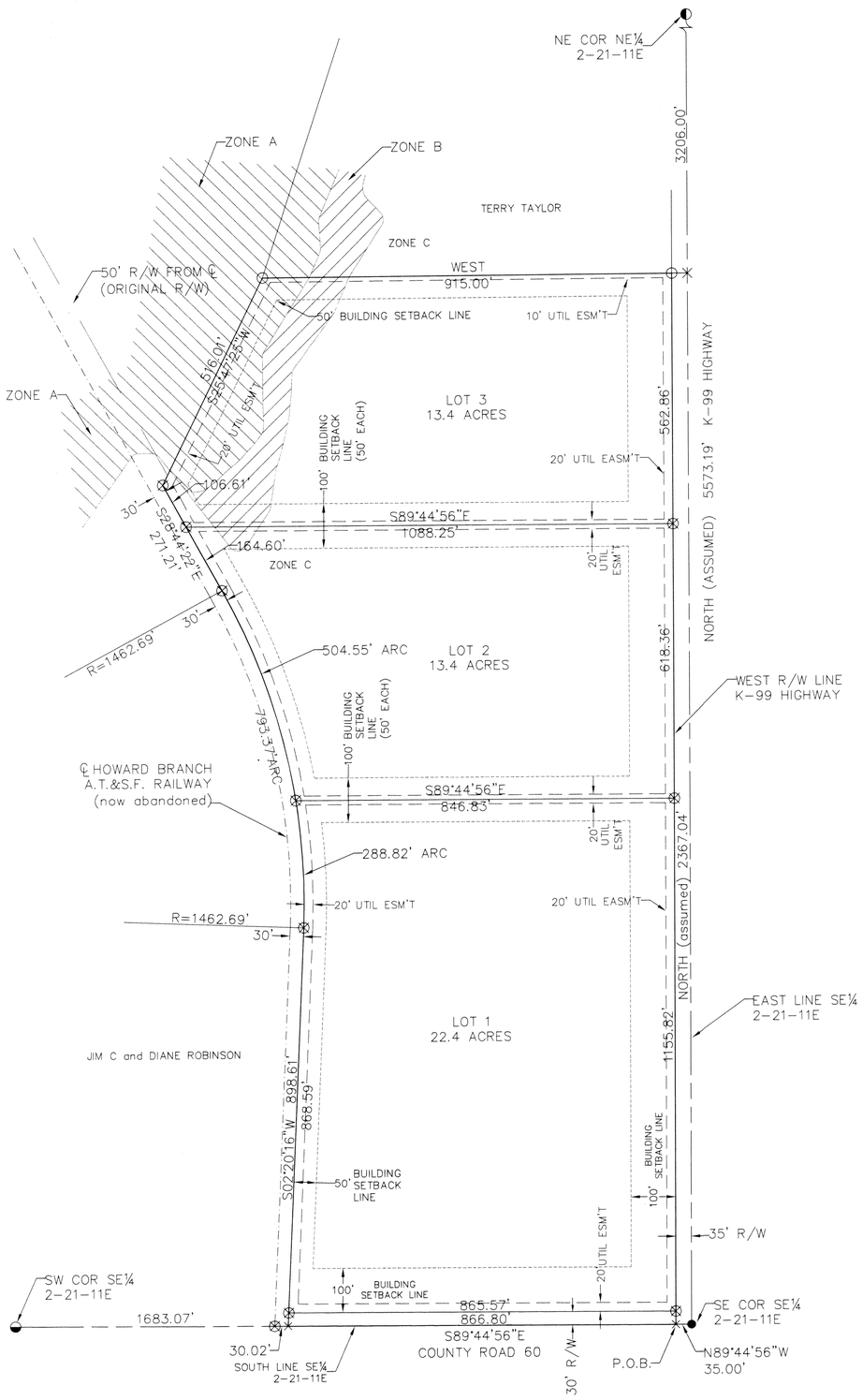
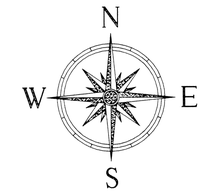
ANDREA ACRES

A SUBDIVISION IN THE SE¼ 2–21–11E





SCALE: 1" = 150'

Legal Description: Andrea Acres Subdivision

Beginning on the South line of the Southeast quarter of Section 2, Township 21 South, Range 11 East of the 6th P.M., Lyon County, Kansas, at a point 35 feet West of the SE corner of said SE¼;
Thence North (assumed) parallel with the East line of said SE¼ and on the West right of way line of K–99 Highway for a distance of 2367.04 feet to a point 3206 feet South and 35 feet West of the NE corner of the NE¼ of said Section 2;
Thence West at right angles for a distance of 915.00 feet;
Thence S.25°47'25"W. for a distance of 516.01 feet to a point 30 feet East of the center of the Howard Branch of the A.T. & S.F. Railway (now abandoned);
Thence S.28°44'22"E., 30 feet East of and parallel with the center of said abandoned Railway for a distance of 271.21 feet;
Thence on a curve to the right, 30 feet East of and parallel with the center of said abandoned Railway, with a radius of 1462.69 feet for an arc distance of 793.37 feet;
Thence S.02°20'16"W. 30 feet East of and parallel with the center of said abandoned Railway for a distance of 898.61 feet to the South line of said SE¼;
Thence S.89°44'56"E. for a distance of 866.80 feet to the point of beginning.
Containing 49.81 acres and subject to road right of way along the South side.

