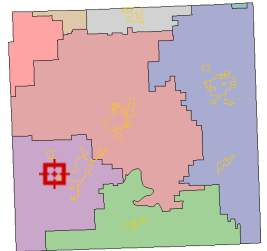









Overview



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: 12/19/2023

Last Data Uploaded: 12/19/2023 12:22:26 PM

Developed by  Schneider
GEOSPATIAL

Filed for record this ____ day of _____, 2024,
 at ____ at book _____, page _____, at the
 Register of Deeds office at Paola, Miami County, Kansas.
 Slide No. _____

JAMIE HOMRIGHAUSEN
 Registrar of Deeds
 Miami County, Kansas

PLAT OF CEDAR BLUFF

A REPLAT OF LOT-4 OF MICHAEL HEIGHTS AND PART OF LOT 1
 GABBERTS PLACE ALL IN THE NW 1/4 SECTION 9, TOWNSHIP 18 SOUTH,
 RANGE 22 EAST, MIAMI COUNTY, KANSAS

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 4 OF MICHAEL HEIGHTS AND PART OF LOT 1 OF GABBERT'S PLACE ALL IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MIAMI COUNTY, KANSAS DESCRIBED BY GREG GRANT LS #1273, NOVEMBER 15, 2023 AS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 87°05'48" EAST 142.40 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID GABBERT'S PLACE; THENCE SOUTH 08°25'17" WEST 498.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°25'50" WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE EXTENSION THEREOF, 384.16 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH 00°34'10" EAST 499.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°25'50" EAST 310.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.79 ACRES OF LAND MORE OR LESS.

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE HEREIN 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 "CEDAR BLUFF".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO ALL PUBLIC UTILITY COMPANIES DULY INCORPORATED AND LICENSED TO DO BUSINESS IN MIAMI COUNTY, KANSAS, TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN POLES WIRES, ANCHORS, PIPES, CONDUITS, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT".

AREAS DESIGNATED ON THIS PLAT AS "NATURAL DRAINAGE AREA" ARE FOR THE PURPOSES OF SURFACE WATER DRAINAGE. NO BUILDINGS, GRADING OR OTHER ALTERATIONS ARE ALLOWED THAT MAY HINDER THE NATURAL FLOW OF WATER OR INCREASE THE FLOODING POTENTIAL ON OTHER LOTS OR STREETS OUTSIDE THIS SUBDIVISION WITHOUT THE CONSENT OF THE MIAMI COUNTY ENGINEER.

AREAS DESIGNATED ON THIS PLAT AS "NO ACCESS" ARE FOR "NON-VEHICULAR ACCESS RESTRICTION".

OWNER'S CERTIFICATE

IN TESTIMONY WHEREOF,
 THE UNDERSIGNED PROPRIETORS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS
 _____ DAY OF _____, 2024.

MICHAEL E GABBERT

STATE OF KANSAS }
 COUNTY OF MIAMI } SS:

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, MICHAEL E GABBERT, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME 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 APPOINTMENT EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF THE 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.
 GIVEN UNDER MY HAND AND SEAL AT PAOLA, KANSAS THIS _____ DAY OF _____, 2024.

