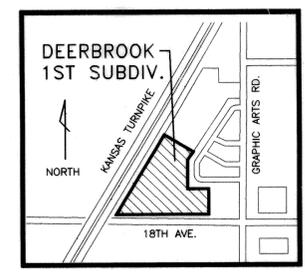


DESCRIPTION

A tract of land lying in the Southeast One Quarter of Section 6, Township 19 South, Range 11 East of the 6th P.M., Lyon County, Kansas; more particularly described as follows:

From the Southeast corner of Section 6, T 19 S, R 11 E, thence S89°11'27"W on the South line of said Section 6 for a distance of 2150.91 feet, thence N29°12'24"E for a distance of 85.50 feet to the point of beginning; thence N29°12'24"E on the Easterly right of way of the Kansas Turnpike for a distance of 1355.19 feet, thence S67°49'23"E for a distance of 420.43 feet, thence S29°10'37"W for a distance of 26.22 feet, thence S67°49'23"E for a distance of 50.00 feet, thence 14.83 feet Southwesterly on a curve to the right having a radius of 552.85 feet and a 14.83 foot chord bearing S29°56'47"W, thence S67°49'23"E for a distance of 130.20 feet, thence S29°10'37"W for a distance of 63.30 feet, thence N89°49'40"W for a distance of 15.57 feet, thence S00°00'00"W for a distance of 180.00 feet, thence S89°49'40"E for a distance of 519.98 feet, thence S00°00'00"W for a distance of 638.11 feet, thence S89°10'53"W on the North right of way of 18th Avenue for a distance of 669.95 feet, thence N87°48'26"W on the North right of way of 18th Avenue for a distance of 300.00 feet, thence S89°11'27"W on the North right of way of 18th Avenue for a distance of 200 feet, thence N87°22'57"W on the North right of way of 18th Avenue for a distance of 469.92 feet to the point of beginning.

Above tract contains 28.18 acres, more or less; subject to easements of record.



ENGINEER'S CERTIFICATE

I, the undersigned, licensed professional engineer of the State of Kansas, do hereby certify that the above described tract of land was surveyed and the monuments shown on this plat were set by me, and their positions are correctly shown to the best of my knowledge and belief.

Date: 4-27-94

Gregory A. Miles PE 7686
Engineer's Name and License Number

(SEAL) Gregory A. Miles

SURVEYOR'S CERTIFICATE

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the above described tract of land was surveyed and the monuments shown on this plat were set by me, and their positions are correctly shown to the best of my knowledge and belief.

Date: 5-1-94

Steven S. Brose
Surveyor's Name and License Number

(SEAL) STEVEN S. BROSE
LAND SURVEYOR

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS) ss
COUNTY OF LYON)

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 under the accompanying plat into lots, blocks, streets; and other public ways under the name of Deerbrook First Subdivision; that all streets, easements and public grounds as denoted 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, or covenants on file or hereafter filed in the Office of the Register of Deeds of Lyon County, Kansas.

Date: May 26, 1994

James W. Pickert
Eagle Development, Inc., By:
James W. Pickert, President

NOTARY CERTIFICATE

STATE OF KANSAS) ss
COUNTY OF LYON)

The foregoing instrument was acknowledged before me this 26th day of May, 1994, by James W. Pickert

Kelley M. Fowler Notary Public

(SEAL)

My appointment expires: 3/22/96

This Plat of Deerbrook First Subdivision has been submitted to and approved by the Emporia - Lyon County Metropolitan Area Planning Commission this 22nd day of May, 1994.

The dedications shown on this Plat have been accepted by the City Commission of the City of Emporia, Kansas, this 18th day of May, 1994.

Betty Westerkhoff Chairman
Russell Schanberger Secretary

(SEAL) CITY OF EMPORIA
1870

Susan Mendez Attest
City Clerk

STATE OF KANSAS) ss
COUNTY OF LYON)

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:55pm, on the 2nd day of June, 1994, in book 6, page 52 Slide - 162-A.

Deputy Christina Papp Register of Deeds
Entered on transfer record this 2 day of June, 1994.
Anthony S. Depp County Clerk

This is to certify that the taxes on this tract (EAO 7653A1) have been paid in full for 1993.

Jim Hunt
Emp. County Treasurer

FINAL PLAT OF
DEERBROOK FIRST SUBDIVISION

MILES Engineering & Surveying, P.A.
VALLEY CENTER, KS 67147

PROJECT LANDMRK2

ISSUE DATE 1/28/94

REVISIONS

1	2/21/94
2	2/21/94
3	4/26/94
4	
5	

SHEET ONE OF ONE