "areas of 100-year flood; base flood elevations and flood hazard factors not determined." This zone is shown on the accompanying drawing as a shaded area.

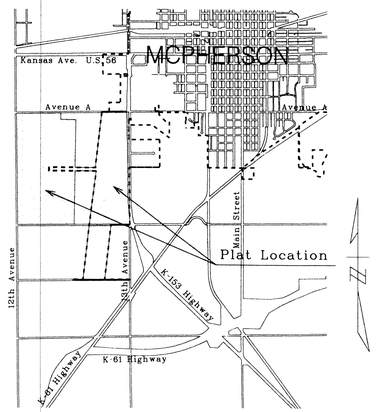
VISIBILITY TRIANGLE FOR DRIVEWAYS AND ENTRANCES



POSTED SPEED	L1 m (FT)	Lr2 m (FT)	Lr4 m (FT)
30	80 (270)	60 (190)	45 (140)
35	105 (340)	70 (230)	50 (165)
40	130 (430)	85 (280)	65 (210)
45	165 (540)	105 (340)	75 (250)
50	200 (650)	120 (400)	90 (300)
55	230 (760)	140 (460)	105 (350)
60	265 (870)	160 (520)	120 (400)
65	300 (980)	175 (580)	140 (450)

NOTE: Assumes 3.7 m (12-FT) wide traffic lanes
L1 - Clear Distance to the left
Lr2- Clear Distance to the right 2-Lane roadway
Lr4- Clear Distance to the right 4-Lane roadway

Reference: Kansas Department of Transportation Corridor Management Policy.
(Note that the above design is subject to change as the official KDOT policy changes.)



VICINITY MAP

EASEMENTS AFFECTING SUBJECT PROPERTY

(Misc. Bk. 115 Pg. 134) Right of Way Grant to KANEB PIPE LINE COMPANY, a Delaware corporation, over the Southeast Quarter (SE/4) of Section 31 - Township 19 South - Range 3 West (Blanket Easement is NOT Plotted Hereon)

(Misc. Bk. 131 Pg. 347) Right-of-Way Contract to NATIONAL COOPERATIVE REFINERY ASSOCIATION, described as "Approximately 85 rods of right of way, more or less, in the Southeast Quarter (SE/4) of Section 31, Township 19 South, Range 3 West, McPherson County, Kansas. (Due to obscurity of legal, Right-of-Way is NOT Plotted Hereon)

(Misc. Bk. 134 Pg. 3-4) Right of Way Agreement to SECURITY UNDERGROUND STORAGE, INC. over the Southeast Quarter (SE/4) of Section 31 - Township 19 South - Range 3 West (Blanket Easement is NOT Plotted Hereon)

(Misc. Bk. 169 Pg. 265) Right of Way Easement to KANEB PIPE LINE COMPANY, a Delaware corporation, affects the subject Property (Easement IS Plotted Hereon).

(Misc. Bk. 140 Pg. 345-349) Right of Way to SECURITY UNDERGROUND STORAGE, INC. a Texas corporation, over the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Nineteen (19) South, Range Three (3) West (Blanket Easement is NOT Plotted Hereon)

(Misc. Bk. 140 Pg. 351-355) Right of Way Easement to KANEB PIPE LINE COMPANY, a Delaware corporation, over the Southeast Quarter (SE/4) of Section 31 - Township 19 South - Range 3 West (Blanket Easement is NOT Plotted Hereon)

(Misc. Bk. 246 Pg. 236-239) Right of Way Easement to KANEB PIPE LINE COMPANY, a Delaware corporation, affects the subject Property (Easement IS Plotted Hereon).

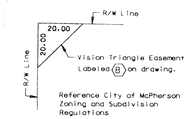
(Misc. Bk. 176 Pg. 79) Subordination Agreement to KANEB PIPE LINE COMPANY, a Delaware corporation, referring to "Easement for pipeline purposes in Vol. 115 Misc., at pages 134-135 and Vol. 169 Misc., at Page 269 and Vol. 140, Misc., at Page 351".

(Misc. Bk. 176 Pg. 83) Subordination Agreement to SECURITY UNDERGROUND STORAGE, INC., a Kansas corporation, and Mid-America Pipeline Company, a Delaware Corporation, referring to "Easement for pipeline purposes to Security Underground Storage, Inc., recorded in Vol. 134 Misc., at page 3, and in Vol. 140 Misc., at page 346, under contract of sale to Mid-America Pipeline Company, recorded in Vol. 161, Misc., at page 667 in the office of the Register of Deed or McPherson County, Kansas".

(Misc. Bk. 176 Pg. 555-558) Subordination Agreement to NATIONAL COOPERATIVE REFINERY ASSOCIATION,, referring to "Easement for pipeline purposes to National Cooperative Refinery Association, recorded in Vol. 131 Misc., at page 346-347.

Due to the existence of blanket easements on much of this property, future developers will need to contact the KANEB Pipe Line company, the National Cooperative Refinery Association, and Security Underground Storage prior to any construction for a partial release of easement.

VISION TRIANGLE FOR ROAD INTERSECTIONS



Reference City of McPherson Zoning and Subdivision Regulations

Revisions: (City Staff)		
Drawn: TRS		
Date:	7/25/98	
	7/29/98	
	10/28/98	
	11/30/98	
	12/21/98	

FINAL PLAT

GARBER SURVEYING SERVICE, P.A.
423 WEST FIRST AVENUE
HUTCHINSON, KANSAS 67501
Ph. 316-665-7032 Fax 316-663-7401

CITY / COUNTY AIRPORT
McPHERSON, KANSAS

Drawn By: TJK	Checked By: DEG
Scale: 1" - 400'	Job No: G97-379
Date: 05/26/1998	Sheet 2 of 2 Sheets