

**SUBDIVISION APPLICATION**  
**Final Plat**

Parcel ID# 214180000008000

S 18 T 19 R 25

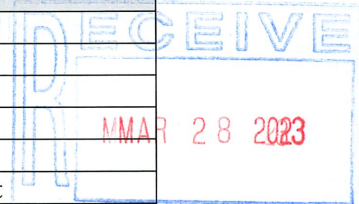
Name of Development: Wade Ranch

Vicinity of Development: 40441 Jingo Road

Current Zoning: (AG) Agricultural District

OWNER	APPLICANT
NAME: Ashleigh Lollar	NAME: SAME
ADDRESS: 1017 W. 67 <sup>th</sup> Street K.C.M.O. 64113	ADDRESS:
PHONE: 913-626-2587	PHONE:
FAX:	FAX:
EMAIL:	EMAIL:

SURVEYOR / ENGINEER	CONTACT PERSON
NAME: American Land Surveys	NAME: Tim Reeves
ADDRESS: P.O. Box 1112 Louisburg, Kansas 66053	ADDRESS: P.O. Box 1112 Louisburg, Kansas 66053
PHONE: 913-837-1633	PHONE: 913-837-1633
FAX: 913-837-1633	FAX: 913-837-1633
EMAIL: tdreeves@mokancomm.net	EMAIL: tdreeves@mokancomm.net



I/we, the owner/duly authorized agent, do hereby make application to preliminarily divide the property described with this application.

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

\*\*\*\*\*  
OFFICE USE ONLY

Date application filed: 3-28-23 Application approved by: \_\_\_\_\_

PC Hearing date: 5-2-23 BOCC date: \_\_\_\_\_

**Fees:**  
Application amount: \$ 440 Receipt # \_\_\_\_\_

Recording Date: \_\_\_\_\_ Date Fees Paid: \_\_\_\_\_

Application # 23003

*Incomplete application -  
Jake Andrew Wade needs affidavit notarized  
Need applicant's signature*

### SUBDIVISION APPLICATION Final Plat

Parcel ID# 2141800D00008000

S 18 T 19 R 25

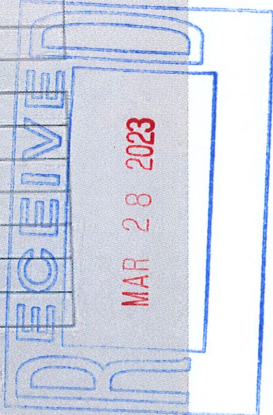
Name of Development: Wade Ranch

Vicinity of Development: 40441 Jingo Road

Current Zoning: (AG) Agricultural District

OWNER		APPLICANT	
NAME:	Ashleigh Lollar & Jake Wade	NAME:	SAME
ADDRESS:	1017 W. 67 <sup>th</sup> Street K.C.M.O. 64113	ADDRESS:	
PHONE:	913-626-2587	PHONE:	
FAX:		FAX:	
EMAIL:		EMAIL:	

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EMAIL:	tdreeves@mokancomm.net	EMAIL:	tdreeves@mokancomm.net



I/we, the owner/duly authorized agent, do hereby make application to preliminarily divide the property described with this application.

Signature: Ashleigh Rene Lollar dotloop verified 03/28/23 12:10 PM CDT LWBI-FFGP-LG9Y-BHUK Date: \_\_\_\_\_

Jake Andrew Wade dotloop verified 03/28/23 12:14 PM CDT E17-SJUG-2APM-5EJB

\*\*\*\*\*

#### OFFICE USE ONLY

Date application filed: \_\_\_\_\_ Application approved by: \_\_\_\_\_

PC Hearing date: \_\_\_\_\_ BOCC date: \_\_\_\_\_

Fees:  
Application amount: \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Recording Date: \_\_\_\_\_ Date Fees Paid: \_\_\_\_\_

Application # \_\_\_\_\_

# WADE RANCH

## AN AGRICULTURAL PRESERVATION SUBDIVISION

### A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MIAMI COUNTY, KANSAS.

#### WADE RANCH

An Agricultural Preservation Subdivision containing 94.25 acres, more or less, located in the Southwest Quarter of Section 18, Township 19 South, Range 25 East, Miami County, Kansas.

#### LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 18, Township 19 South, Range 25 East, Miami County, Kansas, as described by me Timothy D. Reeves, P.S. 1133, on the 30th day of May, 2023, being more particularly described as follows:

"Commencing at the Northwest corner of the Southwest Quarter of Section 18, Township 19 South, Range 25 East, thence South 0°23'05" West 330.00 feet along the West line of said Quarter Section to the true point of beginning, thence South 89°30'53" East 695.00 feet along a line parallel to the North line of said Quarter Section, thence North 0°23'05" East 330.00 feet along a line parallel to the West line of said Quarter Section to a point on the North line of said Quarter Section, thence South 89°30'53" East 1592.95 feet along the North line of said Quarter Section to a point on the West Right of Way line of U.S. 69 Highway as now established, thence South 1°21'37" East 1334.83 feet along said Right of Way line, thence South 0°42'25" East 623.53 feet along said Right of Way line, thence North 89°39'59" West 1246.59 feet along a line parallel to the South line of said Quarter Section, thence North 87°52'13" West 531.60 feet, thence North 0°06'39" East 338.69 feet, thence North 88°33'37" West 521.00 feet to a point on the West line of said Quarter Section, thence North 0°23'05" East 1268.29 feet along the West line of said Quarter Section to the point of beginning, all in Miami County, Kansas."

#### CERTIFICATE OF ACCURACY

I hereby certify that we have made the hereon shown survey on the ground, under my direct supervision this 21st day of March, 2023, 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. Reeves, R.L.S.  
Kansas 1133

#### 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 "WADE RANCH".

The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes and alleys.

An easement or license is hereby granted to the City of Louisburg and 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 pipes, poles, wires, surface drainage facilities, ducts and cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" and "Drainage Easement" or "D/E".

Any areas designated on this 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 hinder the natural flow of water and increase the flooding potential on other lots, streets or outside this subdivision without the consent of the Miami County Engineer.

IN TESTIMONY THEREOF, we the undersigned owners and/or proprietors have caused this instrument to be executed on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Ashleigh Ann Lollar

Chris Lollar

State of Kansas) SS:  
County of Miami)

BE IT REMEMBERED on this \_\_\_\_ day of \_\_\_\_\_, 2023, before me came the above mentioned owners and/or proprietors who are personally known to me to be the same people who executed the foregoing instrument of writing and such people do duly acknowledge the execution of the same and for the purposes herein setforth.

Notary: \_\_\_\_\_ My commission expires: \_\_\_\_\_

#### CERTIFICATE OF MIAMI COUNTY REVIEWER

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2003, 58-2005, 58-2011 and 68-12-1 for content only and is compliant with this ACT. No other of survey and is approved for filing. No other warranties are extended or implied.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Richard A. Weiss  
Kansas L.S. #1216

#### CERTIFICATE OF MIAMI COUNTY PLANNING COMMISSION

This plat of "WADE RANCH" has been submitted to and approved by the Miami County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman: \_\_\_\_\_

