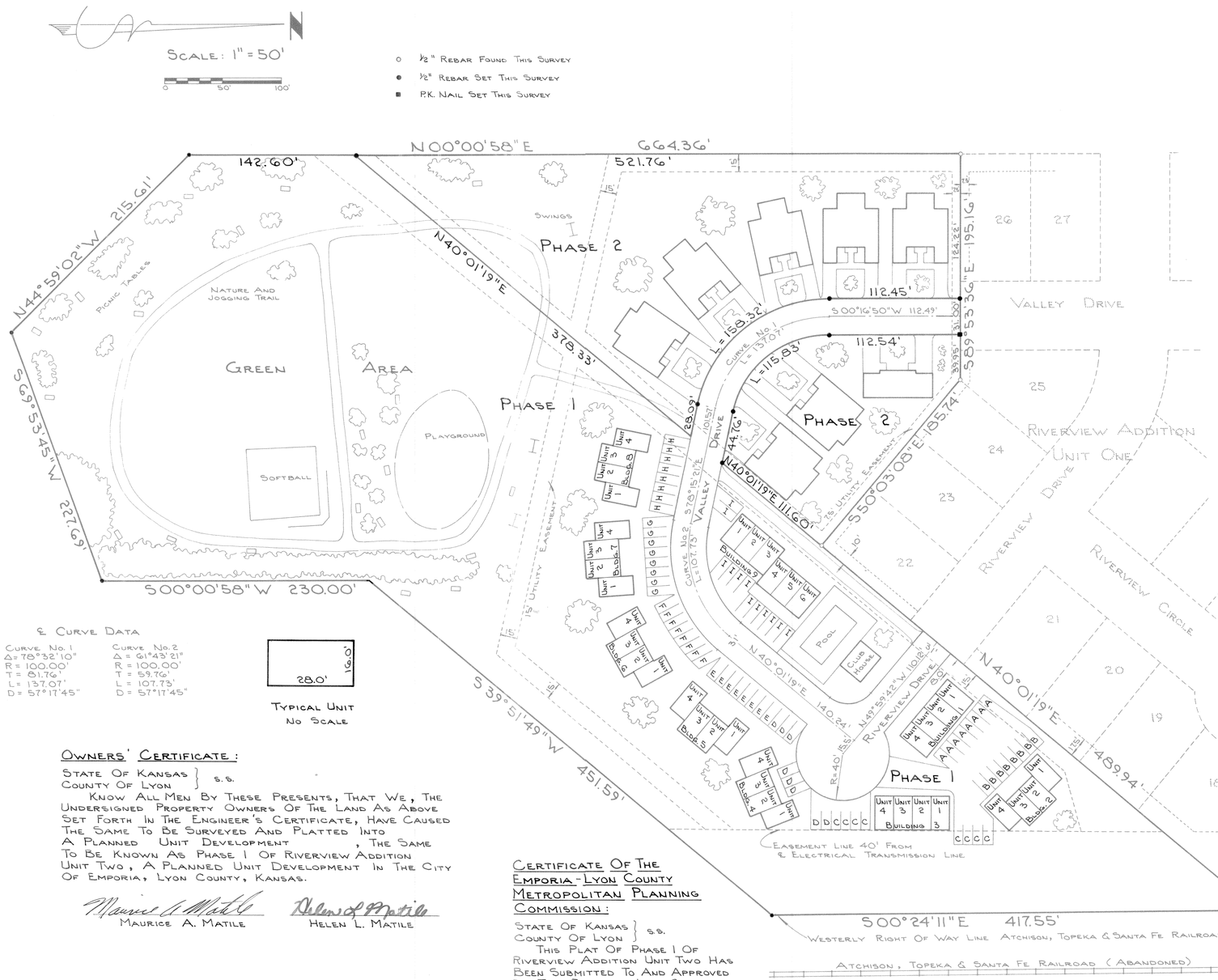
PHASE I
RIVERVIEW ADDITION
UNIT TWO
PLANNED UNIT DEVELOPMENT
EMPORIA, KANSAS



DESCRIPTION:

