

FINAL PLAT OF ASHLEY II A PLANNED UNIT DEVELOPMENT

A TRACT IN THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF EMPORIA, LYON COUNTY, KANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF THE N½ OF THE NW¼ OF SAID SECTION 9; THENCE S.00°44'16"W. (BASIS OF BEARINGS) ON THE WEST LINE OF THE N½ OF SAID NW¼ FOR A DISTANCE OF 432.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S.00°44'16"W. ON SAID WEST LINE FOR A DISTANCE OF 230.00 FEET TO THE NW CORNER OF SUNSET ACRES SUBDIVISION; THENCE S.89°54'25"E. ON THE NORTH LINE OF SAID SUNSET ACRES FOR A DISTANCE OF 515.00 FEET; THENCE N.00°44'16"E. PARALLEL WITH THE WEST LINE OF SAID N½N¼ FOR A DISTANCE OF 198.00 FEET; THENCE N.52°22'06"W. FOR A DISTANCE OF 52.51 FEET; THENCE N.89°54'25"W. PARALLEL WITH THE NORTH LINE OF SAID SUNSET ACRES FOR A DISTANCE OF 473.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ROAD RIGHT OF WAY ALONG THE WEST 35 FEET THEREOF AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.



VICINITY MAP
(NOT TO SCALE)

- LEGEND:**
- ▲ -NORTHING AND EASTING INDICATOR
 - -NORTHING AND EASTING MARK
 - -CONSTRUCTION NOTE
 - -UTILITY EASEMENT LINE
 - -BUILDING SETBACK
 - ⊙ -PARKING STALL NO.
 - ⊠ -TELEPHONE PAD
 - ⊗ -1/2"x24" REBAR W/LS752 ID CAP SET
 - ⊗ -1/2" REBAR FOUND W/LS752 ID CAP FOUND
 - ⊗ -1/2" REBAR FOUND WIDOPLER ID CAP FOUND
 - ⊗ -5/8" REBAR W/ID CAP FOUND
 - -CONCRETE NAIL FOUND
 - × -THEORETICAL POSITION, NOT MONUMENTED
 - ▨ -CONCRETE PAVEMENT
 - ▨ -UNLOADING ZONE
 - ▨ -UTILITY EASEMENT
 - UT -UNDERGROUND TELEPHONE UTILITY
 - SS -SANITARY SEWER
 - SS -SANITARY SEWER CLEANOUT
 - UW -UNDERGROUND WATER
 - -POWER POLE
 - 1602-1642 -UNIT / ADDRESS NUMBER

UTILITY NOTES:

- 1. WATER:**
WATER LINES APPEAR TO BE ON THE WEST SIDE OF PRAIRIE STREET AND WILL REQUIRE BORING THE ROADWAY.
- 2. SANITARY SEWER:**
SANITARY SEWER IS LOCATED AT THE NORTHWEST CORNER OF PRAIRIE STREET AND 18TH AVENUE ON CITY OWNED PROPERTY. CONNECTION TO SANITARY SEWER WILL REQUIRE INSTALLATION/DESIGN OF SANITARY SEWER EXTENSION ACROSS PRAIRIE STREET AND THEN PARALLEL TO PRAIRIE STREET TO NEAR THE SOUTH PROPOSED PROPERTY LINE.
- 3. ELECTRICAL:**
POWER POLE LOCATED ALONG THE SOUTH PROPERTY LINE WILL BE UTILIZED.
- 4. TELEPHONE:**
MULTIPLE PHONE CABLE ARE LOCATED ALONG THE SOUTH AND WEST PROPOSED PROPERTY USES. PROPOSED CONNECTION SHALL BE IN THE SOUTHWEST CORNER.