#### CERTIFICATE OF MIAMI COUNTY COMMISSIONERS

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

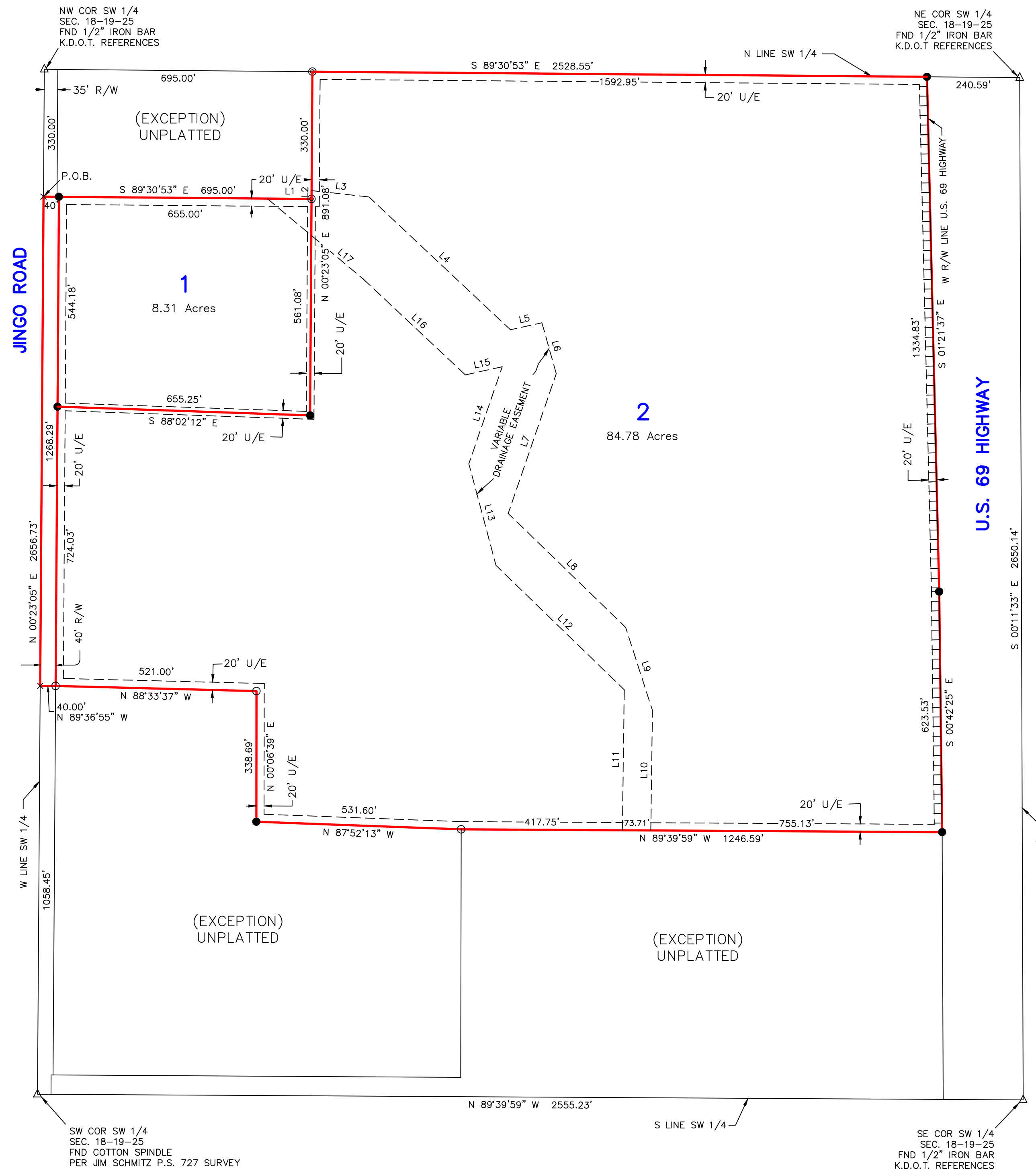
Chairman: \_\_\_\_\_ County Clerk: \_\_\_\_\_

#### CERTIFICATE OF COUNTY TREASURER

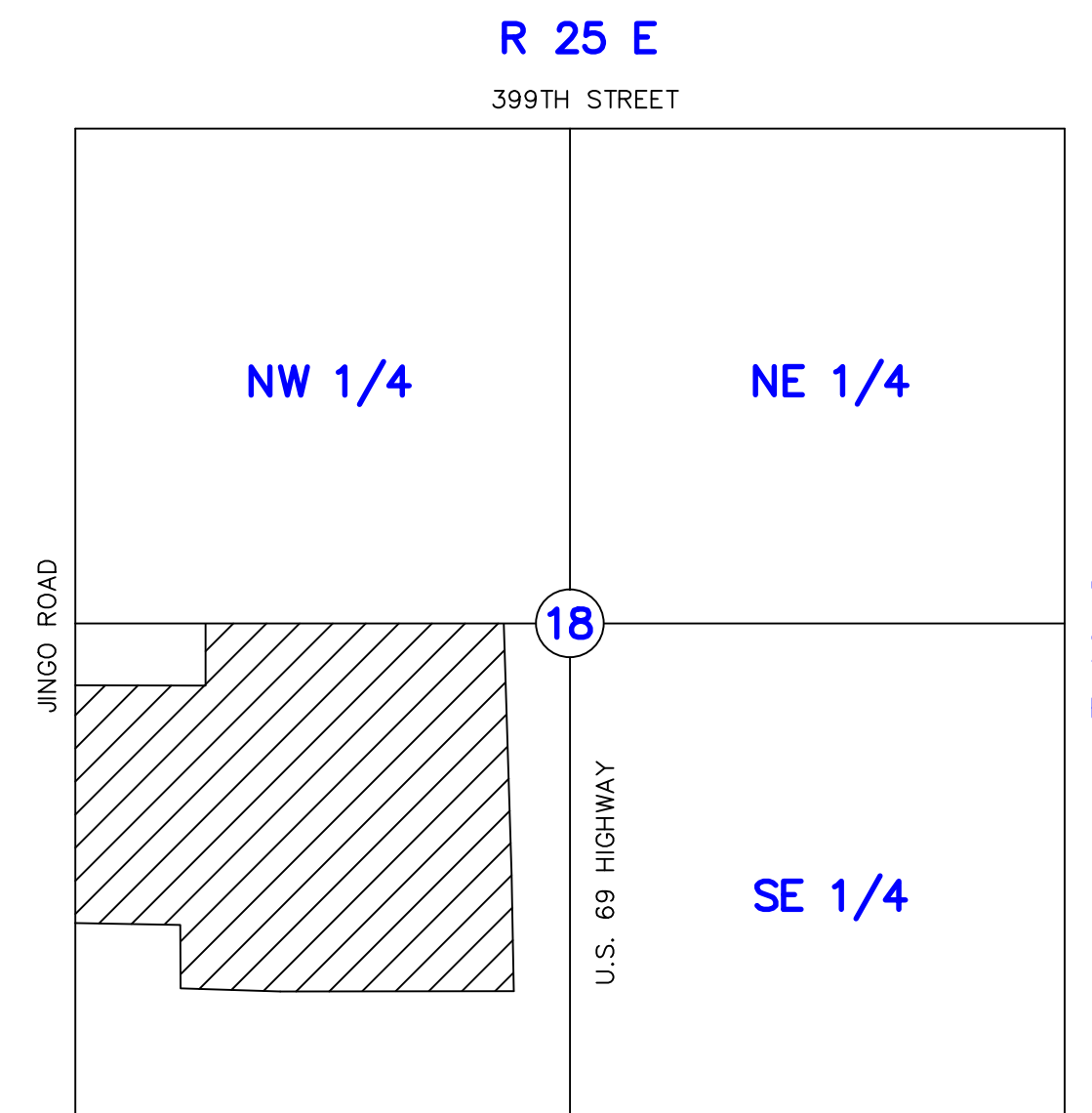
State of Kansas) SS:  
County of Miami)

