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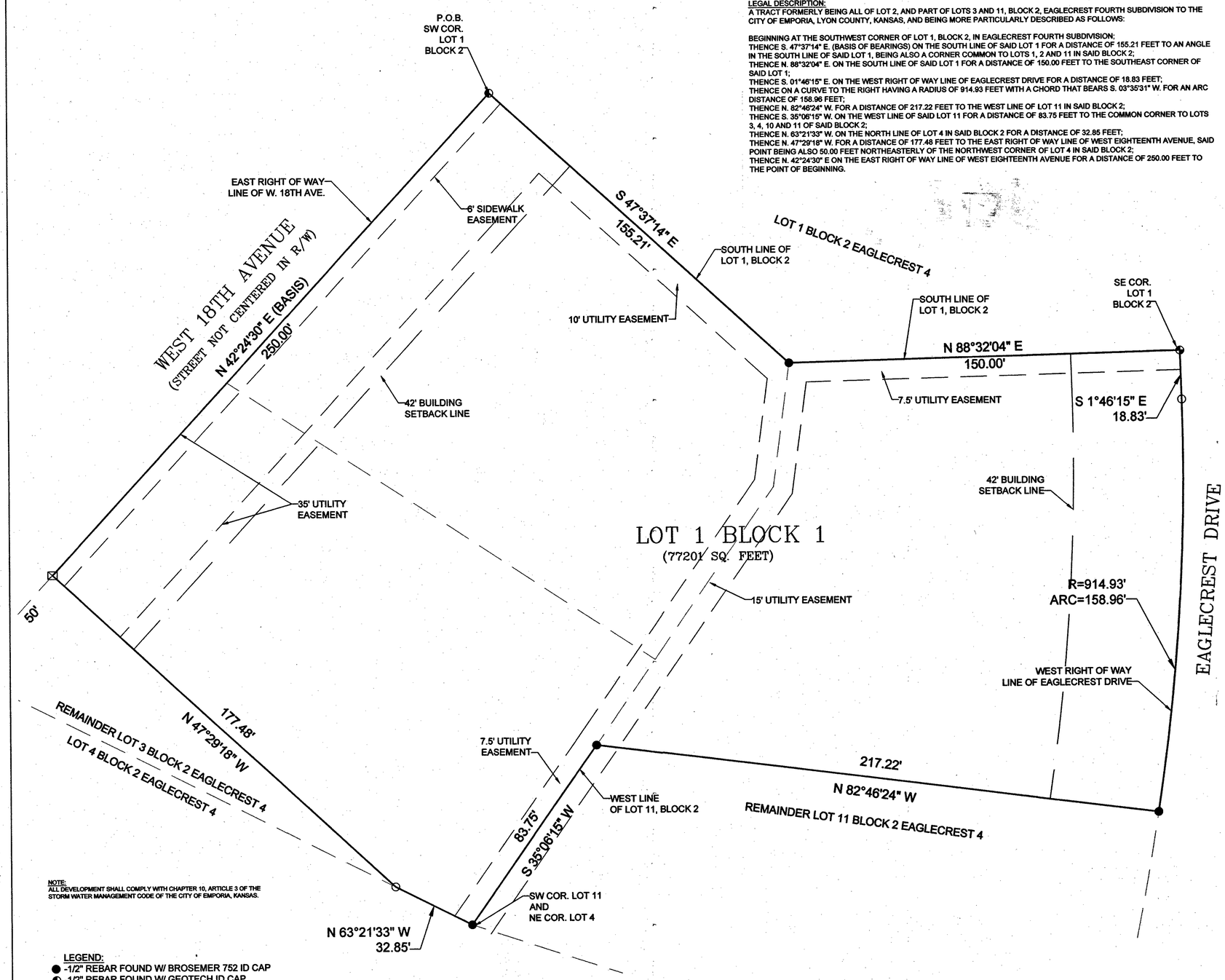
2016-00922 1
STATE OF KS LYON CO
VICTORIA LOPEZ, REGISTER OF DEEDS
2016-00922
DATE RECORDED: 03/28/2016 09:21:46AM
MTG INDEBT: 0.00 RECEIPT #:29923
REC FEE: $ 26.00

MINOR PLAT of KMG SUBDIVISION TO THE CITY OF EMPORIA, LYON COUNTY, KANSAS

BEING A REPLAT OF ALL OF LOT 2, AND A PART OF LOTS 3 AND 11, IN BLOCK 2, EAGLECREST 4TH SUBDIVISION; AND BEING ALSO A PART OF THE E½ OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF EMPORIA, LYON COUNTY, KANSAS



