

SUBDIVISION APPLICATION
Final Plat

Parcel ID# 142100000001010 & 142100000001050

S 10 T 17 R 22

Name of Development: Turkey Ridge, 2nd Plat

Vicinity of Development: 303rd Street and Plum Creek Road

Current Zoning: (AG) Agricultural District

OWNER	APPLICANT
NAME: Keith A. & Kathy R. Helliker	NAME: SAME
ADDRESS: 32074 W. 303rd Street	ADDRESS:
Paola, Kansas 66071	
PHONE: 913-375-0840	PHONE:
FAX:	FAX:
EMAIL:	EMAIL:

SURVEYOR / ENGINEER	CONTACT PERSON
NAME: American Land Surveys	NAME: Tim Reeves
ADDRESS: P.O. Box 1112	ADDRESS: P.O. Box 1112
Louisburg, Kansas 66053	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: *Keith A. Helliker Kathy R. Helliker* Date: *3/26/2023*

OFFICE USE ONLY

Date application filed: *3-27-23* Application approved by: _____

PC Hearing date: *May 2, 2023* BOCC date: _____

Fees:
Application amount: \$ *340.00* Receipt # _____

Recording Date: _____ Date Fees Paid: _____

Application # *23002-SUB*

Replat application

RECEIVED

MAR 27 2023

TURKEY RIDGE, 2ND PLAT
A REPLAT OF LOTS 1 AND 2, TURKEY RIDGE
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST,
MIAMI COUNTY, KANSAS.

TURKEY RANCH, 2ND PLAT

A subdivision containing 110.29 acres, more or less, located in the Southeast Quarter of Section 10, Township 17 South, Range 22 East, Miami County, Kansas.

LEGAL DESCRIPTION

Lots 1 and 2, Turkey Ridge, a subdivision in the Southeast Quarter of Section 10, Township 17 South, Range 22 East, Miami County, Kansas, subject to any part thereof in roads.

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 "TURKEY RIDGE, 2ND PLAT".

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 County of Miami, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts and cables, etc., over and under these areas outlined and designated on this plat as "Utility Easement" or U/E.

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

Keith A. Helliker _____ Kelly R. Helliker _____

State of Kansas) _____
 County of Miami) SS:

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 set forth.

Notary: _____ My commission expires: _____

CERTIFICATE OF MIAMI COUNTY SURVEYOR

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 "TURKEY RIDGE, 2ND PLAT" 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) _____
 County of Miami) SS:

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.