A TRACT OF LAND IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF EMPORIA, LYON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 23, THENCE N 90°00'00"E ON THE NORTH LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 23 FOR A DISTANCE OF 1051.60 FEET; THENCE S01°00'24"E FOR A DISTANCE OF 434.76 FEET; THENCE S89°01'37"E FOR A DISTANCE OF 252.51 FEET; THENCE S 00°24'11"E ON THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD FOR A DISTANCE OF 143.97 FEET TO THE POINT OF BEGINNING; THENCE S 00°24'11"E ON THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD FOR A DISTANCE OF 417.55 FEET; THENCE S39°51'49"W FOR A DISTANCE OF 451.59 FEET; THENCE S 00°00'58"W FOR A DISTANCE OF 230.00 FEET; THENCE S69°53'45"W FOR A DISTANCE OF 227.69 FEET; THENCE N44°59'02"W FOR A DISTANCE OF 215.61 FEET; THENCE N 00°00'58"E FOR A DISTANCE OF 142.60 FEET; THENCE N40°01'19"E FOR A DISTANCE OF 378.33 FEET; THENCE N78°15'21"W FOR A DISTANCE OF 28.09 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 115.50 FEET FOR A DISTANCE OF 158.32 FEET; THENCE N 00°16'50"E FOR A DISTANCE OF 112.45 FEET; THENCE S 89°53'36"E FOR A DISTANCE OF 31.00 FEET; THENCE S 00°16'50"W FOR A DISTANCE OF 112.54 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET FOR A DISTANCE OF 115.83 FEET; THENCE S78°15'21"E FOR A DISTANCE OF 44.76 FEET; THENCE N40°01'19"E FOR A DISTANCE OF 601.54 FEET TO THE POINT OF BEGINNING.

PHASE I OF RIVERVIEW ADDITION UNIT TWO CONTAINS 6.849 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS OF RECORD.

ENGINEER'S CERTIFICATION:

I, GREGORY A. MILES, A PROFESSIONAL ENGINEER LICENSED AND REGISTERED IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT OF RIVERVIEW ADDITION, UNIT TWO, EMPORIA, KANSAS, WHICH SHOWS THE PROPERTY REFERRED TO IN SECTION 1 OF THE DECLARATION EXECUTED BY MAURICE A. MATILE AND HELEN L. MATILE AND ALSO SHOWS THE DESCRIPTION OF THE PROPERTY FOR FUTURE EXPANSION OF THE CONDOMINIUM UNDER SECTION 10 OF THE DECLARATION.

THE PROPERTY SHOWN ON THIS PLAT AS DESCRIBED IN SECTION 1 OF THE DECLARATION SHOWS THE LOCATION, BUILDING NUMBERS, APARTMENT NUMBERS, AND DIMENSIONS OF THE APARTMENTS. SUCH BUILDING NUMBERS AND APARTMENT NUMBERS ARE MORE SPECIFICALLY DESCRIBED IN SECTION 2 OF THE DECLARATION.

THIS CERTIFICATION IS EXECUTED THIS 8TH DAY OF NOVEMBER, 1983.

Gregory A. Miles
GREGORY A. MILES

STATE OF KANSAS } S.S.
COUNTY OF LYON

I, GREGORY A. MILES, BEING FIRST DULY SWORN ON OATH, STATE THAT I HAVE READ THE ABOVE CERTIFICATION AND THAT ALL OF THE STATEMENTS THEREIN CONTAINED ARE TRUE.

Gregory A. Miles
GREGORY A. MILES

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF NOVEMBER, 1983.

M. Elaine Henries
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 6-18-84

I, GREGORY A. MILES, A 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, DRIVES, EASEMENTS, PUBLIC WAYS, AND OTHER GROUNDS ARE WELL AND ACCURATELY STAKED AND MARKED. SAID DESCRIBED SURVEY WAS COMPLETED IN NOVEMBER, 1983.

GREGORY A. MILES LICENSED 7686 KANSAS PROFESSIONAL ENGINEER

Gregory A. Miles
GREGORY A. MILES

OWNERS' CERTIFICATE:

STATE OF KANSAS } S.S.
COUNTY OF LYON

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PLANNED UNIT DEVELOPMENT , THE SAME TO BE KNOWN AS PHASE I OF RIVERVIEW ADDITION UNIT TWO, A PLANNED UNIT DEVELOPMENT IN THE CITY OF EMPORIA, LYON COUNTY, KANSAS.

