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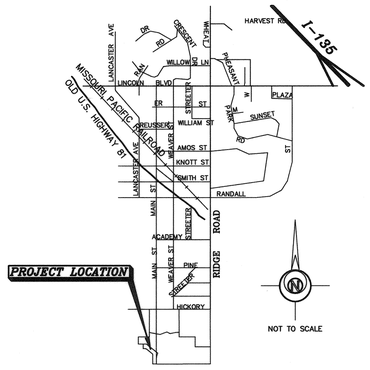
# FINAL PLAT

# LAKE VISTA III

## AN ADDITION TO THE CITY OF HESSTON, HARVEY COUNTY, KANSAS.

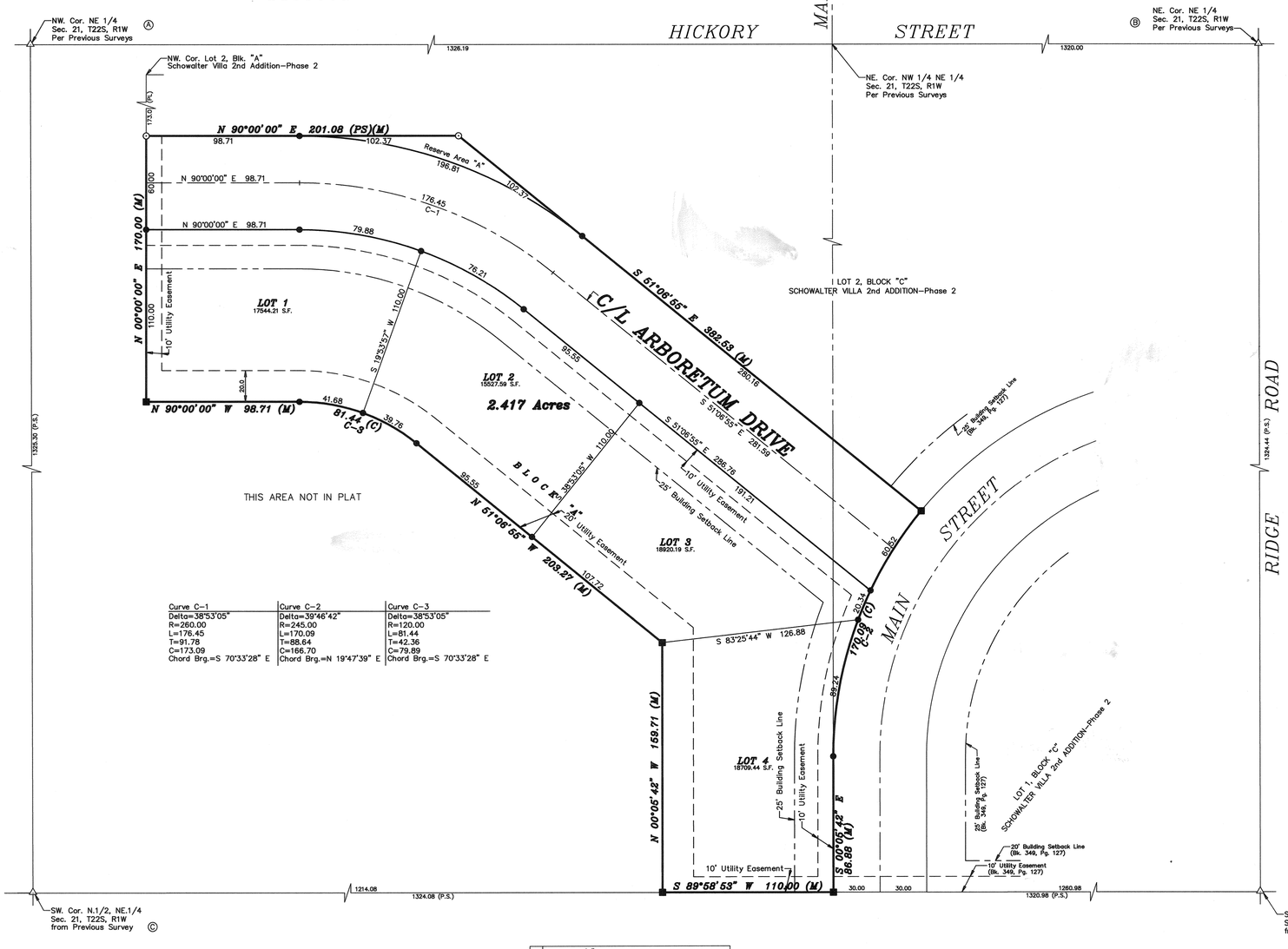



**VICINITY MAP**
**HESSTON**

### LEGEND

- △ – Sectional Monument Found
- ■ – 5/8" x 24" Rebar Set in Concrete
- ○ – Fd. 5/8" Rebar w/GSS Cap Set in Prev. Survey G87–416
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) – Calculated
- (M) – Measured
- (PL) – Platted
- (PS) – Previous Survey by Garber Surveying G05–206
- P.O.B. – Point of Beginning

**CLOSURE TABLE**
*NORTHING: 0.0040*
*EASTING: 0.0010*
*PRECISION: 1663.72/0.0041 = 1:405785*




| Curve C–1 | Curve C–2 | Curve C–3 |
|---|---|---|
| Delta=38°53'05" | Delta=39°46'42" | Delta=38°53'05" |
| R=260.00 | R=245.00 | R=120.00 |
| L=176.45 | L=170.09 | L=81.44 |
| T=91.78 | T=88.64 | T=42.36 |
| C=173.09 | C=166.70 | C=79.89 |
| Chord Brg.=S 70°33'28" E | Chord Brg.=N 19°47'39" E | Chord Brg.=S 70°33'28" E |

| | |
|---|---|
| Ⓐ | Fd. 5/8" Rebar from County Reference Ties |
| Ⓑ | Fd. 1/2" Rebar in Monument Box from County Reference Ties |
| Ⓒ | Fd. 5/8" Rebar per Prev. Survey G83–17 |
| Ⓓ | Fd. 5/8" Rebar per Prev. Survey G83–17 |

### SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF HARVEY }

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 City of Hesston, Kansas, have been complied with in the preparation of this plat; and that all 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, Hesston, Kansas, this 7th day of November A.D. 2007.