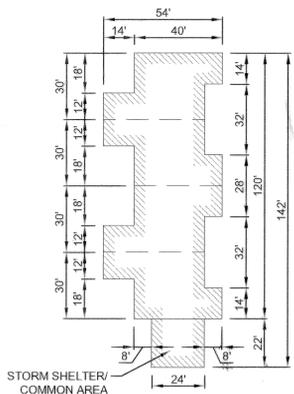
UTILITY OWNERS:

CITY OF EMPORIA
522 MECHANIC ST.
EMPORIA, KS 66801
1-820-342-5105

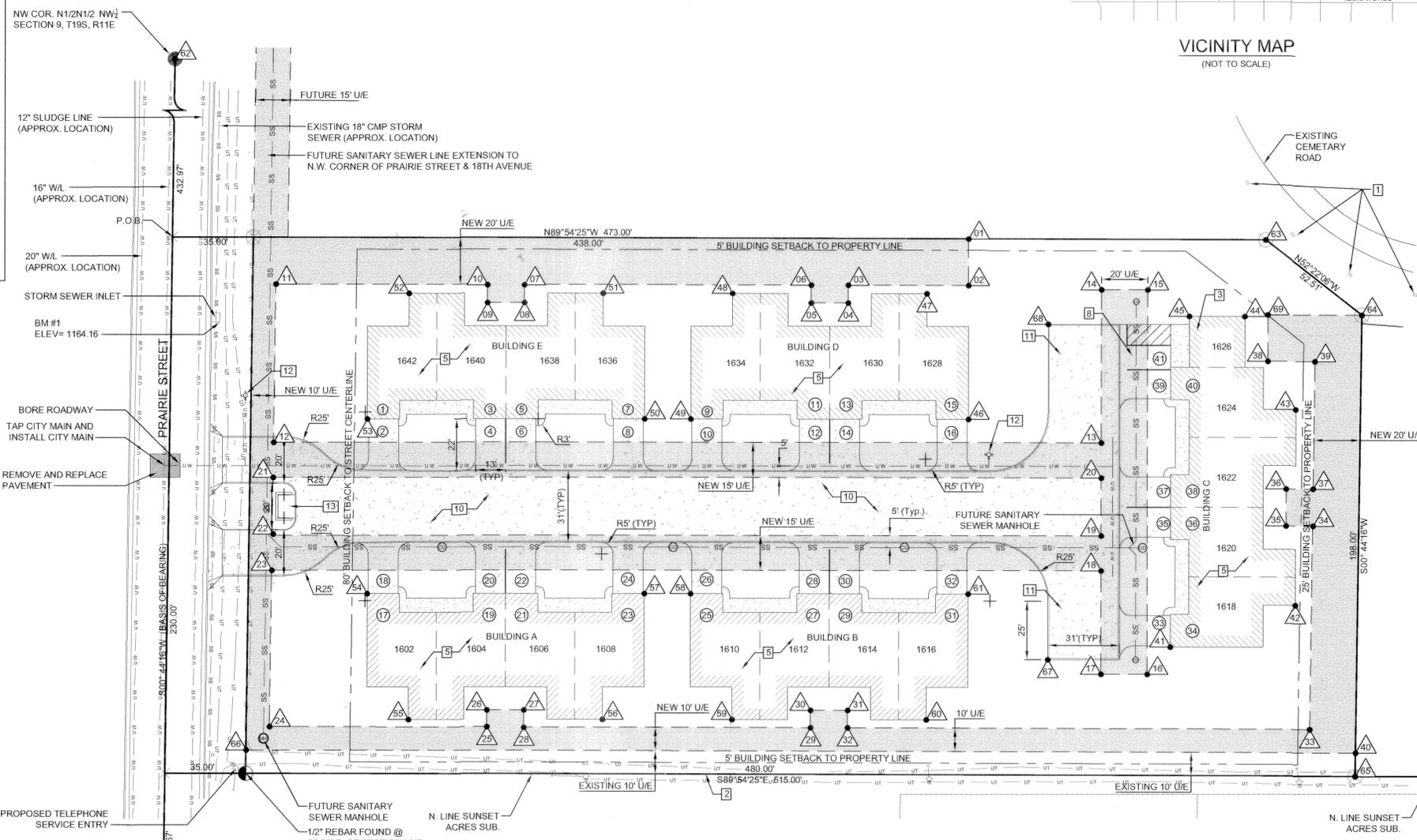
KPL
1-800-794-4780

S.W. BELL
1-800-522-6543

KANSAS GAS SERVICE
1-800-794-4780



TYPICAL CONDOMINIUM UNITS
SCALE: 1" = 30'-0"

