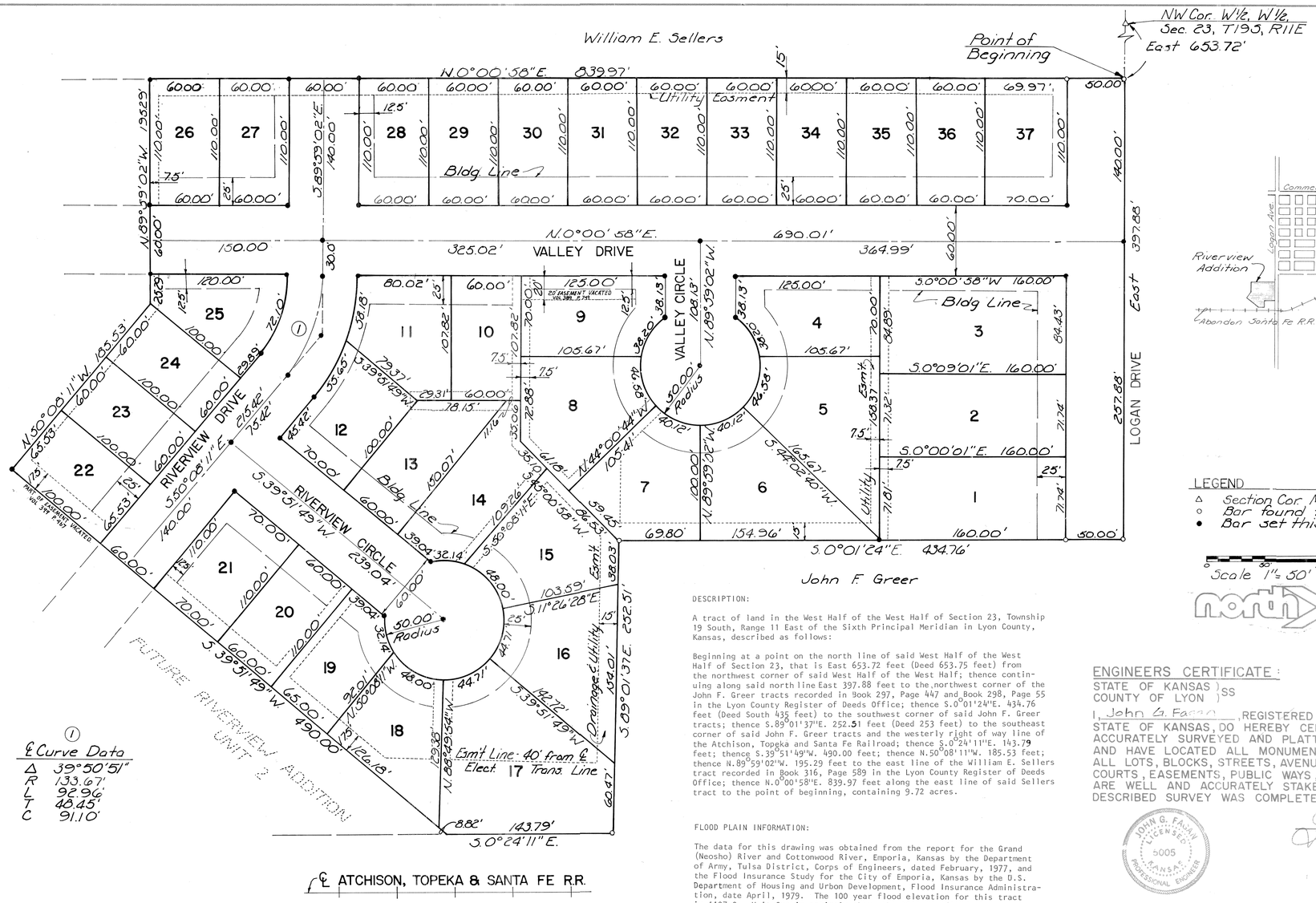
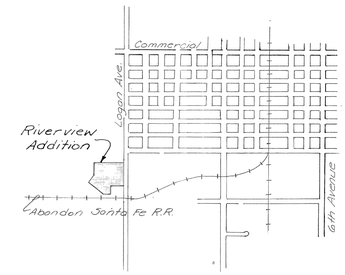


① ℄ Curve Data

Δ	39°50'51"
R	133.67'
L	92.96'
T	48.45'
C	91.10'



SITE MAP

north

LEGEND

△ Section Cor. Monument
○ Bar found this survey
● Bar set this survey

Scale 1" = 50'

north

DESCRIPTION:

A tract of land in the West Half of the West Half of Section 23, Township 19 South, Range 11 East of the Sixth Principal Meridian in Lyon County, Kansas, described as follows:

Beginning at a point on the north line of said West Half of the West Half of Section 23, that is East 653.72 feet (Deed 653.75 feet) from the northwest corner of said West Half of the West Half; thence continuing along said north line East 397.88 feet to the northwest corner of the John F. Greer tracts recorded in Book 297, Page 447 and Book 298, Page 55 in the Lyon County Register of Deeds Office; thence S.0°01'24"E. 434.76 feet (Deed South 435 feet) to the southwest corner of said John F. Greer tracts; thence S.89°01'37"E. 252.51 feet (Deed 253 feet) to the southeast corner of said John F. Greer tracts and the westerly right of way line of the Atchison, Topeka and Santa Fe Railroad; thence S.0°24'11"E. 143.79 feet; thence S.39°51'49"W. 490.00 feet; thence N.50°08'11"W. 185.53 feet; thence N.89°59'02"W. 195.29 feet to the east line of the William E. Sellers tract recorded in Book 316, Page 589 in the Lyon County Register of Deeds Office; thence N.0°00'58"E. 839.97 feet along the east line of said Sellers tract to the point of beginning, containing 9.72 acres.

