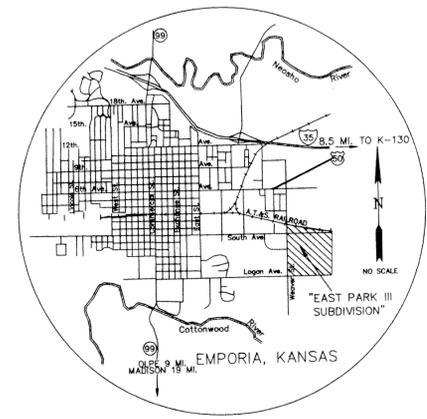
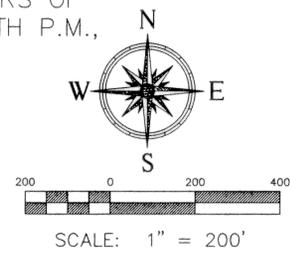
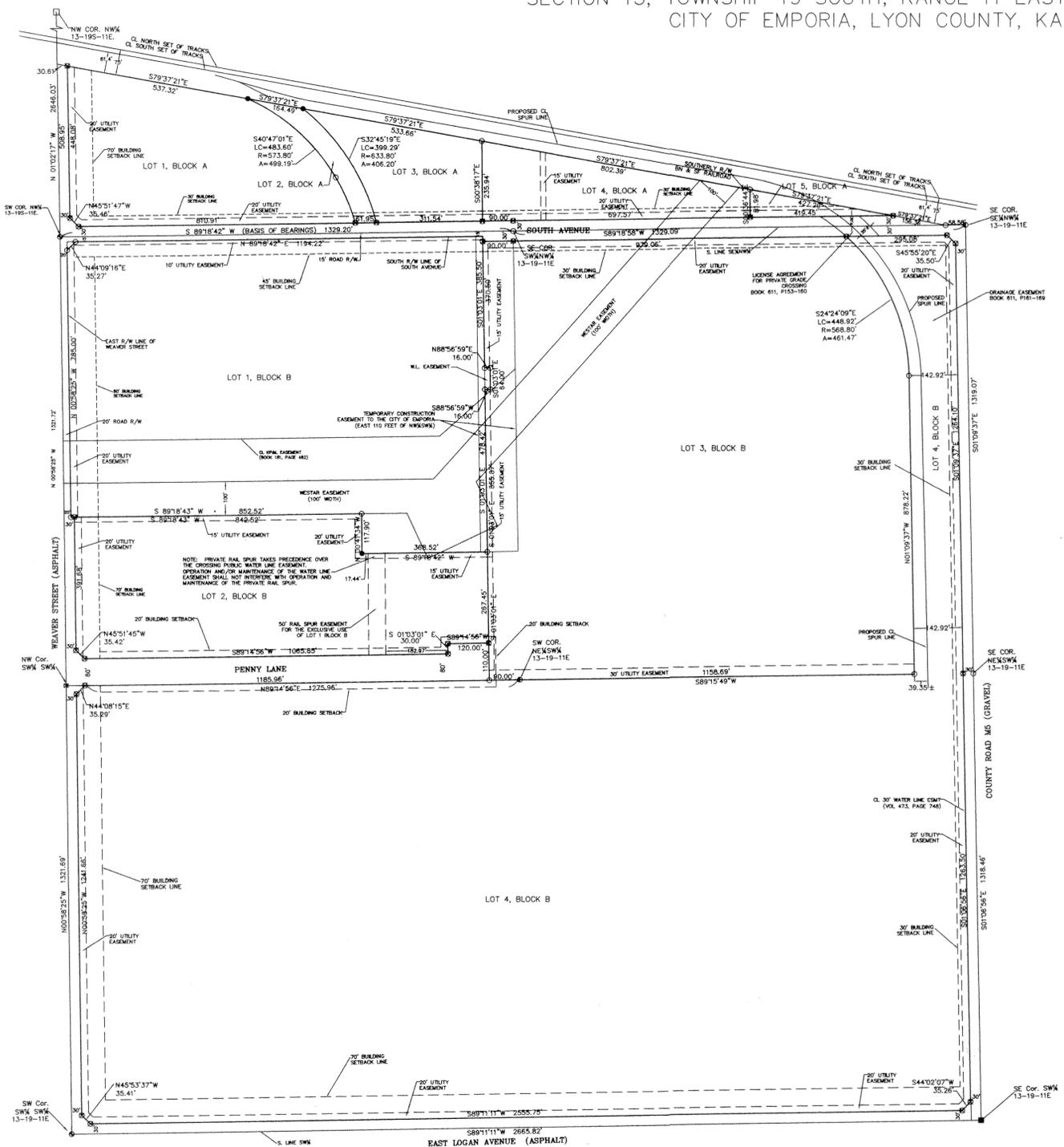


# FINAL PLAT OF EAST PARK III

A SUBDIVISION IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF EMPORIA, LYON COUNTY, KANSAS.