Owner's Certification:

This is to certify that the undersigned are the owners of record of the land herein described and that we have caused the same to be surveyed and subdivided as indicated for the uses and purposes herein set forth, and hereby acknowledge and adopt the same under the style and title indicated. All street right of ways as shown on this plat not previously dedicated are hereby dedicated. An easement or license to the public to locate, construct and maintain utility poles, wires, conduits and pipelines under, over or upon the areas marked for utility easements on this plat is hereby granted. We also hereby acknowledge the restrictions as set forth in Notes/Reports.

Given under my hand at Emporia, Kansas, this 1th day of January, 2003.

Lester R. Schmidt
Beth L. Schmidt
BETH L. and LESTER R. SCHMIDT

Notary Certificates:

State of Kansas, County of Lyon, SS

Be it remembered that on this 7th day of January, 2003, before me, a notary public in and for said County and State, came Lester R. + Beth L. Schmidt, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Connie M. Stead
Notary Public
My Commission Expires: 9/21/06

CONNIE M. STEAD NOTARY PUBLIC STATE OF KANSAS

Certificate of the Lyon County Planning Board:

This plat of Andrea Acres Subdivision has been submitted to and approved by the Lyon County Planning Board this 8th Day of January, 2003.

Nancy M Wells
Chairman
Linda Brand
Secretary

Certificate of the Board of County Commissioners:

The dedications shown on this plat have been accepted by Lyon County, Kansas, this 09 day, of January, 2003.

Carson L McKinzie
Chairman
Maudwell F. Miller
Member
Peggy J. Jorens
Member
ATTEST:
Karen K Hartshorner
County Clerk

County Clerk's Transfer Record:

Entered on transfer record this 9th day, of January, 2003.

Karen K Hartshorner
Lyon County Clerk

Register of Deeds:

State of Kansas)
)SS
County of Lyon)

This is to certify that his instrument was filed for record in the Register of Deeds office on the 17th day of January, 2003, in Book 6 Page 67 Slide 272 9:25am

Victoria Lopez
Register of Deeds

REGISTER OF DEEDS SEAL LYON COUNTY, KANSAS

Lyon County Treasurer:

State of Kansas)
) ss
County of Lyon)

I hereby certify that the taxes on the included tracts are current.

Lyon County Treasurer
Date 1-9-03

County Surveyor's Certificate

State of Kansas)
) ss
County of Lyon)

Reviewed by the Lyon County Surveyor this 03 day of January, 2003. This survey has been reviewed for filing, pursuant to K.S.A. 58–2005 and K.S.A. 58–2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

WARREN CHIP WOODS REGISTERED 1-03-03 LS-1331 KANSAS

Warren Chip Woods, Lyon Co. Surveyor

Surveyor's Certificate:

State of Kansas)
) ss
County of Lyon)

This is to certify and acknowledge that I, Steven S. Brosemer, a licensed land surveyor in said county and state, surveyed and caused to be platted "Andrea Acres Subdivision", located in the SE¼ of Section 2, Township 21 South, Range 11 East, Lyon County, Kansas, and that this plat is a true and correct representation of the results of said survey, to the best of my knowledge and belief.

Steven S. Brosemer, RLS 752
GeoTech, Inc.
Emporia, Kansas

STEVEN S. BROSEMER REGISTERED 752 12-31-02 KANSAS LAND SURVEYOR

Notes/Report

LEGEND:

- ⊗ – ½"x 24" w/'LS752' ID Cap Set
- ○ – ½" w/'LS752' ID Cap Found
- ◐ – ½" Rebar Found (from Reference ties)
- ● – ½" Rebar in drill hole Found (from Reference ties)
- ◒ – ½" Rebar Found
- × – Theoretical Position, Not Monumented

NOTE: Flood Zone graphically determined from FEMA Panel Number 200201 0175B Eff. Date: Nov. 17, 1982.

No.	Revision/Issue	Date

GeoTech, Inc.
1512 W. 6th Avenue
Emporia, KS 66801
(620) 342–7491
gtinfo@geotechinc.net
www.geotechinc.net

ANDREA ACRES SUBDIVISION

SE¼ 2–21–11E

Project 02449–02	Sheet 1 OF 1
Date: NOV. 8, 2002	Drawn BRH
Cadd File 02449–02.dwg	Review SSB