FLOOD PLAIN INFORMATION:

The data for this drawing was obtained from the report for the Grand (Neosho) River and Cottonwood River, Emporia, Kansas by the Department of Army, Tulsa District, Corps of Engineers, dated February, 1977, and the Flood Insurance Study for the City of Emporia, Kansas by the U.S. Department of Housing and Urbon Development, Flood Insurance Administration, date April, 1979. The 100 year flood elevation for this tract is 1107.0. Unit One is entirely above the 100 year flood elevation.

FINAL PLAT

RIVERVIEW ADDITION

UNIT ONE

EMPORIA, KANSAS

PREPARED BY

Schwab-Eaton INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2316 Anderson • MANHATTAN, KANSAS 66502 • Ph. 913/539-4687
425 Commercial • Emporia, Kansas 66801 • Ph. 316/343-6622

AUGUST, 1980

OWNERS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF LYON) SS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEERS CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, EASEMENTS, LANES, DRIVES, COURTS, A STREET AND AN AVENUE, THE SAME TO BE KNOWN AS RIVERVIEW, AN ADDITION TO THE CITY OF Emporia, Lyon COUNTY, KANSAS; THE LANES, DRIVES, COURTS, STREET AND AVENUE ARE HEREDEDICATED TO AND FOR THE USE OF PUBLIC, AND EASEMENTS AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING ALL PUBLIC UTILITIES.

John L. Bowers
Bonnie Bowers
December 5, 1980 MAT

Maurice A. Matile
Helen L. Matile

NOTARY CERTIFICATE:

STATE OF KANSAS)
COUNTY OF LYON) SS

BE IT REMEMBERED THAT ON THIS 4 DAY OF December, 1980, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Maurice A. Matile and Helen L. Matile, H & W & John L. Bowers & Bonnie Bowers, H&W. TO ME PERSONNALLY KNOWN TO BE THE SAME PERSONS 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 NOTORIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 3, 1981

ENGINEERS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF LYON) SS

I, John G. Fagan, REGISTERED ENGINEER IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND PLATTED THIS SUBDIVISION AND HAVE LOCATED ALL MONUMENTS SHOWN; AND THAT ALL LOTS, BLOCKS, STREETS, AVENUES, LANES, DRIVES, COURTS, EASEMENTS, PUBLIC WAYS, AND OTHER GROUNDS ARE WELL AND ACCURATELY STAKED AND MARKED. SAID DESCRIBED SURVEY WAS COMPLETED IN Aug 6, 1980

JOHN G. FAGAN LICENSED 5005 KANSAS PROFESSIONAL ENGINEER

John G. Fagan

CERTIFICATE OF THE EMPORIA-LYON COUNTY METROPOLITAN PLANNING COMMISSION:

STATE OF KANSAS)
COUNTY OF LYON) SS

THIS PLAT OF RIVERVIEW ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE EMPORIA-LYON COUNTY METROPOLITAN PLANNING COMMISSION THIS 26TH DAY OF AUGUST, 1980.

Jack Meyhurn
CHAIRMAN

Russell Schoenberger
SECRETARY

CERTIFICATE OF THE COUNTY COMMISSION:

STATE OF KANSAS)
COUNTY OF LYON) SS

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, KANSAS, THIS ____ DAY OF _____, 19__.

ATTEST:

COUNTY CLERK

CHAIRMAN

ENTERED ON TRANSFER RECORD THIS 9 DAY OF Dec, 1980

Rosemary Spalding
COUNTY CLERK

CERTIFICATE OF THE CITY COMMISSION:

STATE OF KANSAS)
COUNTY OF LYON) SS

THIS PLAT APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF EMPORIA, KANSAS, THIS 5th DAY OF September, 1980

Ronnie G. Rowe
MAYOR

Stephen S. Cowles
CITY CLERK

EASEMENTS RECORDED
MAY 12, 1981
VOL. 381 PG. 850

ACCESS CONTROL:

VACATION ORDERS IN RIVERVIEW UNIT 1

Vol 389 Pg 749
Vol 399 Pg 467

EASEMENTS:

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTHS INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER, AND ALONG THE STRIPS MARKED "EASEMENTS".

#39

REGISTER OF DEEDS:

STATE OF KANSAS)
COUNTY OF LYON) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE 5th DAY OF January, 1981 IN BOOK I of Plats, PAGE 59, AT 1:30 P.M.

DEPUTY

Ann Derrick
REGISTER OF DEEDS

REGISTER OF DEEDS SEAL LYON COUNTY, KANSAS

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