VICINITY MAP NOT TO SCALE



**LOT AREAS:**

**BLOCK "A"**  
 LOT 1 : 296283 SQFT (6.80 ACRES)  
 LOT 2 : 26664 SQFT (0.61 ACRES)  
 LOT 3 : 105869 SQFT (2.43 ACRES)  
 LOT 4 : 125194 SQFT (2.87 ACRES)  
 LOT 5 : 17194 SQFT (0.40 ACRES)

**BLOCK "B"**  
 LOT 1 : 1032120 SQFT (23.69 ACRES)  
 LOT 2 : 456294 SQFT (10.48 ACRES)  
 LOT 3 : 1585421 SQFT (36.40 ACRES)  
 LOT 4 : 3565230 SQFT (81.85 ACRES)

**LEGAL DESCRIPTIONS:**

**TRACT A, (BLOCK "A")**  
 A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF EMPORIA, LYON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NW¼;  
 THENCE N01°02'17"W (ASSUMED) ALONG THE WEST LINE OF SAID NW¼ FOR A DISTANCE OF 508.95' TO THE SOUTHERLY RIGHT OF WAY LINE OF THE B.N. & S.F. RAILROAD;  
 THENCE S79°37'21"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 2652.12 FEET TO A POINT 58.58 FEET WEST OF THE SOUTHWEST CORNER OF THE SE¼NW¼;  
 THENCE S89°18'42"W ALONG THE SOUTH LINE OF SAID SE¼NW¼ FOR A DISTANCE OF 1270.51 FEET TO THE SOUTHWEST CORNER OF THE SW¼NW¼;  
 THENCE S89°18'42"W ALONG THE SOUTH LINE OF SAID SW¼NW¼ FOR A DISTANCE OF 1329.20 FEET TO THE POINT OF BEGINNING.

**TRACT B, (BLOCK "B")**  
 THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF EMPORIA, LYON COUNTY, KANSAS.

EMPORIA - LYON COUNTY METROPOLITAN AREA PLANNING COMMISSION  
 STATE OF KANSAS )  
 CITY OF EMPORIA )  
 This Plat of East Park III has been submitted to and approved by the Emporia - Lyon County Metropolitan Area Planning Commission this 17th day of September, 2008.  
 Chair: [Signature]  
 Attest: Secretary: [Signature]

**Owner's Certification**  
 This is to certify that the undersigned are the owners of record of the land hereon described on this plat, and that they 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.

The undersigned do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, roads, drives, lanes and avenues. An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" is hereby granted to the City of Emporia, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

**OWNER: Lot 1, Block A**  
 A.M. COHRON & SONS, INC.  
 Rick Harlan, President  
 STATE OF KANSAS  
 COUNTY OF LYON  
 This instrument was acknowledged before me on 9/11, 2008 by Rick Harlan, as President of A.M. COHRON & SONS, INC. Number 152895  
 My Appointment Expires: 3/24/10  
 Notary Public: ANITA L. FORD  
 Print Name: ANITA L. FORD

**OWNER: Lot 2, Block A, Lot 1, Block B and Lot 2, Block B**  
 CITY OF EMPORIA, KANSAS  
 Bobbie Agler, Mayor  
 STATE OF KANSAS  
 COUNTY OF LYON  
 This instrument was acknowledged before me on 9/16, 2008 by Bobbie Agler, as Mayor of the City of Emporia, Kansas.  
 My Appointment Expires: 01-05-11  
 Notary Public: TRACY L. BOOTH  
 Print Name: TRACY L. BOOTH