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, Miami County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

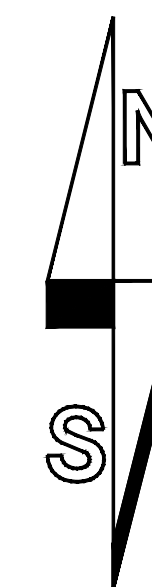
Tricia Lee  
County Treasurer



LINE	BEARINGS	DISTANCE
L1	S 89°30'53" E	114.92'
L2	N 00°23'05" E	21.47'
L3	S 89°30'53" E	149.40'
L4	N 46°48'51" W	503.17'
L5	N 77°30'47" E	83.49'
L6	S 15°43'03" E	137.01'
L7	N 18°57'34" E	383.19'
L8	N 45°52'11" W	424.18'
L9	S 17°53'33" E	225.81'
L10	S 00°45'30" W	511.44'
L11	S 00°45'30" W	364.15'
L12	N 45°52'11" W	463.06'
L13	N 14°58'23" W	272.63'
L14	N 18°57'34" E	266.08'
L15	N 77°30'47" E	97.74'
L16	N 46°48'51" W	363.99'
L17	N 50°01'54" W	323.87'



#### VICINITY MAP



#### LEGEND

- = SET 1/2" x 24" IRON BAR w/CAP STAMPED KANSAS L.S. 1133
- △ = DENOTES SECTION CORNER AS DESCRIBED
- = FOUND 1/2" IRON BAR w/CAP P.S. 727
- ⊙ = FOUND 1/2" IRON BAR w/CAP C.L.S. 93
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- ▭ = DENOTES NO ACCESS

SCALE: 1" = 200'

#### GRAPHICAL SCALE



#### NOTE

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 25 EAST, BEING ASSUMED NORTH 00°23'05" EAST.

