








Overview



Legend

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

This property ownership map is for tax purposes only. It is not intended for conveyances, nor is it a legal survey.

Date created: 10/24/2023

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Developed by  Schneider
GEOSPATIAL

**FINAL PLAT OF
LOUIS ALLEN**

**AN AGRICULTURE PRESERVATION SUBDIVISION IN
IN THE WEST HALF OF THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 18, RANGE 24, MIAMI COUNTY, KANSAS**

Original Legal Description: filed Bk-2023 Pg-03672

Description: The West Half of the Northeast Quarter Section 24, Township 18 South, Range 24 East, Miami County, Kansas, prepared by Jeff Luthro RLS#1222, October 11th 2023, described as follows: Beginning at the Northwest corner of the Northeast corner of said Section 24; thence N89°20'05"E, along the North line of said Northeast Quarter, a distance of 1321.13 feet, to the Northeast corner of the West Half of said Northeast Quarter; thence S2°01'02"E, along the East line of the West Half of said Northeast Quarter, a distance of 2648.20 feet, to the Southeast corner of the West Half of said Northeast Quarter; thence S88°57'18"W, along the South line of said Northeast Quarter, a distance of 1327.13 feet, to the Southwest corner of the Northeast Quarter of said Section 24; thence N1°53'03"W, along the West line of said Northeast Quarter, a distance of 2656.86 feet to the Point of Beginning, containing 80.62 Acres more or less, subject to any part thereof in roads.

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LOUIS ALLEN."

The undersigned proprietors of said property shown on this plat do hereby dedicate for 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 Miami County, Kansas, and to all public utility companies duly incorporated and licensed to do business in Miami County, Kansas, to enter upon, construct, and maintain poles, wires, anchors, pipes conduits sewers, surface drainage facilities, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E".

The undersigned proprietors of the above described land hereby consent and agree that the Board of County Commissioners of Miami County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF, Louis Allen LLC, and any amendments thereto, have caused this instrument to be executed this _____ day of _____, 20____.

Louis Allen LLC

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned Trust, a Notary Public in and for the County and State aforesaid, came Louis Allen LLC, who are personally known to me to be the same persons who executed the foregoing instrument of writing and such persons duly acknowledged the execution of the same for the uses and purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____ Notary Public

CERTIFICATION OF COUNTY PLANNING COMMISSION

APPROVED By the County Planning Commission, this _____ day of _____, 20____, finding that the plat is in compliance with the provisions of Section 12-752 (b) K.S.A.

John Menefee - Chairman

CERTIFICATION OF THE COUNTY COMMISSIONERS

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

Tyler Vaughan - Chairman Janet White - County Clerk

CERTIFICATION OF COUNTY TREASURER

State of Kansas)
County of Miami) SS:

I do hereby certify that all taxes due and owed are paid to date on land included in this plat under my hand and seal at Paola, Kansas, this _____ day of _____, 20____.

Tricia Lee - County Treasurer

CERTIFICATE OF FILING

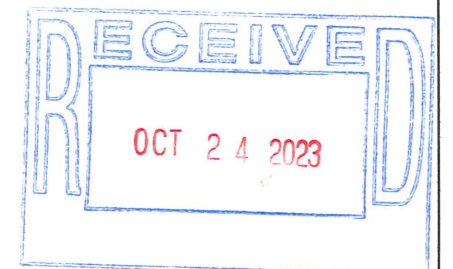
State of Kansas)
County of Miami) SS:

I, _____, Filed for record this _____ day of _____, 20____, at _____ o'clock _____ m. at book _____, page _____, Paola, Miami County, Kansas.

SLIDE NUMBER _____ Jamie S. Homrighausen
Miami County Register of Deeds

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2003, 58-2005, 58-2011 and K.A.R. 66-12-1 for content only and is compliant with this act. No other warranties are extended or implied.

Approved by: _____ Date: _____
Richard A. Weiss
Kansas L.S. #1216



PREPARED FOR:

MATT SERRANO
Assumed N89°20'05"E along the North line of the N.E. 1/4 Sec. 24-18-24.
All distances measured unless otherwise noted.
Reference survey by Selzer & Assoc. Oct. 1994 filed Bk-M Pg-25.26, Cedar Rock Ranch Plat Jan. 1997 filed Slide #201-25.

THIS IS TO CERTIFY THAT ON THE 11TH DAY OF SEPTEMBER, 2023, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.

LOUIS ALLEN

PREPARED SEPTEMBER 10th, 2023
PART SECTION 24-18-24



CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
122 N. WATER STREET 14 W. PEORIA
OLATHE, KANSAS 66061 PAOLA, KANSAS 66071
PHONE: (913) 764-1076 PHONE: (913) 557-1076
FAX: (913) 764-8635 FAX: (913) 557-6904