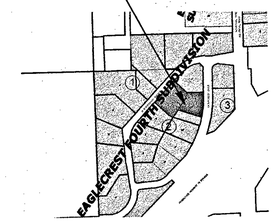
LEGAL DESCRIPTION:
A TRACT FORMERLY BEING ALL OF LOT 2, AND PART OF LOTS 3 AND 11, BLOCK 2, EAGLECREST FOURTH SUBDIVISION TO THE CITY OF EMPORIA, LYON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, IN EAGLECREST FOURTH SUBDIVISION;
THENCE S. 47°37'14" E. (BASIS OF BEARINGS) ON THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 155.21 FEET TO AN ANGLE IN THE SOUTH LINE OF SAID LOT 1, BEING ALSO A CORNER COMMON TO LOTS 1, 2 AND 11 IN SAID BLOCK 2;
THENCE N. 88°32'04" E. ON THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE S. 01°46'15" E. ON THE WEST RIGHT OF WAY LINE OF EAGLECREST DRIVE FOR A DISTANCE OF 18.83 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 914.93 FEET WITH A CHORD THAT BEARS S. 03°35'31" W. FOR AN ARC DISTANCE OF 158.96 FEET;
THENCE N. 82°46'24" W. FOR A DISTANCE OF 217.22 FEET TO THE WEST LINE OF LOT 11 IN SAID BLOCK 2;
THENCE S. 35°06'15" W. ON THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 83.75 FEET TO THE COMMON CORNER TO LOTS 3, 4, 10 AND 11 OF SAID BLOCK 2;
THENCE N. 63°21'33" W. ON THE NORTH LINE OF LOT 4 IN SAID BLOCK 2 FOR A DISTANCE OF 32.85 FEET;
THENCE N. 47°29'18" W. FOR A DISTANCE OF 177.48 FEET TO THE EAST RIGHT OF WAY LINE OF WEST EIGHTEENTH AVENUE, SAID POINT BEING ALSO 50.00 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK 2;
THENCE N. 42°24'30" E ON THE EAST RIGHT OF WAY LINE OF WEST EIGHTEENTH AVENUE FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

NOTE:
ALL DEVELOPMENT SHALL COMPLY WITH CHAPTER 10, ARTICLE 3 OF THE STORM WATER MANAGEMENT CODE OF THE CITY OF EMPORIA, KANSAS.

LEGEND:
- ● -1/2" REBAR FOUND W/ BROSEMER 752 ID CAP
- ◐ -1/2" REBAR FOUND W/ GEOTECH ID CAP
- ○ -1/2" REBAR FOUND W/ KVE ID CAP
- ⊠ -PLUS CUT FOUND IN CONCRETE SIDEWALK
- ◐ -1/2" ID CAP FOUND IN DRILL HOLE IN CURBING FOR 18TH AVENUE

KMG SUBDIVISION



VICINITY MAP
(NO SCALE)

SCALE: 1" = 20'

BASIS OF BEARINGS: "STATE PLANE, KS SOUTH" USING GEOIDG3 & CARLSON SURVEYING SOFTWARE.

Owner's Certification

State of Kansas)
) ss:
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 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 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 required 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 _____, Kansas, this 29th day of March, 2016.

Jay Koshiya

NOTARY CERTIFICATE

STATE OF KANSAS)
)ss:
COUNTY OF LYON)

The foregoing instrument was acknowledged before me this 29th day of March, 2016 by Jay Koshiya

ANDREA KAVILA
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 9-9-18

Notary Public - State of Kansas

My Commission Expires: 9-9-18

CERTIFICATE OF THE COUNTY CLERK

STATE OF KANSAS)
)ss:
COUNTY OF LYON)

Entered on transfer record this 29th day, of March, 2016

Lyon County Clerk

SEAL

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
)ss:
CITY OF EMPORIA)

The dedications shown on this plat have been accepted of by the City of Emporia, Kansas, this 16th day of November, 2015.

Mayor — Attest:City Clerk

EMPORIA PLANNING COMMISSION

STATE OF KANSAS)
)ss:
CITY OF EMPORIA)

This Plat of KMG Subdivision has been submitted to and approved by the Emporia - Lyon County Metropolitan Area Planning Commission this _____ day of _____, 2015.

Chair — Attest:Secretary

CERTIFICATE OF THE 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 3-25-16

County Surveyor's Certificate

State of Kansas)
) ss
County of Lyon)

This is to certify and acknowledge that I, Warren Chip Woods, County Surveyor for Lyon County, have reviewed this Plat of KMG Subdivision pursuant to K.S.A. 58-2001 et. seq. and K.A.R. 66-12-1.

Warren Chip Woods, Lyon Co. Surveyor
Date: 11-16-15

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
)ss:
COUNTY OF LYON)

This is to certify that this instrument was filed for record in the Register of Deeds office on the 28th day of March, 2016 in Book _____ Page _____ Slide 391

Lyon County Register of Deeds — Deputy

REGISTER OF DEEDS SEAL LYON COUNTY, KANSAS

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
)ss
COUNTY OF LYON)

I do hereby certify that I am a Licensed 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 direct 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 _____ day of _____, 2015.

STEVEN S. BROSEMER LICENSED LS-752 11-16-15 KANSAS LAND SURVEYOR

GeoTech Project No. 15171-02

GeoTech, Inc.
1512 W. 6th Avenue
Emporia, KS 66801
www.geotechinc.net

Revisions
Comment: Date:
Comment: Date:
Comment: Date:
Comment: Date:

GEOTECH, INC.
LAND SURVEYORS
1512 W. 6th AVE. SUITE I
EMPORIA, KANSAS 66801
Office: 620.342.7491
Fax: 620.342.8722
www.geotechinc.net

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EMPORIA HOTELS, LLC.

MINOR PLAT of
KMG SUBDIVISION
TO THE CITY OF EMPORIA, LYON COUNTY, KANSAS
FORMERLY BEING ALL OF LOT 2, AND PART OF LOTS 3 AND 11, BLOCK 2, EAGLECREST 4TH SUBDIVISION TO THE CITY OF EMPORIA, LYON COUNTY, KANSAS

DATE: 7/20/15 DRAWN BY: ACD CHECKED BY: SSB

DRAWING SCALE: 1" = 20'

FIELD DATE: 7-20-2015

SHEET 1 OF 1

CADD FILE: KMG SUB minor r2