PEACEFUL RIDGE SUBDIVISION

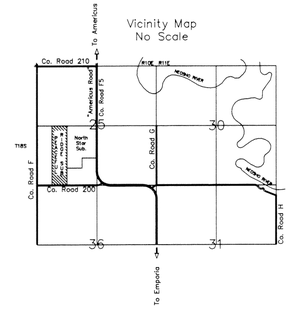
TO LYON COUNTY, KANSAS

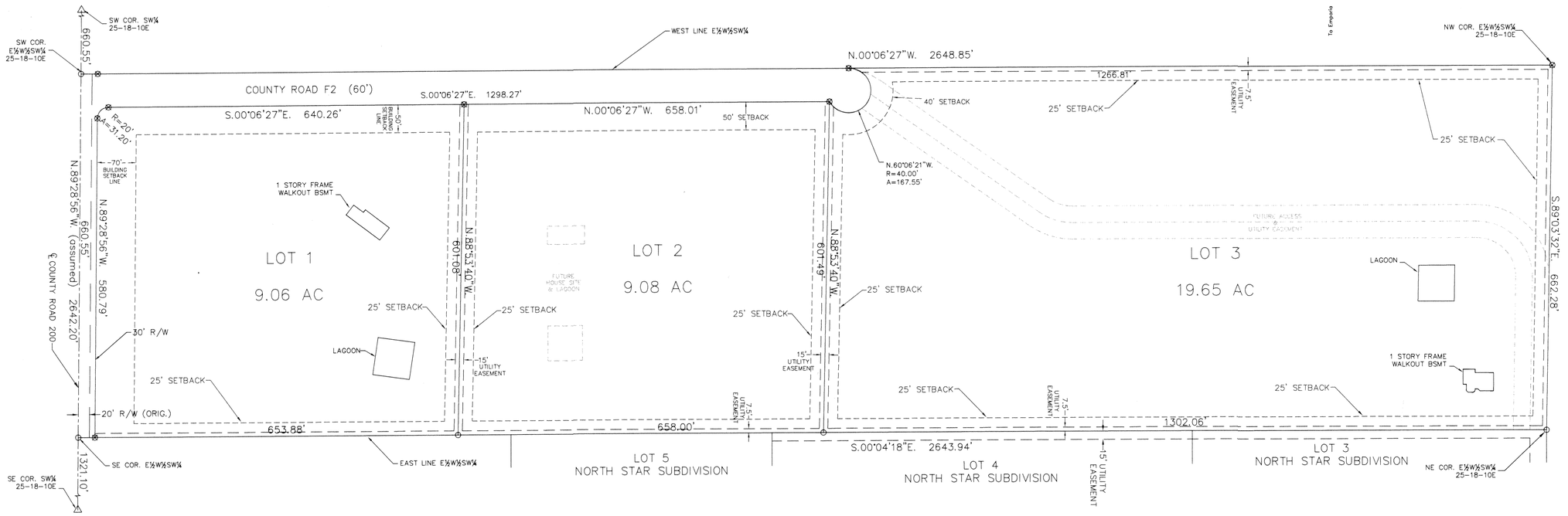
BEING ALL OF THE E½ OF THE W½ OF THE SW¼ OF SECTION 25, T18S, R10E.

SCALE: 1" = 100'

100 0 100 200

Vicinity Map
No Scale





Notes/Report

LEGEND:

⊗ –½" x 24" Rebar w/"LS752" ID Cap Set

○ –½" Rebar w/"LS752" ID Cap Found

△ –Stone found with 5/8" rebar over top.

AREA:	NET
TRACT 1:	9.06 ACRES
TRACT 2:	9.08 ACRES
TRACT 3:	19.65 ACRES

NOTES

FLOOD ZONE DESIGNATION "C" BY SCALING COMMUNITY PANEL #200201 0125B EFF. DATE: NOV. 1982.

RESTRICTIONS:
Applicable to owners, future owners, successors and assigns.

1. Connection required to public sewer system at owner's expense when available within 500' of any exterior property line.

2. Road construction, improvements and maintenance required at owner's expense until subdivision density exceeds 1 unit per acre.

No.	Revision/Issue	Date

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

PEACEFUL RIDGE SUBDIVISION
TO LYON COUNTY, KANSAS
BEING ALL OF THE E½ OF THE W½ OF THE SW¼ OF SECTION 25, T18S, R10E.

Project	Sheet
02171-02	1 of 1
Date: 5-24-2002	Drawn SSB, BRH
Cadd File 02171-02.dwg	Review SSB

Legal Description:

The East half of the West half of the Southwest quarter of Section 25, Township 18 South, Range 10 East of the 6th P.M., Lyon County, Kansas.

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 6 day of August, 2002.

Mitchell Shivers Renee Shivers

Mitchell Shivers and Renee Shivers

Given under my hand at Emporia, Kansas, this 16th day of August, 2002.

Larry W. Lutes Karen Kirk Lutes

Larry W. Lutes and Karen Kirk Lutes

Given under my hand at Emporia, Kansas, this 6 day of August, 2002.

Gary Hoerr Leslie Danborg

Gary Hoerr and Leslie Danborg

Notary Certificates:

State of Kansas, County of Lyon, SS

Be it remembered that on this 6 day of August, 2002, before me, a notary public in and for said County and State, came MITCHELL + RENEE SHIVERS, 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.

Sharon A. Hanson
Notary Public

My Commission Expires: 3-3-2003

SHARON A. HANSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3-3-2003

State of Kansas, County of Lyon, SS

Be it remembered that on this 16th day of August, 2002, before me, a notary public in and for said County and State, came LARRY W + KAREN KIRK LUTES, 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.

Rebecca L Samuelson
Notary Public

My Commission Expires:

REBECCA L. SAMUELSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-28-03

State of Kansas, County of Lyon, SS

Be it remembered that on this 6 day of August, 2002, before me, a notary public in and for said County and State, came GARY HOERR + LESLIE DANBORG, 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.

Sharon A. Hanson
Notary Public

My Commission Expires: 3-3-2003

SHARON A. HANSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3-3-2003

Certificate of the Emporia Planning Commission:

This plat of Peaceful Ridge Subdivision has been submitted to and approved by the Emporia-Lyon County Metropolitan Planning Commission this 22nd day of August, 2002.

Arden D. Grafmann
Chairman

Dan W. Moon
Secretary

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 Peaceful Ridge Subdivision pursuant to K.S.A. 58-2001 et. seq. and K.A.R. 66-12-1.

Warren Chip Woods
Warren Chip Woods, Lyon Co. Surveyor

Date: August 14, 2002

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 8-9-02

Certificate of the Board of County Commissioners:

The dedications shown on this plat have been accepted by Lyon County, Kansas, this 22 day, of August, 2002.

Vernon L. McKinzie
Chairman

Marshall T. Mills
Member

Peggy J. Inness
Member

ATTEST:
Karen K. Vertzbomer
County Clerk

County Clerk's Transfer Record:

Entered on transfer record this 12 day, of ~~August~~ September, 2002.

Lynnette Renetta Beatty
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 12th day of September, 2002, in Book 6 Page 6 Slide 357 at 10:35AM

Victoria Rojas
Register of Deeds

REGISTER OF DEEDS SEAL LYON COUNTY, KANSAS

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 "Peaceful Ridge Subdivision", located in the E½ of the W½ of the SW¼ of Section 25, Township 18 South, Range 10 East, ~~Sixth P.M.~~ ~~Emporia~~, 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 752 8-5-02 LICENSED LAND SURVEYOR