C:38816-NE241824AGSUB

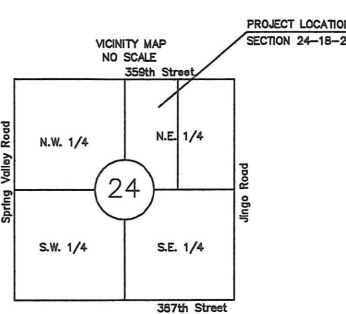
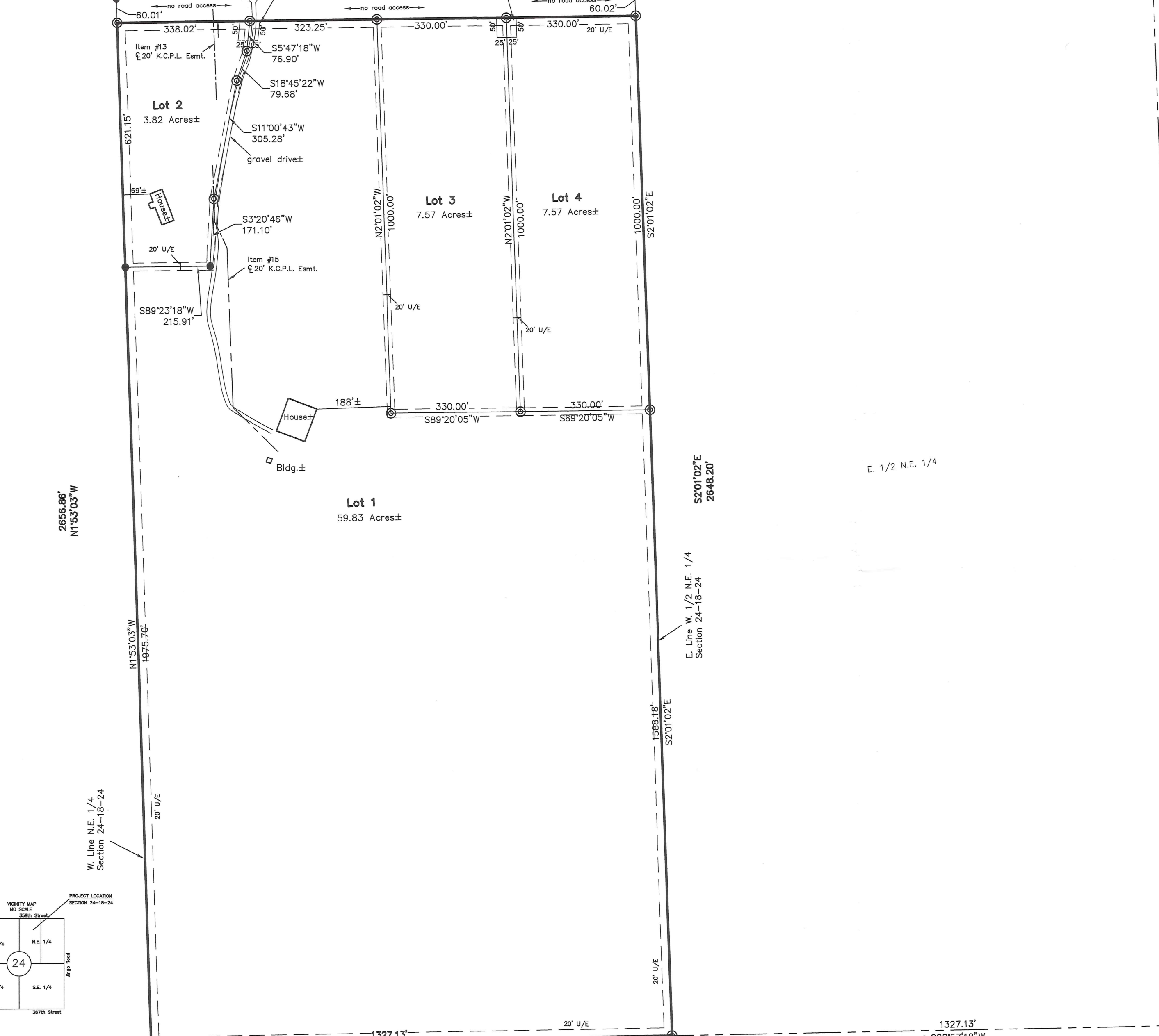
P.O.B.

N.W. Cor. N.E. 1/4
Section 24-18-24
Existing 1/2" rebar with red cap
Origin Unknown

50'x50' Common Access
Easement, no util. poles, appurtenances
or other obstructions shall be located
in common access easmt.

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N.E. Cor. N.E. 1/4
Section 24-18-24
Existing 1/2" rebar
Origin Unknown



- LEGEND**
- EXISTING 1/2" REBAR WITH LS882 CAP UNLESS OTHERWISE DESCRIBED
 - SET 3/8" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
 - SET PK NAIL
 - × CALCULATED LOCATION
 - M. MEASURED DISTANCE
 - R/W ROAD RIGHT OF WAY

12. An easement recorded in/on Book 378, Page 198. (the North 50' of the W. 1/2 of the N.E. 1/4 Sec. 24 "not shown")
13. An easement recorded in/on Book 378, Page 529. (shown on drawing)
14. Right-of-Way Easement Conveyance granted to Rural Water District No. 4, Miami County, Kansas as set forth in Book 381, Page 205. (blanket easement)
15. Easement Conveyance recorded in/on Book 397, Page 236. (shown on drawing)

FLOOD NOTE: SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA FIRM NUMBER 20121C0330D, REVISED JANUARY 16, 2014.