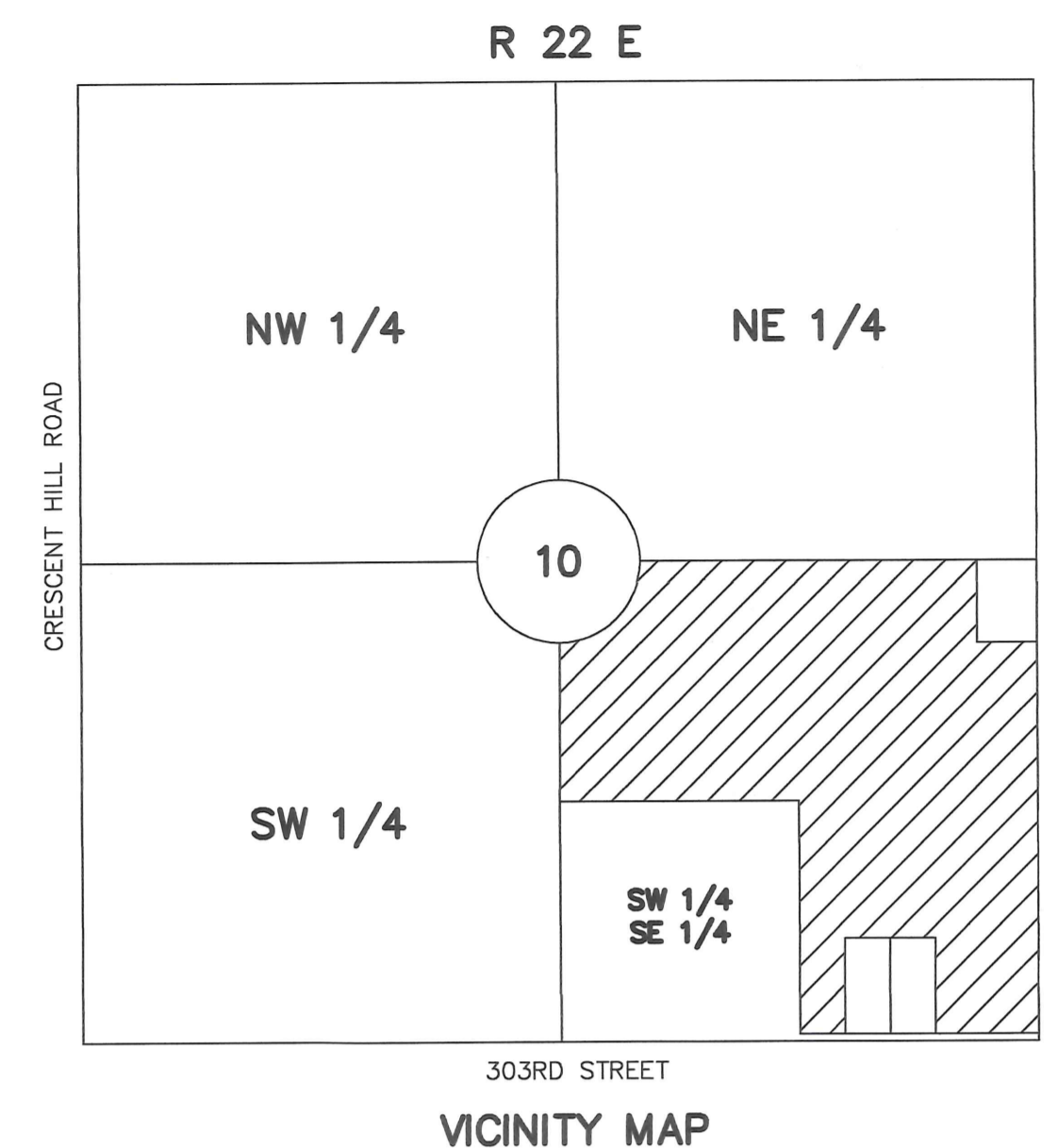
Tricia Lee
 County Treasurer

CERTIFICATE OF FILING

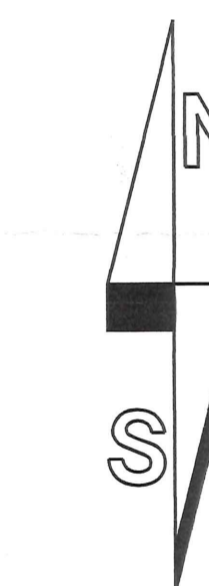
State of Kansas) _____
 County of Miami) SS:

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



VICINITY MAP



SCALE: 1" = 200'

