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 LOCATION IS APPROXIMATE BASED UPON FEMA FIRM MAP NUMBERS 20087C0334D EFFECTIVE ON 11/04/2009

CONTOURS SHOWN ARE 2 FEET LIDAR CONTOURS PROVIDED BY THE JEFFERSON COUNTY GIS DEPARTMENT $\frac{VERTICAL\ BENCHMARK\ AND\ DATUM}{NGS\ BENCHMARK\ D\ 375\ =\ 850.39'\ NAVD\ 88}$

SURVEY BY: MEEKS, PS 73 - DATED 12/18/1976 RECORDED IN BOOK 2, PAGE 474 REFERENCE SURVEYS SURVEY BY: TUFTE, PS 1252 — DATED 07/09/2010 RECORDED IN BOOK 11, PAGE 33

SEC

C. 23-11-18

NO1°34'06"W

-NW COR. NE1/4 NW1/4 SEC. 23-11-18 STONE IS 3.00' S. OF LINE

1303.87°C 188°24°31"E

NE COR. NE1/4 NW1/4— SEC. 23-11-18 FALLS IN CREEK

45.00°C N88'24'31"E

-PS CAP NO. 1252 45' OFFSET REFERENCE REBAR

13 ANNUAL CHANCE—15 ANNUAL CHANCE—17 TONE A 375.91 S01.50 16 S01.50 16 S01.50 16 S01.50 16 S01.50 S0

HORSECREEKESTATES

A SUBDIVISION IN THE NW1/4 OF SEC. 23-11-18

JEFFERSON COUNTY, KANSAS

FINAL PLAT

WASTEWATER MANAGEMENT SYSTEM TO BE APPROVED BY THE JEFFERSON COUNTY SANITATION OFFICER NOTES

LOT 1 IS ZONED SUBURBAN RESIDENTIAL (SR)

LOT 2 IS ZONED RUBAL RESIDENTIAL (RR)

LOT 3 IS ZONED RUBAL RESIDENTIAL (RR)

LOT 4 IS ZONED RUBAL RESIDENTIAL (RR)

BY AGREEMENT WITH THE CLIENT: ONLY EASEMENTS DEDICATED BY THIS PLAT ARE SHOWN HEREON WATER SERVICE IS PROVIDED BY RWD NO. 2, JEFFERSON CO. ELECTRIC SERVICE PROVIDED BY WESTAR ELECTRIC PROPERTY HAS A SPECIAL FLOOD HAZARD AREA

PS = PROFESSIONAL SURVEYOR

R/W = ROAD RIGHT-OF-WAY

UE = UTILLTY EASEMENT, DEDICATED THIS PLAT

** = FENCE ○ = FOUND 1/2" REBAR,
UNLESS NOTED OTHERWISE

■ = SET 1/2" × 24" REBAR
LS NO. 1599 ▲ = SET MAGNETIC PK NAIL

M = MEASURED DIMENSION

C = CALCULATED DIMENSION LEGEND

PROPERTY LOCATION MAP

ADDRESS: LINN ROAD, PERRY, KS 66073
DATE OF SURVEY: 05/15/18 JOB NO: RB HOMES
ORDERED BY: ROGER BROWN, OWNER

KANSAS LAND SURVEYING

William Noll, Owner P.O. Box 41, Oskaloosa, Kansas 66066

785-220-3692

1" = 150'

BEARINGS ARE ASSUMED

S/ US 24 HWY.

SITE

Z

ORIGIN OF MONUMENTS UNKNOWN UNLESS NOTED OTHERWISE

DESCRIPTION

(Recorded in Document No. 2017/R2926)

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 17 rods wide described as follows:
Commencing at the Southeast Conner of the South half of the Northwest Quarter of the NorthWast Quarter of the NorthWast Counter of Section Twenty-three (23), Township Eleven (11), Range Eighteen (18) 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:

All road rights-of-way on this plat are hereby dedicated to the public. OHNER'S CERTIFICATE
This is to certify that the undersigned is the owner of the above described precel of land and has coursed the Same to be subdivided this lots as shown on this plat, which shall be known on Hild Horse Creek Estates, a subdivision in Infferent County, Kansas.

the easement or therese to the public to locate, construct and maintain or authorities the location, construction and maintain race of poles, wires, conducts, water, gas and sower pipes are propertied drainage channels or attractives upon, over, under and along the areas marked for easements on this pold, are

IN WITNESS WHEREOF:

S01°38'44"E 1317.06'M&TUFTE

N01*34'06"W 550.00'

FLOODPLAIN LIMITS
ZONE AE

Sec. 32.36.

\$119,900

Roger J. Brown have caused these presents to be signed

Roger J. Brown

945.20' S01*50'16"E

Entered on the Transfer Records of Jefferson County Kansas, This day of 2018

Linda Buttron, County Clerk

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

Delia Heston, Register of Deeds

STATE OF KANSAS, COUNTY OF JEFFERSON,

Be it remembered that on this day of the control of

Notary Public

This Plat of Wild Horse Creek Estates has been submitted to and approved by the Jefferson County Planning Commission. day of 2018.

Brandon Newman, Secretary

Matthew Finley, Chairman

lanning Commission This Plat of Wild Horse Creek Estates has been submitted to and approved by the Jefferson County latthew Finley, Chairman This day of . Brandon Newman, Secretary 2018

Wayne Ledbetter

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

1124.42'M 1126.50'MEEKS S88'29'49"W

185.68°C 198.00°D (12 RODS)

SE COR. S1/2 NW//4 NW1/4

89,900

(ROD PO ENDING RYW 3 PROF 6)

Section 1 Proces

588"29"49"W

59,900 ACRES

SE COR. N1/2 NW1/4-SEC. 23-11-18

703.35°C

1/2" I.D. PIPE

N01'34'06"W

-1% ANNUAL CHANCE-FLOODPLAIN LIMITS ZONE AE

\$73.46.53"E

89,900

E LINN ROAD

10.91 ACRES

101

OLD POSTS NO WIRE 177.57°C 198.00°D (12 RODS) N88*12'56°E

10.19 ACRES

101

DEDICATED THIS PLAT

-10' ADD'L R/W DEDICATED THIS PLAT

330.00'&&D (20 RODS)

SEC. 23-11-18

-SPIKE IN TOP OF FENCE CORNER POST IS 1.26 S. OF LINE

S88*29'49"W 889.03'

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

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

This Subdivision is accepted by the Board of County Commissioners of Jefferson County, Kansas this Lynn Luck day of Richard Halm, Chairman 2018.