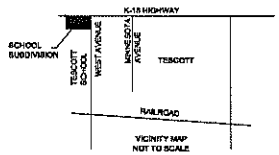
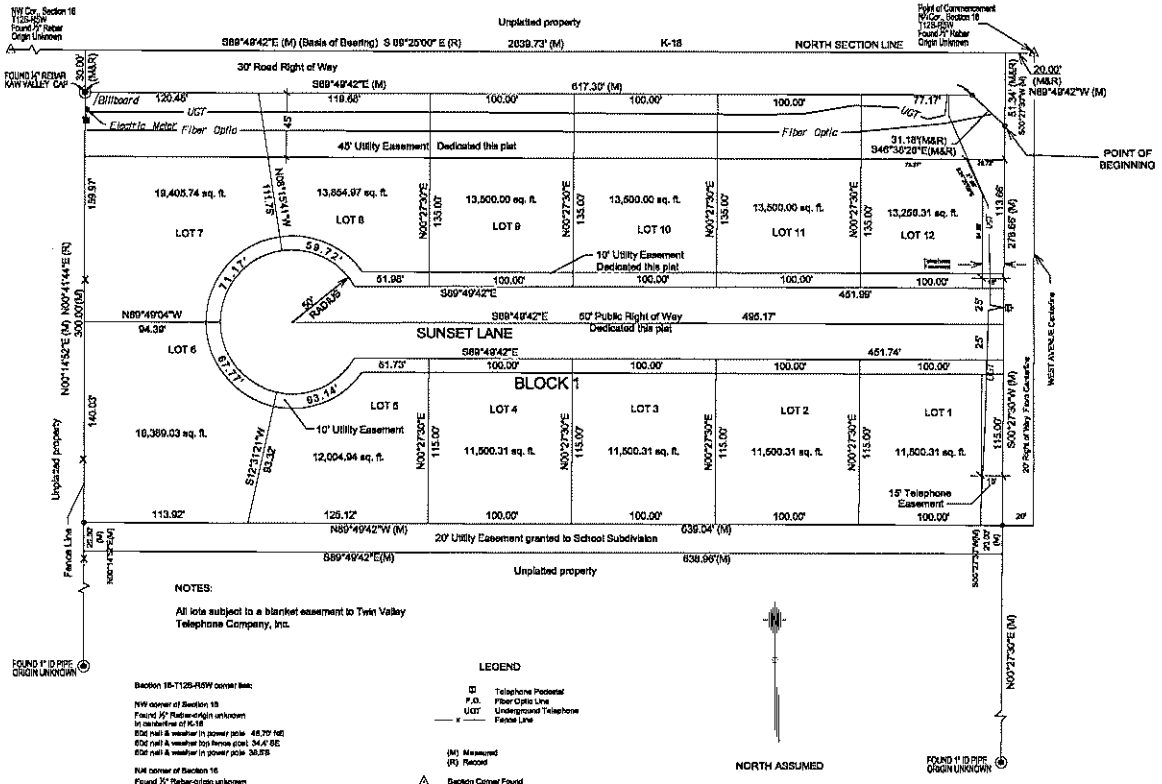
FINAL PLAT
SCHOOL SUBDIVISION
TRACT IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE 6TH P.M. TESCOTT, OTTAWA COUNTY, KANSAS





NOTES:

All lots subject to a blanket easement to Twin Valley Telephone Company, Inc.

Section 16-T12S-R5W corner ties:

NW corner of Section 16
Found ½" Rebar-origin unknown
In centerline of K-18
60d nail & washer in power pole 46.70' NE
60d nail & washer top fence post 34.4' SE
60d nail & washer in power pole 38.8'S

NW corner of Section 16
Found ½" Rebar-origin unknown
In centerline of K-18
60d nail & washer in power pole 47.4' NE
60d nail & washer top telephone sign 56.9' SW
60d nail & washer in stop sign post 48.3' SSE

LEGEND

☎	Telephone Pedestal
F.O.	Fiber Optic Line
UGT	Underground Telephone
—x—	Fence Line
(M)	Measured
(R)	Record
△	Section Corner Found
o	½" Rebar with metal cap stamped Wilson & Co. CLS #168 set in concrete
◉	Property Pin Found, origins unknown unless otherwise noted

Field Work done in March and June of 2006

NORTH ASSUMED

40' 0' 20' 40'

(IN FEET)
1 inch =40 ft.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE 6TH PM, OTTAWA COUNTY, KANSAS, ALSO BEING A PART OF A TRACT DESCRIBED IN DEED BOOK 86, PAGE 565, REGISTER OF DEEDS OFFICE, OTTAWA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN DEED BOOK 86;
THENCE ON AN ASSUMED BEARING OF N 89°49'42" W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 20.00 FEET; THENCE S 00°27'30" W, A DISTANCE OF 61.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF WEST AVENUE;
THENCE CONTINUING S 00°27'30" W, ALONG SAID WEST RIGHT OF WAY LINE OF WEST AVENUE, A DISTANCE OF 278.66 FEET;
THENCE N 89°49'42" W A DISTANCE OF 639.04 FEET;
THENCE N 00°14'52" E, ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN DEED BOOK 86, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-18 HIGHWAY;
THENCE S 89°49'42" E, ALONG THE SOUTH RIGHT OF WAY LINE OF K-18 HIGHWAY, A DISTANCE OF 617.30 FEET;
THENCE S46°30'20"E A DISTANCE OF 31.18 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 181,630.00 SQUARE FEET OR 4.4 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF OTTAWA }

This is to certify that the City of Tescott is the owner of the land described in this plat, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title therein indicated.

All streets as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the areas marked for easements on this plat are hereby granted this _____ day of _____, 2006.

_____ Mayor

_____ City Clerk

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF OTTAWA }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledge that they signed and delivered the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this _____ day of _____, A.D., 2006

_____ Notary Public

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF OTTAWA }

I, Nadji Merlin, do hereby certify that I am a Licensed Land Surveyor in the State of Kansas, with experience and proficiency in land surveying; that the hereinafter described property was surveyed and subdivided by me or under my direct supervision; that all subdivision regulations of Ottawa County, Kansas have been complied with in the preparation of this plat; that all the monuments shown thereon actually exist and their positions are correctly shown to the best of my knowledge and belief.
Given under my hand and seal at Salina, Kansas this _____ day of _____, A.D., 2006

_____ Nadji Merlin, KLS #1360 Wilson & Company CLS #168

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF OTTAWA }

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2006.

_____ William Dellar, Deputy County Surveyor

CERTIFICATE OF CITY COUNCIL

STATE OF KANSAS }
COUNTY OF OTTAWA }

This plat of the School Subdivision has been submitted to and approved by the City Council this _____ day of _____, A.D., 2006

_____ Tescott City Mayor

_____ Attest: Tescott City Clerk

_____ Tescott City Attorney

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS }
COUNTY OF OTTAWA }

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat.
I further certify that I have received all statutory fees in connection with the plat.
Given under my hand and seal this _____ day of _____, A.D., 2006.

_____ Ottawa County Clerk

_____ Tescott City Clerk

PROTECTIVE COVENANTS

Purchase and subsequent improvement of Lots within the School Subdivision shall be subject to the provisions submitted in a separate document.

_____ Mayor

_____ City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF OTTAWA }

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, A.D., 2006, in Book ____, Page ____.

_____ Register of Deeds, Ottawa County, KS

WILSON &COMPANY
1700 E. Iron Avenue
Salina, KS 67401
785-827-0433

August 1, 2006