TRICIA LEE COUNTY TREASURER

CERTIFICATE OF THE PLANNING COMMISSION

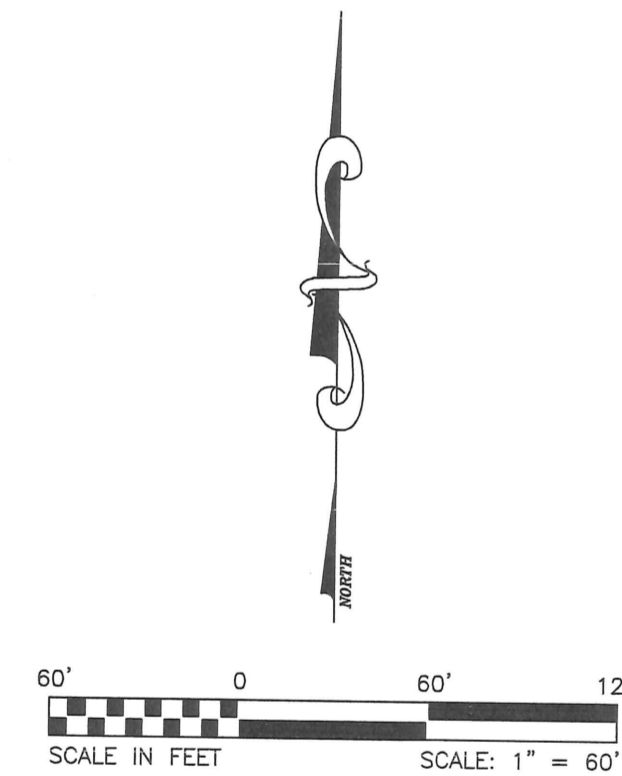
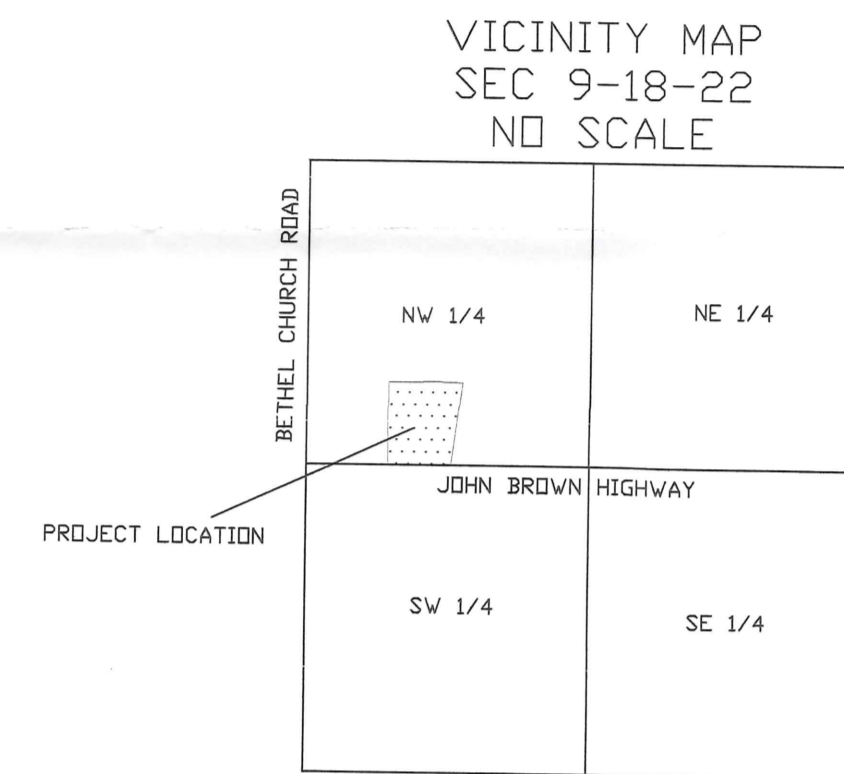
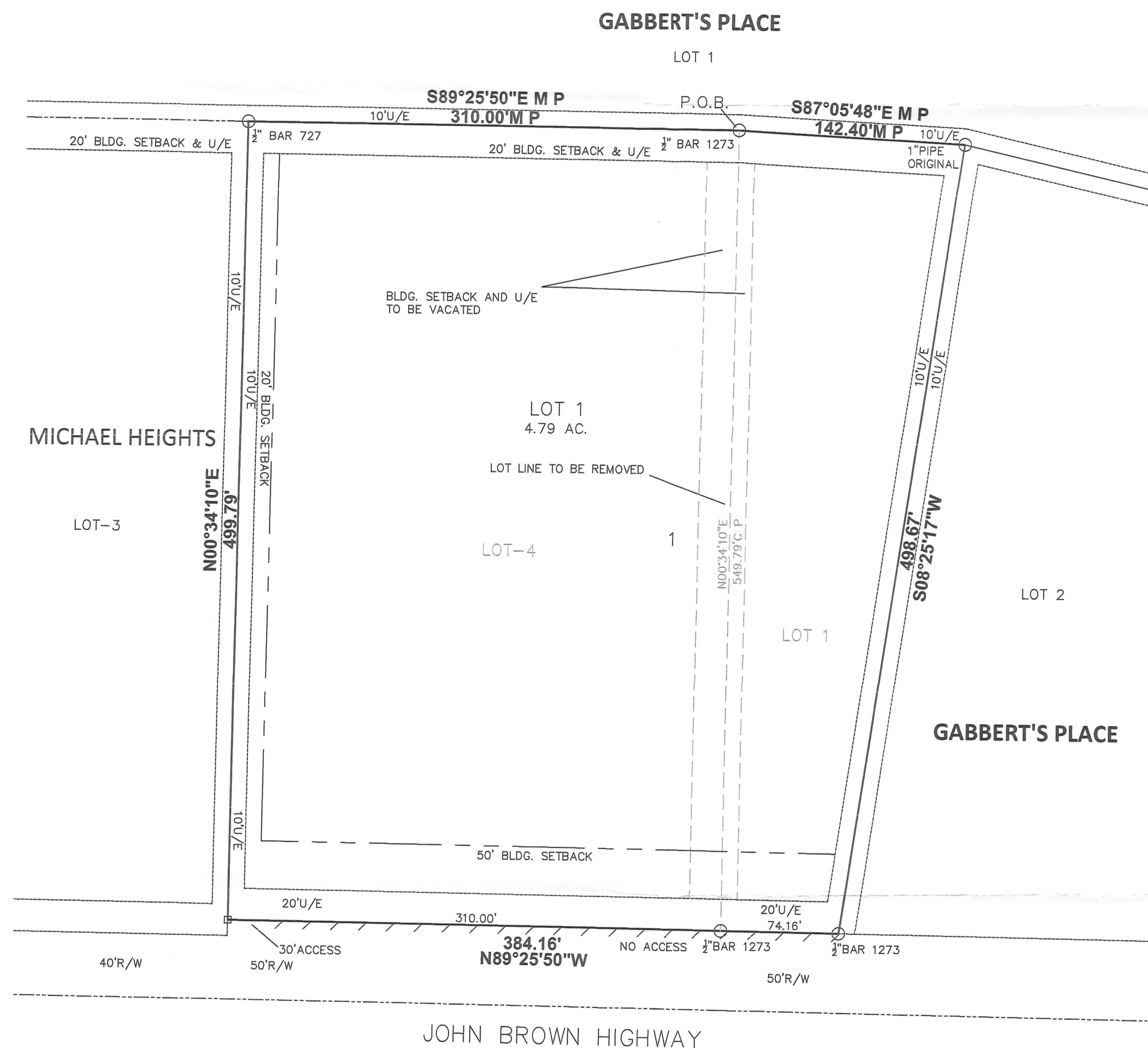
THIS PLAT OF GABBERT'S PLACE HAS BEEN SUBMITTED TO AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
 THIS _____ DAY OF _____, 2024

