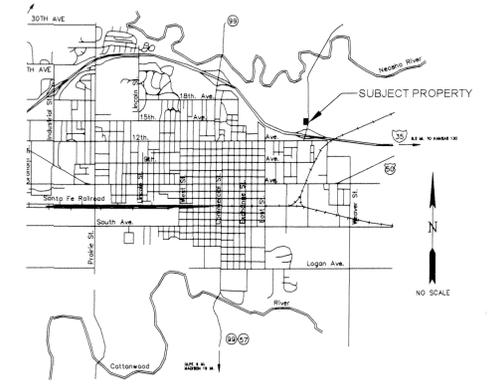
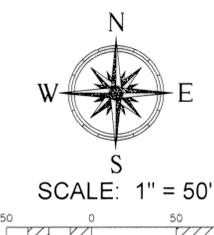


**FINAL PLAT
SUNFLOWER MEADOWS
AN ADDITION TO THE CITY OF EMPORIA
LYON COUNTY, KANSAS
BEING A PART OF LOTS 8, 10, AND 12 OF GOODRICH ADDITION**

STIBAL'S SUBDIVISION

McADOO'S SUBDIVISION

EMPORIA AREA HUMANITY INC UNPLATTED



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 Emporia, Lyon County, Kansas, this 17th day of December, 2005.
Joel R. Phipps
Joel R. Phipps (Member) Emporia 1st Step L.L.C.

NOTARY CERTIFICATE
STATE OF KANSAS) ss:
COUNTY OF LYON)
The foregoing instrument was acknowledged before me this 17th day of December, 2005 by
Joel R. Phipps
My Commission Expires: 6-28-07
Rebecca L. Samuelsen
Rebecca L. Samuelsen
Notary Public
STATE OF KANSAS
My Exp. 06-28-07

EMPORIA - LYON COUNTY METROPOLITAN AREA PLANNING COMMISSION
STATE OF KANSAS) ss:
CITY OF EMPORIA)
This Plat of Sunflower Meadows has been submitted to and approved by the Emporia - Lyon County Metropolitan Area Planning Commission this 22nd day of December, 2005.
Tom Meyer
Tom Meyer
Mayor

CERTIFICATE OF THE CITY COMMISSION
STATE OF KANSAS) ss:
CITY OF EMPORIA)
The dedications shown on this plat have been accepted by the City of Emporia, Kansas, this 17th day of December, 2005.
Tom Meyer
Tom Meyer
Mayor

CERTIFICATE OF THE COUNTY CLERK
STATE OF KANSAS) ss:
COUNTY OF LYON)
Entered on transfer record this 17th day of December, 2005.
Kevin K. Martens
Kevin K. Martens
Lyon County Clerk

CERTIFICATE OF THE COUNTY TREASURER
STATE OF KANSAS) ss:
COUNTY OF LYON)
I hereby certify that the taxes on the included tracts are current.
Robert J. Winters
Robert J. Winters
Lyon County Treasurer

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 Sunflower Meadows pursuant to K.S.A. 58-2201 et. seq. and K.A.R. 88-12-1.
Warren Chip Woods
Warren Chip Woods
Lyon County Surveyor

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 17th day of January, 2006 in Book 282, Page 48.
Christina P. ...
Christina P. ...
Lyon County Register of Deeds

