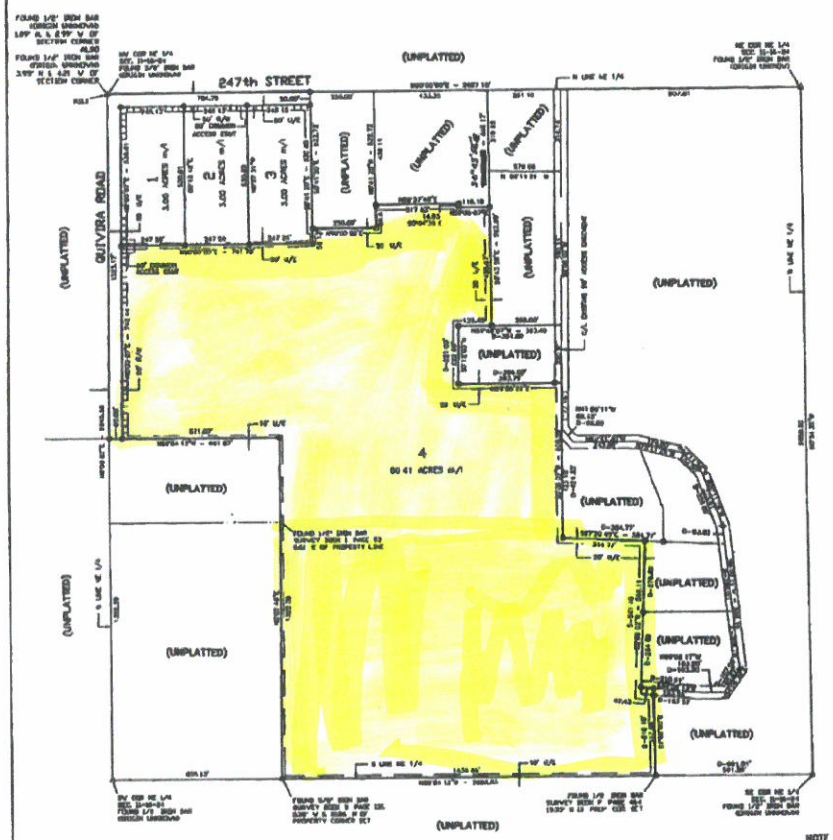
247th PLACE
FINAL PLAT
AN AGRICULTURAL PRESERVATION SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 24 EAST, MIANI COUNTY, KANSAS.

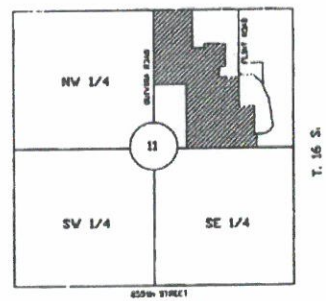


NOTE
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT UNTIL THE EXISTING DRIVEWAY ON LOT 3 IS RELOCATED TO COMPLY WITH THE ACCESS CONTROL OF THE PLAT

EASEMENTS
1) BVD 40 BLANKET EXMT. MISC. BOOK 256, PAGE 483
2) BVD 40 BLANKET EXMT. MISC. BOOK 257 PAGE 356
3) BVD 40 BLANKET EXMT. MISC. BOOK 267 PAGE 380
4) KCP&L EXMT. MISC. BOOK 334, PAGE 15
60' ALONG EXISTING S R/W 247th STREET)
5) COUNTY OF MIANI EXMT. MISC. BOOK 372 PAGE 401
60' ROAD & UVE ALONG OLIVIERA ROAD & 247th STREET)

OCTOBER 15, 2003

PREPARED FOR VINCENT VOLTKAMP P.O. BOX 6 STILWELL, KANSAS 66085	AMERICAN LAND SURVEYS Land Surveyors P.O. Box 105 Paola, Kansas 66071 (913)-294-3561



LOCATION MAP

SCALE: 1" = 400'

NOTE
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 24 EAST, BEING ASSUMED NORTH 90 00 00" EAST

GRAPHICAL SCALE
0 200' 400' 800'

LEGEND
- ● = SET 1/2" x 24" IRON BAR w/CAP STAMPED KANSAS L.S. 1039
- Δ = DENOTES SECTION CORNER AS DESCRIBED
- ○ = FOUND 1/2" IRON BAR w/CAP STAMPED ALL L. 980
- ⊕ = FOUND 5/8" IRON BAR SET BY WILLIAM H. CROCKETT
- ⊗ = FOUND 1/2" IRON BAR IN CONCRETE SET BY WILLIAM H. CROCKETT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- ||||||| = DENOTES NO ACCESS

CERTIFICATE OF FILING

State of Kansas)
ss
County of Miami)

Filed for record this 20th day of December, 2003 at 2:00 P.M. at book ___ page ___ of the Register of Deeds Office at Paola, Miami County Kansas

BLDG NUMBER 112-04 (20 00)

Katie Lynch
Katie Lynch, Deputy
Register of Deeds
Miami County, Kansas

247th PLACE

An Agricultural Preservation Subdivision containing 7.77 acres more or less located in the Northeast Quarter of Section 11, Township 16 South, Range 24 East Miami County Kansas.