JOHN MENEFFEE
 CHAIRPERSON

CERTIFICATE 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
 CHAIRPERSON



I DO HEREBY CERTIFY THAT I DID SURVEY HEREIN DESCRIBED TRACT OF LAND, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE NO.1, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDITIONS FOUND AT THAT TIME TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

GREG GRANT LS-1273 NOVEMBER 27, 2023
 14343 2450 ROAD
 FONTANA, KANSAS 66026
 913-757-2310

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

NOTE
 1. THE BEARING SYSTEM IS BASED UPON HOLDING THE SOUTH LINE OF LOT 1 AS N89°25'50"W
 2. OWNER: GABBERT, MICHAEL E. REVOCABLE TRUST BK. 2022 PG. 4797 34582 JOHN BROWN HWY

GREG GRANT R.L.S.
 14343 2450 ROAD
 FONTANA, KANSAS
 913-558-3408

LEGEND
 M = MEASURED
 D = DEED
 □ = 1/2" BAR AND CAP SET
 □ = PLAT
 ○ = MONUMENT FOUND
 C = CALCULATED
 S = SURVEY BK. M PG. 414
 G = GOVERNMENT LAND OFFICE

Flood Plain Note
 This property is located in Zone X Areas determined to be outside the 0.2% annual chance floodplain per FEMA FIRMS Map No. 20121C0163C and 20121C0276C, dated August 19, 2008.