LEGAL DESCRIPTIONS:
THE NORTH TRACT:
A TRACT LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS AND BEING ALSO PART OF GOODRICH'S SUBDIVISION; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF LOT 10 IN GOODRICH'S SUBDIVISION; THENCE N.00°11'00"W. (ASSUMED) ON THE WEST LINES OF LOTS 10 AND 12 FOR 502.82 FEET TO THE SW CORNER OF A PREVIOUSLY CONVEYED TRACT AS RECORDED IN THE OFFICE OF REGISTER OF DEEDS IN BOOK 378 PAGE 388; THENCE N.89°19'51"E. FOR 589.66 FEET TO THE WEST LINE OF BURLINGAME ROAD TO A POINT 40 FEET WEST OF THE EAST LINE OF THE NW/4 OF SAID SECTION 11; THENCE S.00°08'12"E. PARALLEL WITH THE EAST LINE OF SAID NW/4 AND ON THE WEST LINE OF SAID BURLINGAME ROAD FOR 515.79 FEET; THENCE S.08°42'41"W. ON THE WEST LINE OF SAID BURLINGAME ROAD FOR 110.74 FEET TO THE NORTH LINE OF RILEY AVENUE; THENCE S.89°23'41"W. ON THE NORTH LINE OF RILEY AVENUE FOR 569.87 FEET TO WEST LINE OF LOT 8 IN GOODRICH'S SUBDIVISION; THENCE N.00°11'00"W. ON THE WEST LINE OF SAID LOT 8 FOR 121.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.42 ACRES
THE SOUTH TRACT:
A TRACT LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS AND BEING ALSO PART OF GOODRICH'S SUBDIVISION; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTH LINE OF LOT 8 IN GOODRICH'S SUBDIVISION AT A POINT 9 FEET EAST OF THE SW CORNER OF SAID LOT 8; THENCE N.89°19'51"E. (ASSUMED) ON THE SOUTH LINE OF SAID LOT 8 FOR 524.38 FEET TO THE WEST LINE OF BURLINGAME ROAD AT A POINT 95 FEET WEST OF THE EAST LINE OF SAID NW/4; THENCE N.08°42'41"W. ON THE WEST LINE OF BURLINGAME ROAD FOR 150.93 FEET TO THE SOUTH LINE OF RILEY AVENUE; THENCE S.89°23'41"W. ON THE SOUTH LINE OF SAID RILEY AVENUE FOR 550.41 FEET TO THE EAST LINE OF WHITTIER STREET; THENCE S.00°13'19"E. ON THE EAST LINE OF WHITTIER STREET FOR 149.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.84 ACRES.

Notes/Report

LEGEND:
● - 1/2"x24" REBAR FOUND WITH ID CAP (LS 752) FROM A PRIOR SURVEY.
○ - 5/8" FOUND WITH ID CAP (LYON COUNTY) IN MONUMENT WELL.
○ - 1/2" REBAR FOUND WITH ID CAP (LS 687) FROM A PRIOR SURVEY. (PS)
● - 1" IRON PIN FOUND.
(M) - MEASURED DISTANCE.
⊕ - FIRE HYDRANT.
⊕ - LIGHT POLE.
■ - O.E.M. MARKER POST.
□ - SIGN.
□ - TELEPHONE PEDESTAL.
⊕ - WATER METER.
⊕ - WATER VALVE.
○ - UTILITY POLE.
— - ANCHOR.
— CATV - UNDERGROUND CATV.
— GAS - UNDERGROUND GAS LINE.
— ONE - OVERHEAD ELECTRIC.
— UT - UNDERGROUND TELEPHONE.
— U - UNDERGROUND WATER.

NOTES:
- RESTRICTED ACCESS: NO VEHICULAR ACCESS TO BURLINGAME ROAD FROM ANY LOT.
- A 6" PRIVACY FENCE ALLOWED ALONG BURLINGAME ROAD RIGHT OF WAY.
- 1/2"x24" REBARS WITH PLASTIC ID CAP SET AT ALL LOT CORNERS AND LOT CURVE POINTS.

BENCHMARK TABLE: (ELEVATION DATUM = NAVD 88 DATUM)

BM#	DESCRIPTION	ELEVATION
1	BOLT BETWEEN 'E' & 'L' IN 'MUELLER' ON RING OF FIRE HYDRANT.	1116.58
2	BOLT BETWEEN 'E' & 'L' IN 'MUELLER' ON RING OF FIRE HYDRANT.	1117.64
3	RAILROAD SPIKE IN POWER POLE.	1114.74

No. Revision/Issue Date

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

FINAL PLAT
SUNFLOWER MEADOWS
AN ADDITION TO THE CITY OF EMPORIA,
LYON COUNTY, KANSAS

Project	05310-02	Sheet	1 OF 1
Date:	11/17/2005	Drawn	BH
Cadd File	05310PLAT.dwg	Review	SSB
	05310V2.dwg		