

5TH STREET TERRACE ADDITION

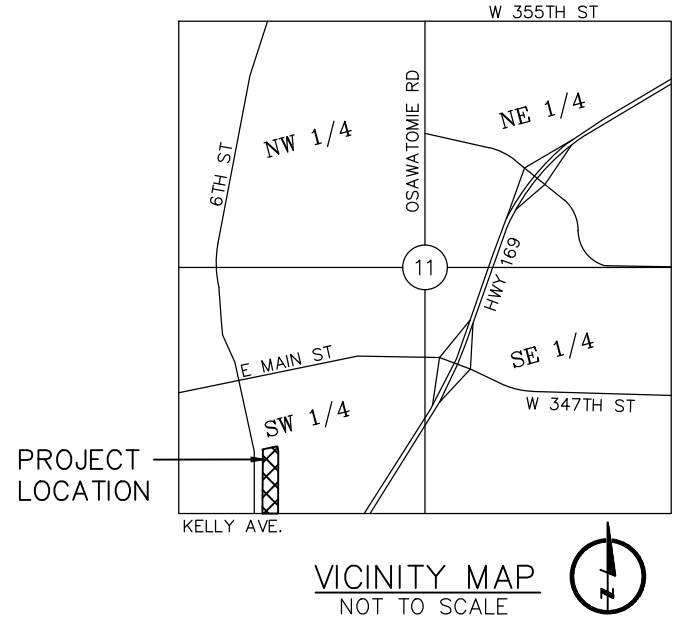
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS.

LOCATED IN:
SE 1/4 SW 1/4 SECTION 11, T18S, R22E

LAMP RYNEARSON

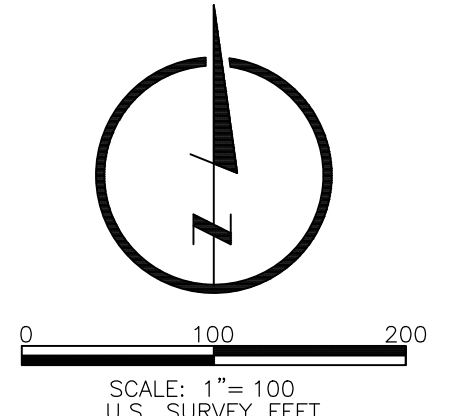
LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440



CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	250.00'	139.92'	N14°36'14"E	138.10'	32°04'05"
C2	250.00'	139.96'	N14°36'00"E	138.14'	32°04'33"
C3	250.00'	57.56'	N8°02'01"W	57.43'	13°11'28"

LOTS 1 THROUGH 26= 7.031 ACRES
TRACT AREA= 1.704 ACRES
RIGHT-OF-WAY= 10.335 ACRES
TOTAL AREA= 10.370 ACRES



LEGEND

—	BOUNDARY LINE	SS/E	SANITARY SEWER EASEMENT
---	LOT LINE	B/L	BUILDING SETBACK LINE
- - -	EXISTING LOT LINE	R/W	RIGHT-OF-WAY
- - -	FORMER BOUNDARY LINE	(R)	RECORD DIMENSION
- - -	SECTION LINE	(M)	MEASURED DIMENSION
- - -	EASEMENT	●	MONUMENT FOUND (ACCEPTED IN-PLACE UNLESS OTHERWISE NOTED)
- - -	ROADWAY CENTERLINE	⊙	SECTION CORNER
- - -	U/E		UTILITY EASEMENT
- - -	D/E		DRAINAGE EASEMENT

DEVELOPER:
CITY OF OSAWATOMIE, KANSAS
439 MAIN STREET
OSAWATOMIE, KS 66064
(913) 755-2146

ENGINEER:
LAMP RYNEARSON
9001 STATE LINE RD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE, P.E.
(816) 361-0440
dan.mcgee@lamprynearson.com

SURVEYOR:
LAMP RYNEARSON
9001 STATE LINE RD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: KELLY M. GREGORY, PLS
(816) 361-0440
kellyan.gregory@lamprynearson.com

- NOTES:**
- BASIS OF BEARING: KANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83
 - ALL BOUNDARY MARKERS SHALL BE SET AT THE COMPLETION OF CONSTRUCTION ACTIVITY. ENDPOINTS, POINTS OF CURVATURE, AND POINTS OF TANGENCY SHALL BE MONUMENTED WITH A 1/2"X24" REBAR W/ A CAP STAMPED "KANSAS CLS-350", UNLESS OTHERWISE NOTED.
 - PLAT CLOSURE
PERIMETER: 3,611.28'
AREA: 451,716 SQ. FT.
ERROR CLOSURE: 0.0018
COURSE: N89°30'4"W
ERROR NORTH: 0.00063
ERROR EAST: -0.00170
PRECISION: 1:2000627

COUNTY TREASURER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF MIAMI) SS
THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS _____ DAY OF _____, 20____.