#### FLOODPLAIN STATEMENT

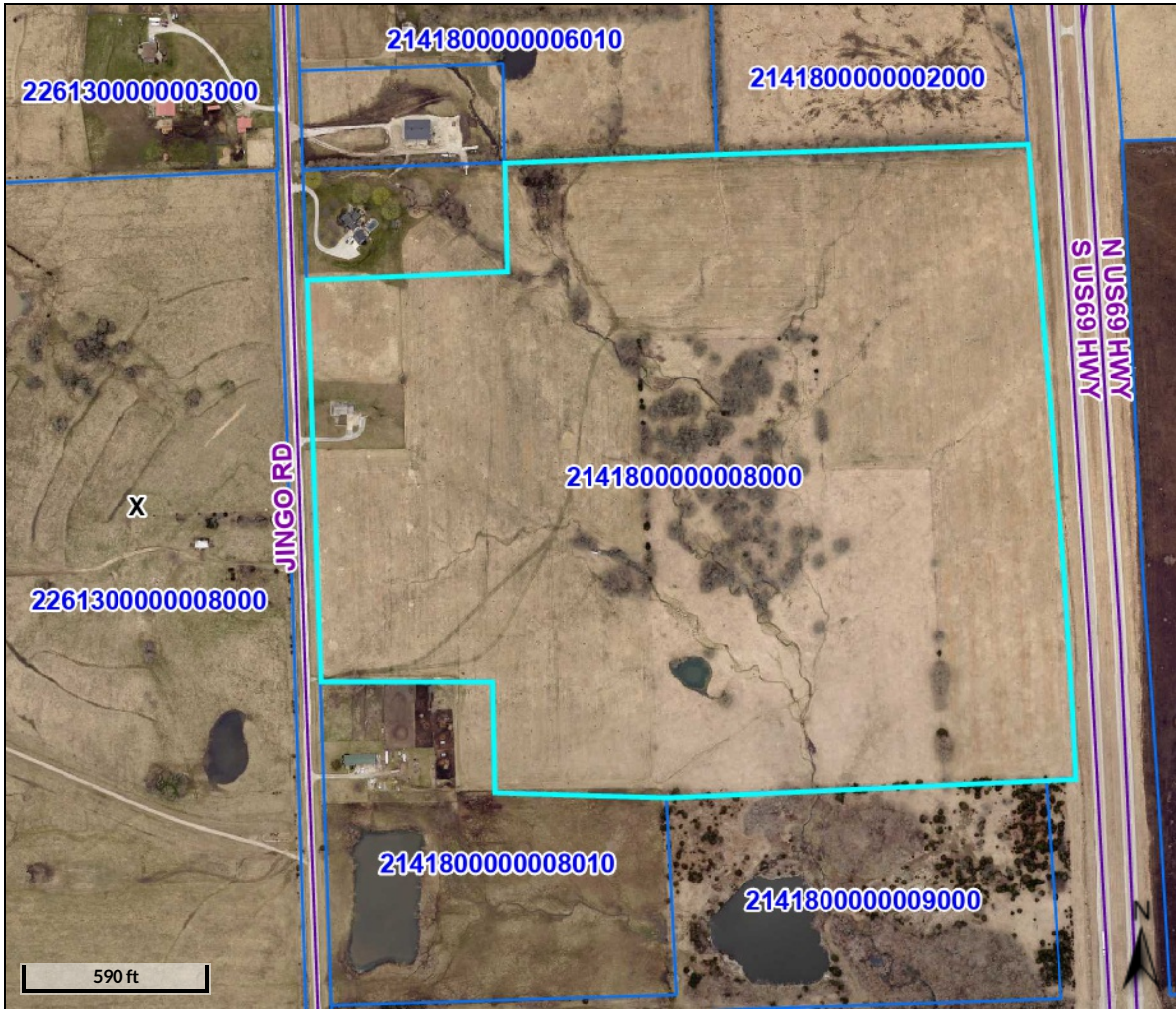
THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS PER THE FEDERAL ADMINISTRATION'S "FLOOD INSURANCE RATE MAP" (DATED: JANUARY 16, 2014). COMMUNITY NO. 2012TC0340D, PANEL 0340.

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock, \_\_\_\_M., Book \_\_\_\_ Page \_\_\_\_ at the Register of Deeds Office at Paola, Miami County, Kansas.

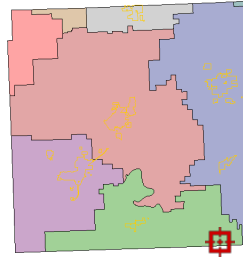
SLIDE NUMBER \_\_\_\_\_  
Jamie Homrighausen/Registrar  
Register of Deeds  
Miami County, Kansas

MARCH 21, 2023








**AMERICAN LAND SURVEYS**  
Land Surveyors  
P.O. Box 1112  
Louisburg, Kansas 66053  
(913)-837-1633



Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes
- Flood Zones**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE

Parcel ID= 214180000008000  
Acres= 94.54112458999995

Date created: 3/31/2023  
Last Data Uploaded: 3/31/2023 12:30:42 PM

Developed by  Schneider  
GEOSPATIAL