

QUAIL RIDGE ESTATES SUBDIVISION

located in a portion of the SE1/4 of the SE1/4 of
Sec. 31, T18S, R11E, of the 6th P.M., LYON COUNTY, KANSAS

Entered in Transfer Record in my Office this
19 day of July, 1996
Karl Wartenbower, County Clerk



CERTIFICATE OF THE
REGISTER OF DEEDS

STATE OF KANSAS) SS:
COUNTY OF LYON)

This is to certify that this instrument was filed
for the record in the Register of Deeds office on the
19 day of July, 1996 in Book
6 of Plats, Page 12, at 3:15pm.

Victoria Ryz
Register of Deeds



EMPORIA - LYON COUNTY METROPOLITAN
PLANNING COMMISSION

STATE OF KANSAS) SS:
COUNTY OF LYON)

This Plat of Quail Ridge Estates Subdivision has been submitted
to and approved by the Emporia - Lyon County
Metropolitan Planning Commission this 25th day of
JUNE, 1996.

Allen A. Lawman
Chairperson
Russell Schoenberger
Attest: Secretary

CERTIFICATE OF THE COUNTY COMMISSION

STATE OF KANSAS) SS:
COUNTY OF LYON)

The dedications shown on this plat have been accepted
by Lyon County, Kansas, this 18 day of
July, 1996, according to the
July 18, 1996 minutes of the Lyon County Commission.

Wagon Van Dandy *Karl Wartenbower*
Chairman County Clerk



NOTARY CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF LYON)

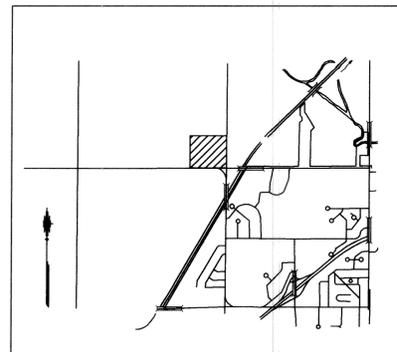
Be it remembered that on this 19th day of
July, 1996, before me, a notary public in
and for said County and State, came *Jeffrey Debauge* & *Laurent C. Debauge*
to me personally known to be the same person who
executed the foregoing instrument of writing and
duly acknowledged the execution of the same. In
testimony whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above
written.

CYNTHIA A. LORE
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 4-24-99

Cynthia A. Lore
Notary Public

My commission expires 4-24-99.

BLACKBURN SURVEYING			
EMPORIA, KANSAS 66801		PHONE (316) 342-0888 FAX (316) 342-8111	
REVISIONS	CALC BY: MMB	DRAWN BY: MMB	FOR THE FIRM BY:
	FIELD BY: MMB	FS/PS	
	SCALE: 1" = 100'		
	DATE: 6/21/96		
	JOB NO. 96-03-037		



VICINITY MAP

LEGEND

- BOUNDARY LINE
- 1/2" IRON ROD FOUND (ATTRIBUTE TO: See Note.)
- 1/2" IRON ROD SET
- △ SECTION CORNER
- (P) PLATTED DIMENSION
- (M) MEASURED DIMENSION
- (D) DEEDED DIMENSION
- ☼ TREE (DIA. →)

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 upon the area marked for
easements on this plat is hereby granted.

Given under my hand at Kansas City, Missouri, this
27th day of June, A.D. 1996.

Helen J. Hainje Trustee
HELEN J. HAINJE TRUSTEE OF THE HELEN J. HAINJE
REVOCABLE TRUST DATED NOV. 24, 1989

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STATE OF KANSAS) SS:
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easements on this plat is hereby granted.

Given under my hand at Emporia, Kansas, this
25th day of July, A.D. 1996.

Jeffrey Debauge *Laurent C. Debauge*
JEFFREY DEBAUGE LAURENT C. DEBAUGE

LEGAL DESCRIPTION

Beginning at a point 20 feet West and 46.5 feet North of the Southeast corner of
the Southeast Quarter of Section 31, Township 18 South, Range 11 East of
the 6th P.M., Lyon County, Kansas; (the South line of the SE1/4 being an
assumed bearing of N90°00'00"E) thence North 00°20'22"E, parallel with the East line
of said SE1/4 for a distance of 1156.07 feet; thence S89°30'06"W for a distance of
1296.35 feet; thence S00°22'39"W for a distance of 1144.80 feet to a point 46.5 feet
North of the South line of said Southeast Quarter; thence N90°00'00"E along a line
parallel with the South line of said SE1/4 for a distance of 1297.0 feet to the P.O.B.