CERTIFICATE OF FILING

STATE OF KANSAS)
COUNTY OF MIAMI) SS
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN BOOK _____, AT PAGE _____, PAOLA, MIAMI COUNTY, KANSAS.
SLIDE NUMBER _____
REGISTERED BY: JAMIE HOMRIGHAUSEN, REGISTER OF DEEDS OFFICE, MIAMI COUNTY, KANSAS.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

WILL CUTBIRTH, CHAIRMAN

APPROVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

NICK HAMPSON, MAYOR

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.

REVIEWED BY: RICHARD A. WEISS, KS PLS #1216 DATE _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF KANSAS)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

KERRIE DAWN GOODELL
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME KERRIE DAWN GOODELL, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT, AND SUCH PERSON DULY ACKNOWLEDGES THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAME.

SIGNATURE OF NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES: _____
PRINT NAME: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

SSGK, L.L.C.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ (NAME), MEMBER OF SSGK, L.L.C., A LIMITED LIABILITY COMPANY DULY FORMED UNDER THE PROVISIONS OF THE KANSAS LIMITED LIABILITY COMPANY ACT, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME MEMBER AND WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED AS SUCH MEMBER THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND SUCH PERSON DULY ACKNOWLEDGES THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES: _____
PRINT NAME: _____

BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SITUATE IN THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS, BEING DESCRIBED BY KELLAN M. GREGORY, KANSAS PLS #1577, AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°04'20" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 490.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°04'20" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 336.38 FEET TO THE SOUTHEAST CORNER OF BLOCK 5, NEWMAN ADDITION TO THE CITY OF OSAWATOMIE, A SUBDIVISION OF RECORD FILED WITH THE MIAMI COUNTY, KANSAS REGISTER OF DEEDS AS SLIDE 61 IN PLAT BOOK C AT PAGE 27 ON DECEMBER 10, 1987; THENCE NORTH 1°29'12" WEST, ALONG THE EAST LINE OF SAID BLOCK 5 AND CONTINUING ALONG THE EAST LINE OF BLOCK 1, NEWMAN ADDITION TO THE CITY OF OSAWATOMIE, A DISTANCE OF 720.47 FEET; THENCE NORTH 88°10'20" EAST, DEPARTING THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 74.99 FEET; THENCE NORTH 1°27'52" WEST, A DISTANCE OF 176.43 FEET; THENCE SOUTH 88°02'30" WEST, A DISTANCE OF 75.11 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID BLOCK 1; THENCE NORTH 1°29'12" WEST, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 428.78 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 13°51'57" WEST, DEPARTING THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 42.13 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT AVENUE, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHESTNUT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 76°23'16" EAST, A DISTANCE OF 157.76 FEET; 2) NORTH 76°50'22" EAST, A DISTANCE OF 97.81 FEET; 3) NORTH 76°24'13" EAST, A DISTANCE OF 68.02 FEET; THENCE SOUTH 12°56'18" EAST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHESTNUT AVENUE, A DISTANCE OF 106.12 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT OF W.M. MARTIN'S 2ND ADDITION TO THE CITY OF OSAWATOMIE, A SUBDIVISION OF RECORD FILED WITH THE MIAMI COUNTY, KANSAS REGISTER OF DEEDS AS SLIDE 71 IN PLAT BOOK D AT PAGE 21 ON MAY 5, 1891; THENCE SOUTH 1°49'41" EAST, ALONG THE WEST LINE OF THE PLAT OF W.M. MARTIN'S 2ND ADDITION TO THE CITY OF OSAWATOMIE AND CONTINUING ALONG THE WEST LINE OF THE PLAT OF J.D. MAY SINKER'S ADDITION TO OSAWATOMIE, A SUBDIVISION OF RECORD FILED WITH SAID REGISTER OF DEEDS AS SLIDE 87 IN PLAT BOOK E AT PAGE 20 ON JUNE 3, 1920, A DISTANCE OF 1,327.27 FEET TO THE POINT OF BEGINNING.
THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS:
"5TH STREET TERRACE ADDITION"