Daniel E. Garber, LS 683

### DESCRIPTION:

A portion of the Northeast Quarter of Section 21, Township 22 South, Range 1 West of the 6th Principal Meridian, Harvey County, Kansas, described as follows:

Commencing at the Southeast corner of the North Half of the Northeast Quarter of Section 21, Township 22 South, Range 1 West of the 6th Principal Meridian (said point being the southeast corner of Schowalter Villa Second Addition Phase 2, an addition to the City of Hesston, Harvey County, Kansas; thence with an assumed bearing South 89°58'53" West along the South line of the North Half of said Northeast Quarter and the South Line of Schowalter Villa Second Addition Phase 2 a distance of 1320.98 feet to the West line of Main Street for the point of beginning; thence continuing South 89°58'53" West along the South line of the North Half of said Northeast Quarter 110.00 feet; thence North 00°05'42" West 159.71 feet; thence North 51°06'55" West 203.27 feet; thence following the arc of a curve to the left having a radius of 120.00 feet northwesterly 81.44 feet (chord bears North 70°33'28" West 79.89 feet); thence North 90°00'00" West 98.71 feet; thence North 00°00'00" East 170.00 feet to the Southwesterly corner of Lot 2, Block A, Schowalter Villa Second Addition–Phase 2; thence North 90°00'00" East along the Southerly line of said Lot 2 a distance of 201.08 feet; thence South 51°06'55" East along the Southwesterly line of said Lot 2 a distance of 382.53 feet to the Westerly right–of–way line of Main Street; thence following the Westerly right–of–way line of Main Street along the arc of a curve to the left having a radius of 245.00 feet Southwesterly 170.09 feet (chord bears South 19°47'39" West 166.70 feet) to the Southerly point of said Lot 2; thence South 00°05'42" East along the West right–of–way line of Main Street 86.88 feet to the point of beginning containing **2.417 Acres** and subject to any easements of record.

### EASEMENTS:

Easements shown by dashed lines on the accompanying plat are hereby dedicated for public use and may be employed as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, waterlines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

### DEDICATIONS:

STATE OF KANSAS } SS
COUNTY OF HARVEY }

The undersigned do hereby certify that Mennonite Board of Missions and Charities of Kansas is the owner of the property described hereon and has subdivided the same into Lots and Blocks in the manner shown on the accompany plat, and hereby makes the above–recited dedications. Said subdivision shall be known as "Lake Vista III", an addition to the City of Hesston, Harvey County, Kansas.

Date Signed: 11-9-07

MENNONITE BOARD OF MISSIONS AND CHARITIES OF KANSAS

Carl Boyer, President

Gary Unruh, Secretary

### NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF HARVEY }

The foregoing instrument was acknowledged before me this 9th day of November, 2007, by Carl Boyer & Gary Unruh, President and Secretary, respectively on behalf of Mennonite Board of Missions and Charities of Kansas.

Notary Public

My appointment expires: 12/14/2009

PATTY WEDEL
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp.: 12/14/09

### STREETS:

Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

### RESERVE AREA "A"

Reserve Area "A" is to be maintained by Owner and may be used as an easement for drainage, public utilities, private services, recreation, landscaping and any other approved by owner.

### PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF HARVEY }

This plat of "Lake Vista III", an addition to the City of Hesston, Harvey County, Kansas, has been submitted to and approved by the Hesston Planning Commission and is hereby transmitted to the governing body of the City of Hesston, Kansas. Dated this ___day of October 2, 2007.

Stan Clark, Chairman

ATTEST:

John Carder, Secretary

### CITY COMMISSION CERTIFICATE

STATE OF KANSAS } SS
CITY OF HESSTON }

The easements shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Hesston, Kansas, on this 22nd day of October 2007.

John Waltner, Mayor

ATTEST:

Dennis Nichols, City Clerk

### COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF HARVEY }

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58–2005.

County Surveyor License No. 950

### REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF HARVEY } 123503

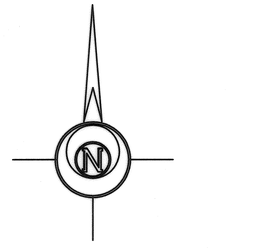
This is to certify that this instrument was filed for record in the Register of Deeds Office on the 13 day of Nov 2007 at 10:00 A.M. and the same is duly recorded as follows:
Miscellaneous Book: 407 Page: 756

Margaret A. Hermstein, Register of Deeds

Lori Tedder, Deputy Register of Deeds

Entered on Transfer Record the 13 day of Nov 2007.

Joyce D. Truskett, County Clerk




BASIS OF BEARING = ASSUMED

| | | | |
|---|---|---|---|
| **FINAL PLAT** | | **Description:** LAKE VISTA III HESSTON, KANSAS | |
| **Prepared By:** GSS | **Garber Surveying Service, P.A.** 423 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7032 • FAX (620) 663-7401 — 511 North Poplar Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073 | | |
| Drawn By: TJK/AL | Scale: 1"=40' | Date of Field Work: August 2007 | Job No: G2007-496 |
| Checked By: DEG | Date: 10/30/2007 | Sheet 1 of 1 Sheet(s) | |

Book K2 Pg 431

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