### FINAL PLAT

# LITTLE VALLEY SUBDIVISION

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS

NE Cor. NE 1/4

Sec. 3\_T21S, R5W\_\_\_\_\_\_\_ Fd. 5/8" Rebar w/ LS 1202 cap

Existing 33' R/W
(Former 4th Avenue)

(Held East/West Position)
Origin: Unknown

NE Cor. NE 1/4 Sec. 3, T21S, R5W

(Calc. Location-See Surveyor's Note)-

LOT 1

2.379 Acres

-50' Building Setback Line

CHISHOLM ROAD

N 89°51'55" E 348.56 (C) 345.22 (PS2)(R)

25' Utility Easement

\_\_50' R/W Line \

E

THE NUE

N 89°51'55" E 2656.17 (M) 2656.11 (PS1)

─SW Cor. SW 1/4

Origin: Unknown

Sec. 35, T20S, R5W Fd. 1/2" Rebar

#### LEGEND

- △ Sectional Monument Found □ - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap set in Concrete
- (c) Calculated
- (M) Measured

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on

September 10, 2014 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly

A portion of the Fractional Northeast Quarter of Section 3, Township 21

South, Range 5 West of the 6th Principal Meridian, McPherson County, Kansas

BEGINNING at the Northeast corner of the Fractional Northeast Quarter of Section 3, Township 21 South, Range 5 West of the 6th Principal Meridian;

along the East line of said Northeast Quarter 716.69 feet (708.24 Record) to

24°01'10" West 617.38 feet (Record)); thence North 34°00'28" West along said

Right of Way 183.28 feet (177.20 Record) to the North line of said Northeast

(345.22 Record) to the POINT OF BEGINNING, containing **2.379 Acres**, subject to any easements or restrictions of record.

thence on a NAD 83 Kansas Zone 1502 bearing of South 00°25'12" East

the Easterly Right of Way of 4th Avenue; thence along said Right of Way

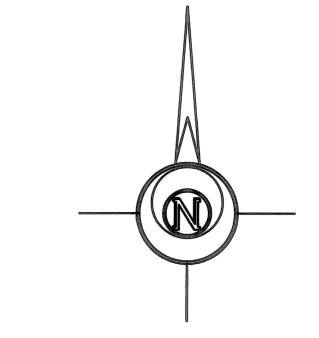
following the arc of a curve to the left having a radius of 1730.00 feet (Record) a distance of 620.70 feet (620.54 Record) (Chord bears North

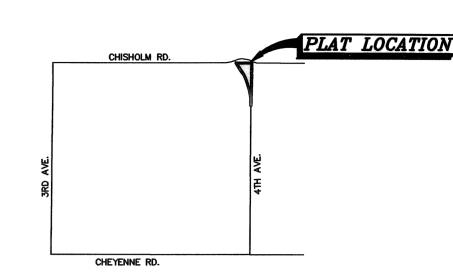
Quarter; thence North 89°51'55" East along said North line 348.56 feet

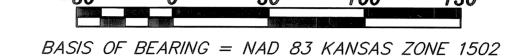
1) According to Flood Insurance Rate Map No. 20113 C 0350 E (dated

January 16, 2009) published by the Federal Emergency Management Agency, a portion of the property lies within Zone A defined as No Base Flood elevations

- (PS1) Previous Survey by G.S.S. Project # 1997-1051
- (PS2) Previous Survey by McPherson Co. P.W., Heller LS 1202 Dated 12/18/2012 (R) - Record measurement
- P.O.B. Point of Beginning







CLOSURE TABLE
Northing = 0.00433

Easting = -0.00347

ERROR OF CLOSURE=1: 339254.55

### OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS COUNTY OF McPHERSON)

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public areas under the name of "LITTLE VALLEY SUBDIVISION": that all roads, alleys, easements, public grounds are hereby dedicated to and for the use of the public, or to those denoted hereon, for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the office of the Register of Deeds of McPherson County, Kansas.

David Martens, Treasurer, Little Valley Township

#### NOTARY CERTIFICATE

STATE OF KANSAS COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me this <u>—</u> day \_\_\_\_, 20<u>14</u>, by David Martens.

Alwa R Dagner Notary Public

STATE OF KANSAS

COUNTY OF McPHERSON )

implied.

William B. Heller, LS# 120

STATE OF KANSAS SS COUNTY OF McPHERSON

I, the undersigned, County Clerk of McPherson County, Kansas within my respective jurisdictions, do hereby certify that at the date of this certificate, all currently due and owing taxes and special assessments of any kind assessed against any of the land included in

COUNTY CLERK Cathy A. Schmidt, County Clerk

#### PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS CITY OF McPHERSON

This plat was approved by the McPherson County Planning Board on October 20, 2014.

Kenneth A. Cook, Secretary

Date Signed: November 3, 2014

#### **GOVERNING BODY CERTIFICATE**

STATE OF KANSAS COUNTY OF McPHERSON )

The dedications shown on this plat, as well as those portions of existing road right—of—way shown as being vacated, are hereby accepted by the Board of County Commissioners of McPherson County, Kansas on Calober 21, 2014.

 $\alpha$ 

Duane J. Patrick, Commissione

Linux Linaweaver, Commissioner

#### TRANSFER RECORD

Entered on transfer record this 1 day 85 Words, 201 . COUNTY .

Cathy A. Schmidt, County Clerk

State Of Kansas, McPherson Co., SS: 4513

Prepared For: FINAL PLAT

LITTLE VALLEY SUBDIVISION MCPHERSON COUNTY, KANSAS

## Garber Surveying Service, P.A.

HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073

Drawn By: CSS | Scale: 1"=50' Date of Field Work: September 10, 2014 G2014-596 Checked By: NDS Date: 10/30/2014 Sheet 1 of 1 Sheet(s)

NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. <u>5/14/20</u> My appointment expires: 5/14/2018 COUNTY SURVEYOR'S CERTIFICATE

ALICIA R. WAGNER

Reviewed by the Unified Government Surveyor this \_\_\_\_\_ day of compliance with those provisions. No other warranties are extended or

#### COUNTY CLERK CERTIFICATE

this plat, have been paid.

Date Signed: W-4-14

SE Cor. NE 1/4 Sec. 3, T21S, R5W Fd. MAG Nail Origin: Unknown

**CURVE DATA** 

Chord Chord Bearing 617.38 N 24°01'10" W

Curve # Radius Delta Arc Length Tangent

C1 1730.00 20°33'25" 620.70 313.72

-Floodplain Easement County, Kansas, recorded in Volume Misc. 290, Page 406. Not plottable. SURVEYOR'S NOTE: the date of the survey by LS 26.

N 89°51'55" E 1795.38 (C) 1795.48 (PS1)

SE Cor. SW 1/4

Fd. 40 D Nail

Origin: Unknown

Sec. 35, T20S, R5W

Reset 5/8" Rebar W/GSS Cap

STATE OF KANSAS

**DESCRIPTION:** 

described as follows:

Nicholas D. Schmidt, LS# 1492

COUNTY OF McPHERSON)

shown to the best of my knowledge and belief:

1) It is assumed that the found monument set by LS 26 at the Southeast corner and the description for the South line of this parcel as created in the survey by LS 26 in 1976, was intended to be located on the the South line of the NW 1/4 of the NW 1/4 as this line was the parent parcel boundary line at

1) Subject to a Right of Way Easement to Rural Water District No. 1, Rice

**BENCHMARK:** 

FLOOD NOTE:

**GENERAL NOTES:** 

BM #1 T-post set flush with ground 54' South and 151' West of the NE corner of the NE 1/4.

Elevation=1543.33 (NAVD88)