**MORTGAGEE: BANK MIDWEST, N.A.**  
 The undersigned, Bank Midwest, N.A., as holder of a Mortgage, Security Agreement, Assignment of Leases and Fixture Filing, and of an Assignment of Rents and Leases, against the property designed on this plat as Lot 2, Block A, Lot 1, Block B and Lot 2, Block B, hereby consents to this plat and to all dedications and grants of public utility easements contained herein.  
 By: Damon K. Stelling, Vice President  
 STATE OF KANSAS  
 COUNTY OF LYON  
 This instrument was acknowledged before me on Sept 15, 2008 by Damon K. Stelling, Vice President of BANK MIDWEST, N.A.  
 My Appointment Expires: 7/21/11  
 Notary Public: STEPHANIE MORRISON  
 Print Name: STEPHANIE MORRISON

**OWNER: Lot 3, Block B and Lot 4, Block A**  
 REG EMPORIA, LLC  
 Nile D. Ramsbottom, President  
 STATE OF KANSAS  
 COUNTY OF LYON  
 This instrument was acknowledged before me on Sept 9, 2008 by Nile D. Ramsbottom, as President of REG EMPORIA, LLC.  
 My Appointment Expires: 7/17/2010  
 Notary Public: JULIE JONES  
 Print Name: JULIE JONES

**OWNER: Lot 1, Block B**  
 HILL'S PET NUTRITION, INC.  
 Neil Stout, Vice President  
 STATE OF KANSAS  
 COUNTY OF LYON  
 This instrument was acknowledged before me on Sept 16, 2008 by Neil Stout, as Vice President of Hill's Pet Nutrition, Inc.  
 My Appointment Expires: 7/17/2010  
 Notary Public: JENI HAAS  
 Print Name: JENI HAAS

**OWNER: Lot 1, Block A**  
 ESB FINANCIAL, TRUSTEE OF THE EMPORIA ENTERPRISES REVOCABLE TRUST DATED APRIL 1, 1992  
 Steven B. Bell, Senior Vice President and Trust Officer  
 STATE OF KANSAS  
 COUNTY OF LYON  
 This instrument was acknowledged before me on 16, 2008 by Steven B. Bell, as Senior Vice President and Trust Officer, ESB Financial, Trustee of The Emporia Enterprises Revocable Trust Dated April 1, 1992.  
 My Appointment Expires: 4/30/10  
 Notary Public: ANITA L. FORD  
 Print Name: ANITA L. FORD

**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 17th day of Sept, 2008.  
 Mayor: [Signature]  
 Attest: City Clerk: [Signature]

**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: [Signature] Date: 9/19/08

**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 17th day of September, 2008, in Book 6 Page 377  
 Lyon County Register of Deeds: [Signature] Deputy: [Signature]

**CERTIFICATE OF THE COUNTY CLERK**  
 STATE OF KANSAS )  
 COUNTY OF LYON )  
 Entered on transfer record this 17th day of September, 2008.  
 Lyon County Clerk: [Signature]

**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. 88-12-1 have been complied with in the preparation of this plat, and that of 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 17th day of Sept, 2008.  
 Warren Chip Woods, County Surveyor

**County Surveyor's Certificate**  
 State of Kansas )  
 County of Lyon )  
 This is to certify and acknowledge that I, Warren Chip Woods, County Surveyor for Lyon County, have reviewed this PLAT OF EAST PARK III pursuant to K.S.A. 58-2001 et. seq. and K.A.R. 88-12-1.  
 Warren Chip Woods, County Surveyor

Notes/Report

**LEGEND**

- - 5/8" REBAR W/BWR ID CAP FOUND
- - 1/2" REBAR IN MONUMENT WELL FOUND
- - 5/8" REBAR W/LS752" ID CAP FOUND
- - 5/8" REBAR FOUND W/ LYON CO. ID CAP
- - 5/8" REBAR FOUND W/ LYON CO. ID CAP IN WELL
- - COTTON GIN SPINDLE FOUND
- ◇ - 1/2" REBAR FOUND
- - 5/8" REBAR FOUND
- ⊠ - 1/2"x2" REBAR SET W/ ID CAP (LS 752)

REV. 6: AUG. 29, 2008  
 REV. 4: CHANGE SIG. BLOCK JUNE 9, 2008.

No.	Revision/Issue	Date
	Post Util. Board 2/7/08	
	LOT 1, BLK B to Original ALTA Survey Config.	3/03/08

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

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 A SUBDIVISION IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF EMPORIA, LYON COUNTY, KANSAS.

Project	Sheet
07442-02	1 OF 1
Date:	Drawn
August 29, 2008	ACD, BH, SSB
Cadd File	Review
FINAL PLAT OF EAST PARK III.dwg	SSB