GRAPHICAL SCALE

FLOODPLAIN STATEMENT

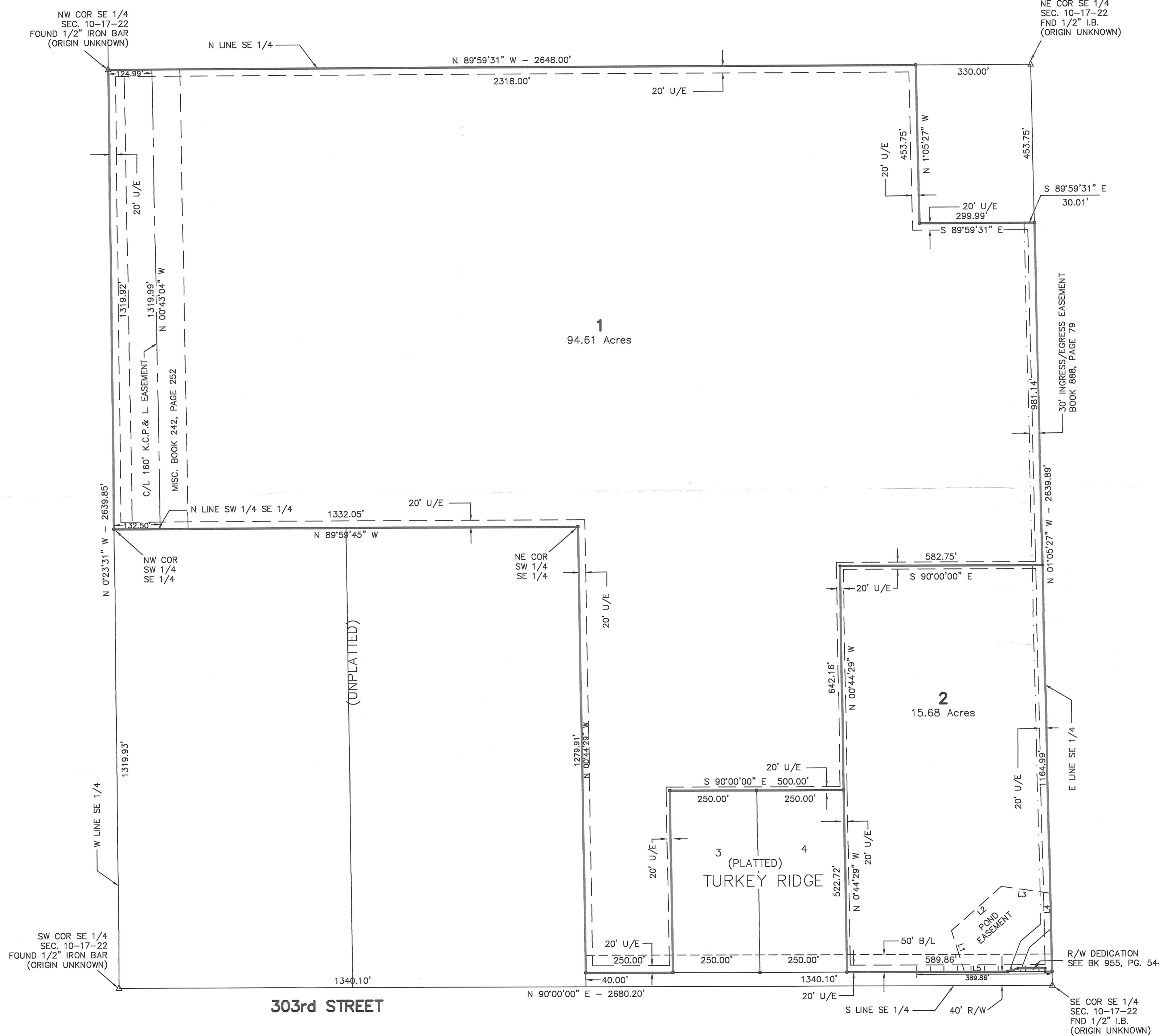
THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS PER THE FEDERAL ADMINISTRATION'S "FLOOD HAZARD BOUNDARY MAP" (DATED: JANUARY 16, 2014). COMMUNITY NO. 20121C01550.

LEGEND

- These standard symbols will be found in the drawing.
- △ = DENOTES SECTION CORNER AS DESCRIBED
 - = SET 1/2" x 24" IRON BAR w/CAP STAMPED KANSAS 1133
 - = FOUND 1/2" IRON BAR W/CAP RLS 982
 - R/W = RIGHT OF WAY
 - U/E = UTILITY EASEMENT
 - B/L = BUILDING SETBACK LINE
 - () = DENOTES NO ACCESS

EASEMENTS

- 1.) K.C.P. & L. EASEMENT MISC. BOOK 191, PAGE 322
- 2.) RWD #2 BLANKET ESMT., MISC. BOOK 217, PAGE 362.
- 3.) K.C.P. & L. ESMT. MISC. BOOK 242, PAGE 352
- 4.) INGRESS/EGRESS ESMT. BOOK 391, PAGE 71
- 5.) COUNTY OF MIAMI ESMT., MISC. BOOK 384, PAGE 195. (30' ROAD & U/E ALONG 303RD STREET)
- 6.) COUNTY OF MIAMI ESMT., MISC. BOOK 387, PAGE 62. (30' ROAD & U/E ALONG 303RD STREET)
- 7.) INGRESS/EGRESS ESMT. BOOK 888, PAGE 79.



POND EASEMENT BEARING - DISTANCE

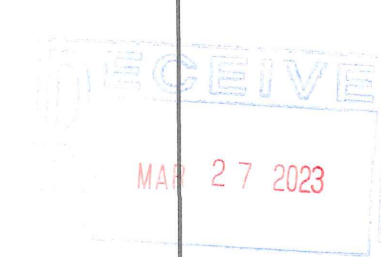
- L1 = N 172°2'01" W - 124.45'
- L2 = N 48°40'55" E - 196.97'
- L3 = S 81°53'48" E - 143.28'
- L4 = S 1°05'27" E - 224.72'
- L5 = S 90°00'00" W - 252.31'