Maurice A. Matile — MAURICE A. MATILE
Helen L. Matile — HELEN L. MATILE

CERTIFICATE OF THE EMPORIA-LYON COUNTY METROPOLITAN PLANNING COMMISSION:

STATE OF KANSAS } S.S.
COUNTY OF LYON

THIS PLAT OF PHASE I OF RIVERVIEW ADDITION UNIT TWO HAS BEEN SUBMITTED TO AND APPROVED BY THE EMPORIA-LYON COUNTY METROPOLITAN PLANNING COMMISSION THIS 22 DAY OF NOVEMBER, 1983.

Linda K. Glaze
CHAIRMAN

Richard Huber Wright
SECRETARY

NOTARY CERTIFICATE:

STATE OF KANSAS } S.S.
COUNTY OF LYON

BE IT REMEMBERED THAT ON THIS 7th DAY OF NOVEMBER, 1983, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MAURICE A. MATILE AND HELEN L. MATILE, TO ME PERSONALLY 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 NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

MARJORIE J. HUBERT NOTARY PUBLIC STATE OF KANSAS MY APPT. EXPIRES

Marjorie J. Hubert
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 3, 1985

CERTIFICATE OF THE CITY COMMISSION:

STATE OF KANSAS } S.S.
COUNTY OF LYON

THIS PLAT HAS BEEN APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF EMPORIA, KANSAS, THIS 7TH DAY OF DECEMBER, 1983

CITY OF EMPORIA, LYON COUNTY, KANSAS SEAL 1870

J. Warren Brookbank
MAYOR

ATTEST: Ann L. Wolf
CITY CLERK

1983 REAL ESTATE TAX RECEIPT

OFFICE OF THE COUNTY TREASURER
LYON COUNTY, EMPORIA, KANSAS 66801
LULA HUNT, COUNTY TREASURER

13025

PARCEL NUMBER	TOTAL LEVY	DEVELOPED	SEWER	PAVING	PAVING	GRAVEL SEWER	MISC.	1/2 TAX DUE	PAID THIS YEAR	TAX BALANCE
12-12-2-5-7-4-C	63.77							67.72	33.86	33.86
TAX ID	LEVY ID							DELINQUENT TAX YEARS		INTEREST TOTAL
STATE	COUNTY		JR COLLEGE EMPORIA	CITY		TOWNSHIP	S. SCHOOL DIST.			
1.5	1.5	4.1		24.4		2.5	29.4			
SCHOOL BOND	SCHOOL BOND	JR COLLEGE BOND	WATERWORKS	SANITARY SEWER DIST.		REVENUE SHARING	COUNTY BRIDGE			
2.5	2.5									
TRACT NUMBER		THIS IS A DISTRIBUTION - SEND A COPY OF YOUR GENERAL TAX								
12-12-2-5-7-4-C								A TR IN W1/2 W1/2 NW1/4 23-19-11 8.614		
TAXYEAR 83		MAURICE A MATILE, 601 LINCOLN EMPORIA KS 66801								
TAX UNIT 023								THIS IS YOUR RECEIPT WHEN VALIDATED HERE.		

PAYMENT MAY BE MADE ON OR BEFORE DEC. 20, 1983. IF THE FIRST HALF IS NOT PAID ON OR BEFORE DEC. 20, 1983, INTEREST WILL BE ADDED AT THE RATE OF 1.5% PER MONTH. THE SECOND HALF MUST BE PAID ON OR BEFORE JUNE 20, 1984 OR THEREAFTER, IF SAID HALF WILL DRAW INTEREST AT 1.5% PER MONTH.

CHECK	
CASH	
TAX	DEC 20 83 067 67.72+A
CHANGE	

Lula Hunt
COUNTY TREASURER

STATE OF KANSAS } S.S.
COUNTY OF LYON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE 12 DAY OF January, 1984, IN BOOK 5-34 PAGE 60A, AT 1:45 P.M.

DEPUTY — Ilene Burris, REGISTER OF DEEDS

ENTERED ON TRANSFER RECORD THIS 9 DAY OF January, 1984

Thomas Spradling
COUNTY CLERK