










<i>Legend</i>	
	Found Monuments
	
	Set 1/2" x 24" Iron Bar w/BG Cap
	Proposed Lot Number
LOT 13	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.)

(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 \_\_\_\_\_ day of \_\_\_\_\_, 2016, in Book \_\_\_\_\_, Page \_\_\_\_\_.

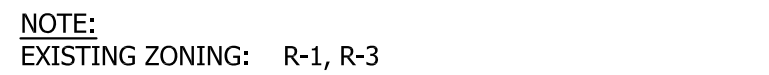
(State of Kansas) SS  
(County of Lyon)

Entered on Transfer Form this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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. 68.88 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 NORTHWEST 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 12  
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°01'07" E. 325.20 FEET (HIDDEN LAKES SUBDIVISION: N. 00°05'53" E.)  
3) N. 19°52'38" E. 21.20 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.



(State of Kansas)                      SS  
(County of Lyon)

I hereby certify that the taxes on the included tracts are current.

Lyon County Treasurer: \_\_\_\_\_

Date: \_\_\_\_\_

**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. = 1187.84  
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

(State of Kansas) SS  
(County of Lyon)

This is to certify that the undersigned are the owners of record of the land herein 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 and replacement and maintenance of poles, wires, conduits, water, gas and electric lines, retaining walls, drainage ditches, 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 the 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".

The undersigned hereby certify that pursuant to the 12-403, 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.

(State of Kansas) \_\_\_\_\_  
(City of Emporia City) SS \_\_\_\_\_  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ of A.D., 2016  
by \_\_\_\_\_.

(State of Kansas) SS  
(County of Lyon)

This Plat of Lakeview Addition has been submitted to and approved by the Emporia-Lyon County Metropolitan Area Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chair

Attest: Secretary

(State of Kansas)                      SS  
(County of Lyon)

The dedications shown on this plat have been accepted of by the  
City of Emporia, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Attest: City Clerk

(State of Kansas)  
(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: \_\_\_\_\_

(State of Kansas) \_\_\_\_\_  
(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.

JUNE 2016

16-1152E