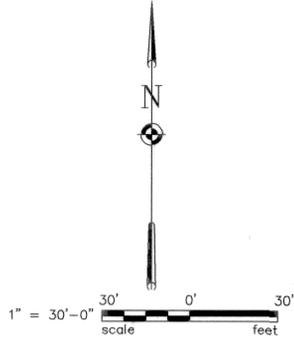


CONSTRUCTION NOTES:

- 1) DO NOT DISTURB TREE AND/OR MEMORIAL
- 2) PRIVACY FENCE OR NATURAL SCREENING ON THIS PROPERTY LINE
- 3) COMMON AREA/ STORM SHELTER
- 4) DETENTION POND (NOT SHOWN)
- 5) CONDOMINIUM PATIO HOME
- 6) REMOVE EXISTING SITE FEATURE (NOT SHOWN)
- 7) EARTHEN MOUND (NOT SHOWN)
- 8) HANDICAP PARKING
- 9) NOT USED
- 10) CONCRETE DRIVE (COMMON AREA)
- 11) NOT USED
- 12) FIRE HYDRANT LOCATION
- 13) TRASH DUMPSTER / ENTRY SIGN

TABLE OF NORTHING(S) AND EASTING(S)

NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING
1 9935.38	10151.89	26 9732.91	9943.89	51 9911.91	9993.89
2 9915.41	10151.89	27 9732.90	9959.89	52 9911.91	9909.89
3 9915.46	10099.89	28 9725.70	9959.89	53 9857.91	9891.89
4 9907.91	10099.89	29 9725.49	10083.89	54 9782.91	9891.89
5 9907.91	10083.89	30 9732.91	10083.89	55 9728.91	9909.89
6 9915.49	10083.89	31 9732.91	10099.89	56 9728.91	9963.89
7 9915.69	9959.89	32 9725.47	10099.89	57 9782.91	10011.89
8 9907.91	9959.89	33 9725.14	10299.69	58 9782.91	10031.89
9 9907.91	9943.89	34 9812.40	10300.82	59 9728.91	10049.89
10 9915.71	9943.89	35 9812.40	10289.38	60 9728.91	10133.89
11 9915.86	9852.14	36 9828.40	10289.38	61 9782.91	10151.89
12 9847.90	9851.27	37 9828.40	10301.02	62 10368.87	9812.98
13 9847.90	10209.38	38 9883.10	10281.38	63 9935.17	10280.40
14 9913.89	10209.38	39 9883.10	10301.73	64 9903.10	10321.99
15 9913.89	10229.38	40 9715.12	10319.57	65 9705.12	10319.44
16 9948.62	10229.38	41 9760.41	10233.38	66 9715.90	9839.57
17 9748.62	10209.38	42 9778.40	10293.38	67 9754.91	10186.38
18 9792.90	10209.38	43 9862.40	10293.38	68 9898.91	10186.38
19 9807.90	10209.38	44 9902.41	10271.38	69 9903.10	10281.38
20 9832.91	10209.38	45 9902.41	10247.38	70	
21 9832.91	9851.08	46 9857.91	10151.89	71	
22 9807.91	9851.08	47 9911.91	10133.89	72	
23 9792.91	9850.56	48 9911.91	10049.89	73	
24 9725.87	9849.70	49 9857.91	10031.89	74	
25 9725.72	9943.89	50 9857.91	10011.89	75	



EMPORIA - LYON COUNTY METROPOLITAN AREA PLANNING COMMISSION
STATE OF KANSAS)
CITY OF EMPORIA)
This Plat of Ashley Lane has been submitted to and approved by the Emporia - Lyon County Metropolitan Area Planning Commission this 25 day of October, 2007.

