

CURVE DATA			
	Curve No. 1	Curve No. 2	Curve No. 3
Radius	230.00'	280.00'	199.00'
Tangent	147.92'	184.68'	165.15'
Arc Length	262.90'	326.52'	275.70'
Delta	32°44'44"	33°24'28"	39°41'22"
Chord Length	248.82'	308.33'	254.17'
Chord Bearing	S 54°40'58" W	S 11°28'14" E	N 84°48'40" E

Legend	
▲ ●	Found Monuments
○	Set 1/2" x 24" Iron Bar w/BG Cap
②	Proposed Lot Number
○	Existing Lot Number
UE	Utility Easement
PE	Pedestrian Easement
SE	Sidewalk Easement
---	Section Line
---	Existing Lot Line
---	Proposed Lot Line/Right of Way Bearing and Distance
---	Utility Easement Line
---	Building Setback Line (All building setbacks are 30' Front and Rear and 5' Side.)

Certificate of the Register of Deeds:

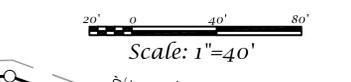
(State of Kansas) SS
(County of Lyon) SS
This is to certify that this instrument was filed for record in the Register of Deeds office on the _____ day of _____, 2016, in Book _____, Page _____.
Lyon County Register of Deeds _____ Deputy

Transfer of Record:

(State of Kansas) SS
(County of Lyon) SS
Entered on Transfer Form this _____ day of _____, 2016.

Description

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., IN THE CITY OF EMPORIA, LYON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5
N. 88°32'02" E. 385.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5
N. 88°32'02" E. 272.60 FEET; THENCE PERPENDICULAR TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5
S. 01°27'58" E. 40.00 FEET TO THE NORTHWEST CORNER OF HIDDEN MESAS 2, A SUBDIVISION IN THE CITY OF EMPORIA; THENCE ALONG THE WESTERLY LINE AND WESTERLY LINE EXTENDED OF SAID HIDDEN MESAS 2 THE FOLLOWING FOUR COURSES:
1) S. 01°27'58" E. 35.08 FEET (HIDDEN MESAS 2: S. 00°03'52" E.)
2) S. 09°35'14" E. 222.94 FEET (HIDDEN MESAS 2: S. 08°11'08" E.)
3) S. 35°22'01" E. 58.88 FEET (HIDDEN MESAS 2: S. 33°57'55" E.)
4) S. 20°49'43" W. 389.70 FEET (HIDDEN MESAS 2: S. 22°13'49" W.); THENCE
S. 47°00'13" W. 53.38 FEET; THENCE
S. 42°59'47" E. 115.06 FEET; THENCE
S. 44°52'42" E. 60.00 FEET; THENCE
S. 45°07'18" W. 90.00 FEET; THENCE
S. 44°52'42" E. 169.72 FEET; THENCE
S. 53°05'30" W. 181.76 FEET; THENCE
S. 44°52'42" E. 112.33 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 5; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 5
S. 88°41'30" W. 627.72 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID HIDDEN LAKES SUBDIVISION, SAID POINT BEING
N. 88°41'30" E. 10.86 FEET FROM THE WEST SIXTEENTH CORNER OF SAID NORTHEAST QUARTER OF SECTION 5; THENCE ALONG THE EAST LINE OF SAID HIDDEN LAKES SUBDIVISION THE FOLLOWING FOUR COURSES:
1) N. 34°31'11" E. 382.58 FEET (HIDDEN LAKES SUBDIVISION: N. 36°04'49" E.)
2) N. 01°39'13" W. 325.87 FEET (HIDDEN LAKES SUBDIVISION: N. 00°05'53" E.)
3) N. 19°52'38" E. 284.29 FEET (HIDDEN LAKES SUBDIVISION: N. 21°26'16" E.)
4) N. 07°21'15" E. 312.51 FEET (HIDDEN LAKES SUBDIVISION: N. 08°54'53" E.)
TO THE NORTHEAST CORNER OF SAID HIDDEN LAKES SUBDIVISION; THENCE PERPENDICULAR TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5
N. 01°27'58" W. 40.00 FEET POINT OF BEGINNING, CONTAINING 11.22 ACRES.