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, IRRIGATION SYSTEMS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF OSAWATOMIE, KANSAS, WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, ALTER, REPAIR, REPLACE AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "SS/E" ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF OSAWATOMIE, KANSAS, OR THEIR ASSIGNS.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, SURFACE DRAINAGE FACILITIES, SUBSURFACE DRAINAGE FACILITIES, AND SIMILAR FACILITIES, UPON, OVER, UNDER AND THROUGH THESE AREAS DESIGNATED AS "DRAINAGE EASEMENT" OR "D/E" ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF OSAWATOMIE, KANSAS, OR THEIR ASSIGNS. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES.

TRACT A IS TO BE USED AND DEDICATED AS PRIVATE OPEN SPACE AND MAY INCLUDE LANDSCAPING, FENCING, AND STORM WATER DETENTION AND TO BE OWNED AND MAINTAINED BY THE CITY OF OSAWATOMIE, KANSAS.

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 THIS PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED.

NOTE: FENCES MAY NOT ENCROUGH IN OR UPON THE REAR YARD EASEMENTS ON LOTS 1 THROUGH 26. FENCES MAY NOT ENCROUGH IN OR UPON THE SIDE YARD EASEMENTS ON LOTS 4, 14 AND 26.

CONSENT TO LEVY

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, KANSAS, AND THE CITY OF OSAWATOMIE, 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 ASSESSMENT, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND SO DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAY OF THOROUGHFARE.

RESTRICTIONS

ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR "5TH STREET TERRACE ADDITION" WHICH WILL BE EXECUTED AS A SEPARATE INSTRUMENT AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF MIAMI COUNTY, KANSAS, AND WHICH SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HERETO SUBSCRIBED ITS HAND THIS _____ DAY OF _____, 20____.

THE CITY OF OSAWATOMIE, KANSAS, OWNER SAUNDRA S. JORDAN, OWNER

BY: NICK HAMPSON, MAYOR BY: SAUNDRA S. JORDAN

SSGK, L.L.C., OWNER KERRIE DAWN GOODELL, OWNER

BY: _____ BY: KERRIE DAWN GOODELL

ACKNOWLEDGEMENT OF NOTARY

STATE OF KANSAS)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

NICK HAMPSON, MAYOR
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME NICK HAMPSON, MAYOR OF THE CITY OF OSAWATOMIE, KANSAS WHO IS PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT, AND SUCH PERSON DULY ACKNOWLEDGES THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAME.

SIGNATURE OF NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES: _____
PRINT NAME: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF KANSAS)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

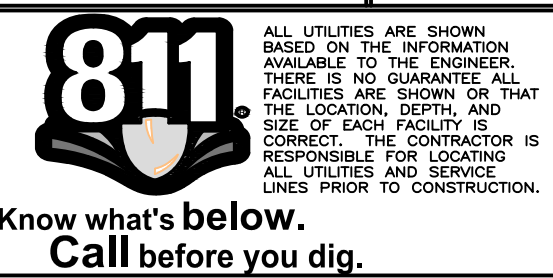
SAUNDRA S. JORDAN
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME SAUNDRA S. JORDAN, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT, AND SUCH PERSON DULY ACKNOWLEDGES THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAME.

SIGNATURE OF NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES: _____
PRINT NAME: _____

U:\p\g\m\032013\Drawings\032013-11-18-25-171 (CALLED FOR MONUMENT ON PRIVATE CERT. OF SURVEY BY ALLENBAND-BREWS & ASSOC., JOB NO. 33997 DATED 7/8/21) 5/17/2023 11:02:32 AM DAN MCGHEE, LAMP RYNEARSON

FINAL PLAT

5TH STREET TERRACE ADDITION
OSAWATOMIE, MIAMI COUNTY, KANSAS



Know what's below.
Call before you dig.

REVISIONS
05/02/2023 - REF, PER CITY COMMENTS

DESIGNER / DRAFTER
KELLAN M. GREGORY / BRYSON T. KELLER
DATE
04/21/2023
PROJECT NUMBER
032013.01
BOOK AND PAGE

SHEET
1 OF 1