LEGAL DESCRIPTION

"Beginning at the Northeast corner of the Northeast Quarter of Section 11, Township 16 South, Range 24 East thence North 90°00'00" East, 784.78 feet along the North line of said Quarter Section thence South 0°41.00 East 348.01 feet, thence North 90°00'00" East 83.60 feet along a line parallel to the North line of said Quarter Section, thence North 0°41.00" West 348.01 feet thence North 89°57'40" East 317.23 feet, thence South 0°02'20" East 14.00 feet, thence North 89°57'40" East 07°20'20" East 2619 feet thence South 0°42'36" East 4364.7 feet, thence North 89°59'00" West 1014.40 feet, thence South 0 00'00" West 1088.66 feet thence 1020.7613 thence North 90°00'00" East 303.79 feet thence 3140.00 feet to a point on the center line of a 60 feet access easement thence South 0°00'00" West 177.04 feet along the center line of said easement, thence leaving said easement South 0 00.07 West 4230 feet thence 4230.76 feet thence South 0°00'00" West 1047.7 feet, thence South 0°00'00" West 1041 feet thence 1041.13 feet to a point on the center line of a 60 feet access easement thence South 0°00'00" East 47.43 feet along the center line of said easement thence South 90°00' East 237.68 feet thence 1010.76 to a point on the South line of said Quarter Section thence North 89°24'17" West 2640.76 feet along the South line of said Quarter Section, thence North 0°07'40" East 1302.39 feet along the South line of said Quarter Section, thence North 0°07'40" East 1302.39 feet thence North 89°54'13" West 0617.07 feet to a point on the West line of said Quarter Section thence North 0 00'17" East 1303.17 feet along the West line of said Quarter Section the point of beginning at in Miami County Kansas." Subject to any part thereof in reuse

CERTIFICATE OF ACCURACY

I hereby certify that we have made the herein shown survey on the ground under my direct supervision this 15th day of October, 2003 and that said survey meets or exceeds the current KANSAS MINIMUM STANDARDS for boundary surveys of this type and that the results of said survey are correctly shown on the plat.

Timothy D. Rooney, R.L.S
Kansas 1531

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which shall hereafter be known as "247th PLACE"

The undersigned proprietor of said property shown on the plat does hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, placed roads avenues lanes and alleys.

An easement or licence is hereby granted to the County of Miami, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits water gas and sewer lines poles and surface drainage facilities, ducts and cables, etc., over and under those areas outlined and designated on the plat as "Utility Easements" or "U/E" and "Drainage Easement" or "D/E"

Any areas designated on the plat as "Natural Drainage Area" are for the purposes of surface water drainage. No buildings are allowed and no grading or other alterations are allowed that may impede the natural flow of water and increase the flooding potential on other lots streets or outside the subdivision without the consent of the Miami County Engineer

IN TESTIMONY THEREOF, we the undersigned owner and/or proprietor have caused this instrument to be executed on this 16 day of December 2003

Vincent Voltkamp
VINCENT VOLTKAMP

State of Kansas)
ss
County of Miami)

BE IT REMEMBERED on this 16 day of December 2003, before me came the above mentioned owner and/or proprietor who is personally known to me to be the same person who executed the foregoing instrument of writing and such person duly acknowledge the execution of the same and for the purposes herein set forth.

Notary Melissa A. C. Brown my commission expires 11-28-07

CERTIFICATE OF MIANI COUNTY PLANNING COMMISSION

This plat of 247th PLACE has been submitted to and approved by the County of Miami Planning Commission this 2 day of December 2003

Chairman

CERTIFICATE OF MIANI COUNTY SURVEYOR

This survey has been reviewed pursuant to applicable County Resolutions, State Statutes and the Kansas Minimum Standards for Boundary Surveys regarding plats and subdivisions of survey and is approved for filing. No other warranties are extended or implied.

Approved by [signature] Date 12/16/03

CERTIFICATE OF MIANI COUNTY COMMISSIONERS

This plat and all dedications of Rights of Way and Easements shown on this plat are hereby accepted by the Board of County Commissioners, Miami County, Kansas

Chairman [signature] County Clerk [signature], Deputy

CERTIFICATE OF COUNTY TREASURER

State of Kansas)
ss
County of Miami)

I do hereby certify that all taxes due and owed are paid to date and the land included in this plat under my hand and seal at Paola Kansas, this 17 day of December 2003

County Treasurer

[MIAMI COUNTY REGISTER OF DEEDS] PAGE 1 OF 1 12/23/2010