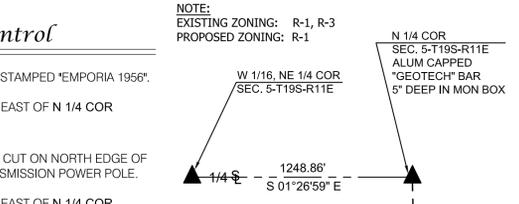


County Treasurer Certificate:

(State of Kansas) SS
(County of Lyon) SS
I hereby certify that the taxes on the included tracts are current.
Lyon County Treasurer: _____
Date: _____

Control

BM#100
USCGS TRI STA DISK - STAMPED "EMPORIA 1956".
ELEV. = 1222.12
916' SOUTH AND 1073' EAST OF N 1/4 COR SEC. 5-T19S-R11E
BM#1
FOUND CHISELED SQ. CUT ON NORTH EDGE OF CONC. BASE OF TRANSMISSION POWER POLE.
ELEV. = 1182.84
1249' SOUTH AND 445' EAST OF N 1/4 COR SEC. 5-T19S-R11E
BM#2
SET CHISELED SQ. CUT ON EAST EDGE OF CONC. SIDEWALK IN LINE WITH CENTER OF DAM.
ELEV. = 1182.85
621' SOUTH AND 245' EAST OF N 1/4 COR SEC. 5-T19S-R11E



Owners Certificate:

(State of Kansas) SS
(County of Lyon) SS
This is to certify that the undersigned are the owners of record of the land hereon described on this plat, and that the undersigned have caused the same to be surveyed and subdivided as herein set forth.
The undersigned, as such owners, do hereby state that all street right-of-ways as shown on this plat are hereby dedicated to the public. An easement and license to locate, construct, operate, inspect, replace and maintain, or authorize the location, construction, operation, inspection, replacement and maintenance of poles, wires, conduits, water, gas and sewer pipes, required drainage channels or structures, hard and impervious surfaces; or other structures necessary to carry out the function of the easement, upon the area marked for easements on this plat is also hereby dedicated to the public. When, and if, used on this plat, the term "Utility" shall include, by way of example, but not limited to sewer, water, gas, electricity, cable t.v. and telephone. When, and if, used on this plat, the term "Travel" shall include all forms of travel, by whatever means, unless the term is limited by other words or phrases, such as "Pedestrian Travel", etc.
The undersigned acknowledges that pursuant to K.S.A. 12-406, the dedication of right-of-ways and easements to the public constitute a conveyance thereof to the City of Emporia, Kansas, in trust, for the uses named, expressed or intended.
Given under my hand at Emporia, Kansas
this _____ day of _____ A.D., 2016.

Notary Certificate:

(State of Kansas) SS
(City of Emporia City) SS
The foregoing instrument was acknowledged before me this _____ day of _____ of A.D., 2016
by _____
Notary Public
My commission expires: _____

Certificate of the Planning Commission:

(State of Kansas) SS
(County of Lyon) SS
This Plat of Lakeview Addition has been submitted to and approved by the Emporia-Lyon County Metropolitan Area Planning Commission this _____ day of _____, 2016.

Certificate of the Governing Body:

(State of Kansas) SS
(County of Lyon) SS
The dedications shown on this plat have been accepted of by the City of Emporia, Kansas, this _____ day of _____, 2016.
Mayor
Attest: City Clerk

County Surveyor Review Certificate:

(State of Kansas) SS
(County of Lyon) SS
I hereby certify this plat is in accordance with the Land Survey Act, K.S.A. 58-2001, et seq.
Lyon County Surveyor: Warren Chip Woods
Date: _____

Surveyor's Certificate:

(State of Kansas) SS
(County of Lyon) SS
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 Manhattan Urban Area 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 Manhattan, Kansas this _____ day of _____ A.D., 2016.
BG CONSULTANTS, INC.
4806 VUE DU LAC PLACE
MANHATTAN, KANSAS 66503
(785)537-7448
Fred Gibbs, R.L.S.

FINAL PLAT
Hidden Vista
an Addition to the City of Emporia, Lyon County, Kansas
Prepared By:
BG Consultants, Inc.
Engineering • Architecture • Surveying
JUNE 2016
16-1152E