

BUILDING SETBACK LINES

Current Building or Setback line distances shall be ascertained from the Jefferson Co. Planning and Zoning Dept. prior to any improvements being made on the property.

FLOODPLAIN

FLOODPLAIN LOCATION IS APPROXIMATE BASED UPON FEMA FIRM MAP NUMBERS 20087C0340 EFFECTIVE ON 11/04/2009

VERTICAL BENCHMARK AND DATUM

NOS BENCHMARK D 375 = 850.39 NAVD 88  
CONTOURS SHOWN ARE 2 FEET LIDAR CONTOURS PROVIDED BY THE JEFFERSON COUNTY GIS DEPARTMENT

REFERENCE SURVEYS

SURVEY BY: TUTE, PS 1252 - DATED 07/09/2010  
RECORDED IN BOOK 11, PAGE 33  
SURVEY BY: MEERS, PS 73 - DATED 12/18/1976  
RECORDED IN BOOK 2, PAGE 474

NOTES

LOT 1 IS ZONED SUBURBAN RESIDENTIAL (SR)  
LOT 2 IS ZONED RURAL RESIDENTIAL (RR)  
LOT 3 IS ZONED RURAL RESIDENTIAL (RR)  
LOT 4 IS ZONED RURAL RESIDENTIAL (RR)  
WASTEWATER MANAGEMENT SYSTEM TO BE APPROVED BY THE JEFFERSON COUNTY SANITATION OFFICER  
ELECTRIC SERVICE PROVIDED BY RHD NO. 2, JEFFERSON CO.  
PROPERTY HAS A SPECIAL FLOOD HAZARD AREA BY AGREEMENT WITH THE CLIENT. ONLY EASEMENTS DEDICATED BY THIS PLAT ARE SHOWN HEREON

# WILD HORSE CREEK ESTATES

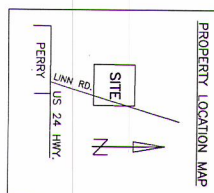
A SUBDIVISION IN THE NW 1/4 OF SEC. 23-11-18 JEFFERSON COUNTY, KANSAS

## FINAL PLAT

LEGEND

- = FOUND 1/2" REBAR
- = SET 1/2" X 24" REBAR
- LS NO. 1599
- ▲ = SET MAGNETIC PK NAIL
- M = MEASURED DIMENSION
- PS = PROFESSIONAL SURVEYOR
- NW 1/4 RIGHT-OF-WAY
- US = UTILITY EASEMENT, DEDICATED THIS PLAT
- \*\* = FENCE

BEARINGS ARE ASSUMED  
SCALE  
1" = 150'



DESCRIPTION

The Northeast Quarter of the Northwest Quarter of Section Twenty-three (23), Township Eleven (11) South, Range Eighteen (18) East of the Sixth P.M., Jefferson County, Kansas, and also a tract of land 20 rods long and 12 rods wide described as follows:  
Commencing at the Southeast Corner of the South half of the Northwest Quarter of the Northwest Quarter of Section Twenty-three (23), Township Eleven (11) South, Range Eighteen (18) East of the Sixth P.M., and run North 20 rods thence West 12 rods thence South 20 rods thence East 12 rods to the place of beginning, subject to roads.

OWNER'S CERTIFICATE

This is to certify that the undersigned, the owner of the above described parcel of land and has caused the same to be subdivided into lots as shown on this plat, which shall be known as Wild Horse Creek Estates, a subdivision in Jefferson County, Kansas.

IN WITNESS WHEREOF,  
Roger J. Brown has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Roger J. Brown

Entered on the Transfer Records of Jefferson County Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

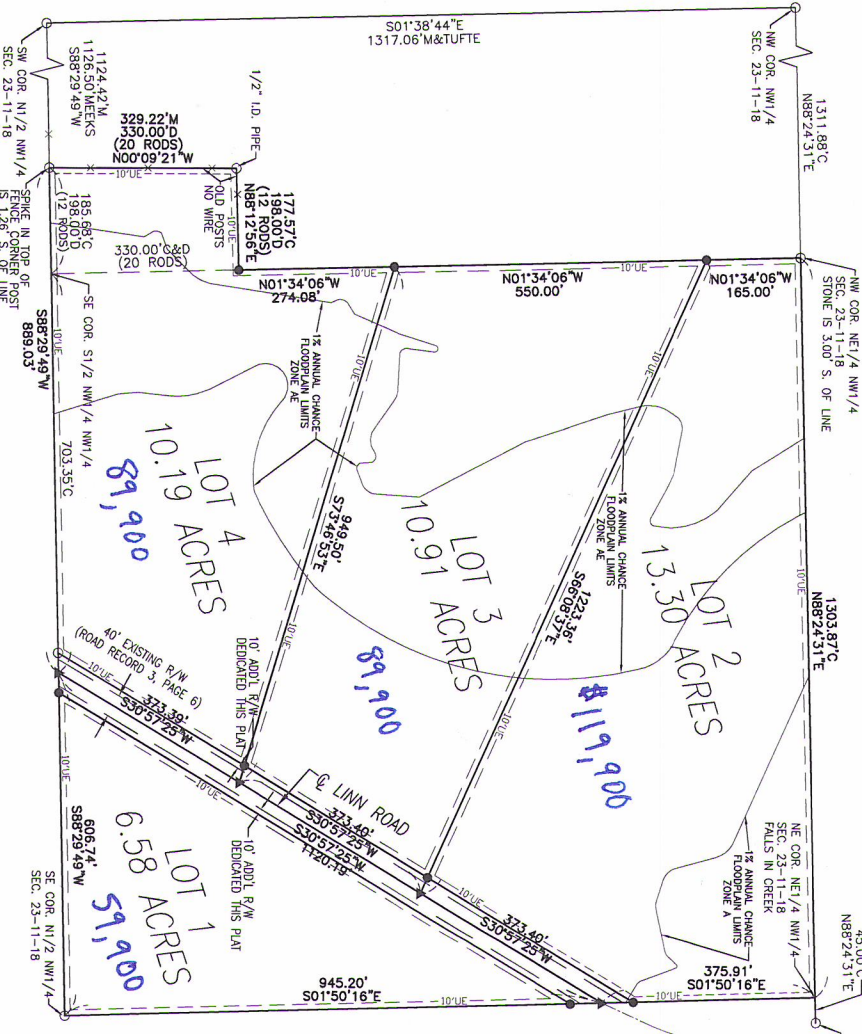
Linda Bauman, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office on the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Patricia Heston, Register of Deeds

KANSAS LAND SURVEYING  
William Noll, Owner  
P.O. Box 41, Oskaloosa, Kansas 66066  
785-220-3692

ADDRESS: LINN ROAD, PERRY, KS 66073  
DATE OF SURVEY: 05/15/18  
ORDERED BY: ROGER BROWN, OWNER



SURVEYOR'S CERTIFICATE

I certify that this plat map and the survey on which it is based, were prepared and conducted by me or under my direct supervision.

William Noll, Kansas LS No. 1599

Reviewed in Compliance with K.S.A. 58-2005

Stephan C. Tule, Kansas LS No. 1252  
Jefferson County Survey Review