SURVEYOR'S NOTES

1. THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED WITH THE SIGNING
SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST
QUARTER, BEING ASSUMED N 90°00'00" E.
3. THIS PLAT REPRESENTS A PREVIOUS BOUNDARY SURVEY BY GEOTECH, INC. PROJ.
#95246-02 WITH A TITLE POLICY #95-1111, BY MOON ABSTRACT CO.
4. THIS PLAT HAS A RESTRICTIVE COVENANT FOR ACCESS OF ALL ADJOINING LOTS
ALONG 30TH AVE. AND ALONG GRAPHIC ARTS ROAD.
5. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE ALLOCATED
FOR UNDERGROUND USE ONLY.
6. ALL INGRESS AND EGRESS TO THE LOTS OF SAID SUBDIVISION,
SHALL BE ON WINDSOR CIRCLE AND TURNBERRY PLACE ONLY.
7. PRIVATE ACCESS EASEMENT SHOWN ON THE PLAT TO BE UTILIZED
BY RESIDENTS ONLY.
8. SUBDIVIDING OF THE LOTS SHALL BE PROHIBITED UNTIL THEY ARE ANNEXED
INTO THE CITY LIMITS.
9. ALL POTABLE WATER FOR THE LOTS IN THE SUBDIVISION SHALL BE FROM
A PUBLIC WATER SOURCE.

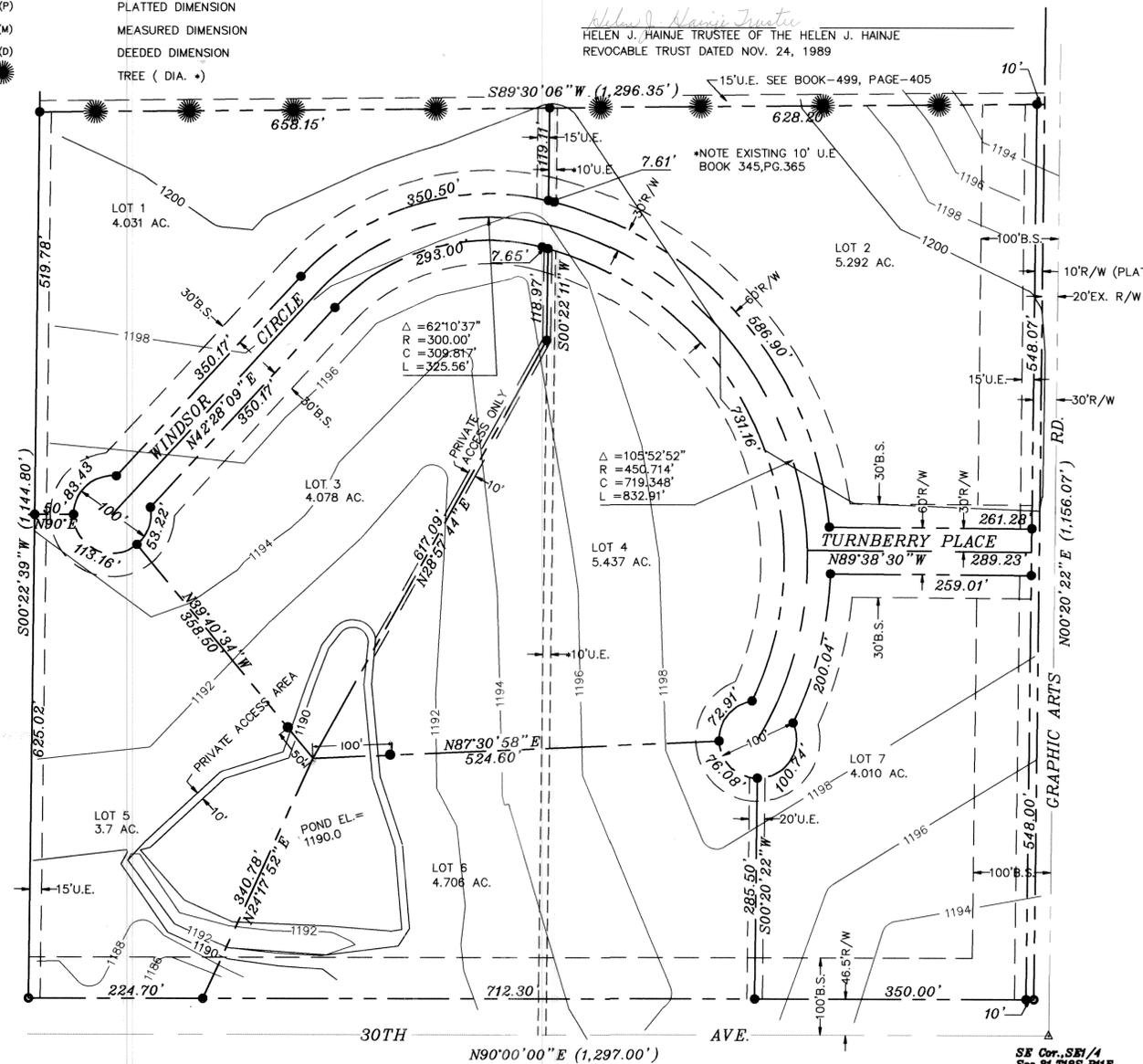
SURVEYOR'S CERTIFICATE

STATE OF KANSAS) SS:
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, 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 July, A.D. 1996.

Marion Wayne Blackburn
MARION WAYNE BLACKBURN, R.L.S. #1127



SE Cor. SE1/4
Sec. 31, T18S, R11E