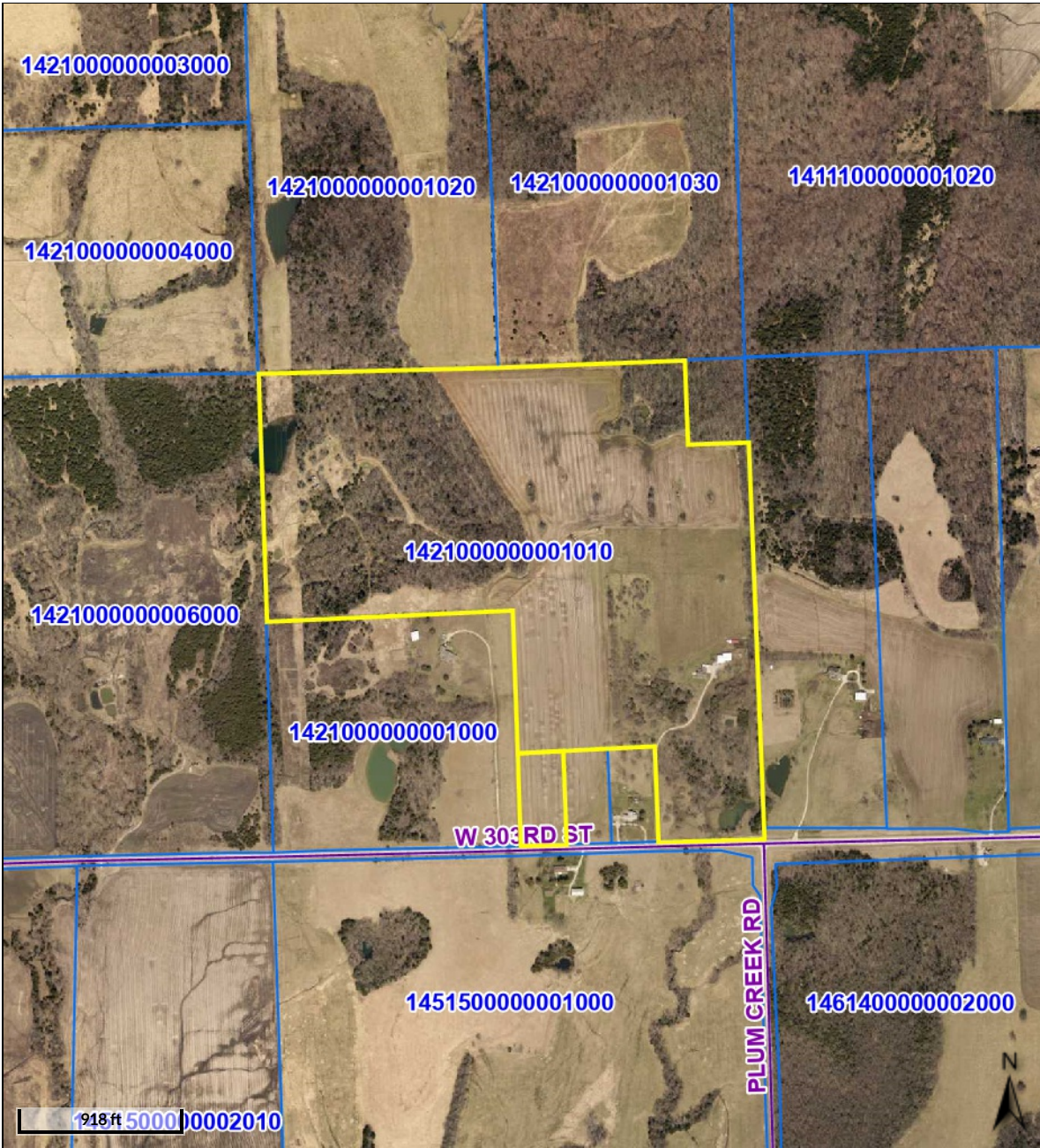
NOTE

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BEING ASSUMED NORTH 90°00'00" EAST.

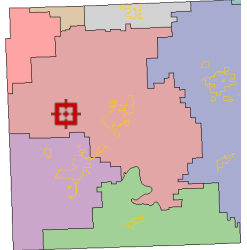
MARCH 1, 2023

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









Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes

Date created: 4/3/2023
 Last Data Uploaded: 3/31/2023 12:30:42 PM

Developed by  Schneider
 GEOSPATIAL