Chair
Attest: Secretary

CERTIFICATE OF THE CITY COMMISSION
STATE OF KANSAS)
CITY OF EMPORIA)
The dedications shown on this plat have been accepted of by the City of Emporia, Kansas, this 17 day of October, 2007.

Mayor
Attest: City Clerk

CERTIFICATE OF THE COUNTY CLERK
STATE OF KANSAS)
COUNTY OF LYON)
Entered on transfer record this 20 day of November, 2007.

Lyon County Clerk

CERTIFICATE OF THE COUNTY TREASURER
STATE OF KANSAS)
COUNTY OF LYON)
I hereby certify that the taxes on the included tracts are current.

Lyon County Treasurer
Date 11-19-07

CERTIFICATE OF THE COUNTY SURVEYOR
State of Kansas)
County of Lyon)
Reviewed by the County Surveyor this 25 day of October, 2007. This survey has been reviewed for filing pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and its compliance with those provisions. No other warranties are extended or implied.

County Surveyor of Lyon County, Kansas

CERTIFICATE OF THE REGISTER OF DEEDS
STATE OF KANSAS)
COUNTY OF LYON)
This is to certify that this instrument was filed for record in the Register of Deeds office on the 14 day of November, 2007, in Book 6 Page 32 Slide 74

Lyon County Register of Deeds

NOTARY CERTIFICATE
STATE OF KANSAS)
COUNTY OF LYON)
The foregoing instrument was acknowledged before me this 10th day of November, 2007 by Maurice Schmidt

Notary Public - State of Kansas
My Commission Expires: 4-3-2010

OWNER'S CERTIFICATION
State of Kansas)
County of Lyon)
This is to certify that the undersigned is the owner or corporation of record of the land hereon described on this plat, and that he/she has caused the same to be surveyed and subdivided as indicated forth 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 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 related drainage channels or structures to allow storm water discharge into lakes or ponds upon the areas marked on this plat is hereby granted.
Given under my hand at Emporia, Kansas, this 15th day of November, 2007.
Maurice Schmidt
MAURICE SCHMIDT

NOTE:
SEE ORIGINAL EXTERIOR SURVEY RECORDED IN REGISTER OF DEEDS OFFICE, LYON COUNTY VOLUME 609 PG. 49
UTILITIES LOCATED UNDER KANSAS ONE CALL TICKET #724022 DATED JUNE 29, 2007 BY THEIR RESPECTIVE OWNER OR REPRESENTATIVES. NEITHER GEOTECH INC. NOR THE UNDERSIGNED EXTENDS ANY WARRANTIES WHATSOEVER CONCERNING THE LOCATIONS OF ANY UNDERGROUND UTILITIES

SURVEYOR'S CERTIFICATE
STATE OF KANSAS)
COUNTY OF LYON)
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 Emporia, Kansas, and K.S.A. 58-2001 et. seq. and K.A.R. 66-12-1 have been complied with in the preparation of this plat, and that all 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 Emporia, Kansas this 25 day of Oct, 2007.
Steven S. Brossmer, L.S.
GeoTech, Inc.
Emporia, KS

DEVELOPMENT INTENSITY

PHASE	ACRES	UNITS	UNITS / ACRES	PARKING STALLS
1 ASHLEY II	2.52	20	7.94	41

LAND SURVEY BY:
GeoTech, Inc.
1512 W. 6th Avenue
Emporia, KS 66801
(620) 342-7491
ginfo@geotechinc.net
www.geotechinc.net

CENTRAL KANSAS ENGINEERING CONSULTANTS, L.L.C.
CIVIL ENGINEERING - PLANNING - CONSTRUCTION MANAGEMENT
17 West 34th Ave., Emporia, KS 66801
620-342-6621
FAX 620-342-6621

FINAL PLAT OF
ASHLEY II
EMPORIA, KANSAS

Date: 09-1
Designed: DWC
Drawn: SEB
Checked: DWC
Approved: 07
Proj. No. 07
Sheet No. PUD