

CS
23008-SUB (Final)

Final Plat Application
May 10, 2023 at 8:28 AM
hoovert@yahoocom

SUBDIVISION APPLICATION
Final Plat

Parcel ID: 091-11-0-026.00-0
420000 S 11 T 16 R 24
Name of Development: Hoover Farms
Vicinity of Development: 25105 Quiviver Rd. Louisburg
Current Zoning: Agricultural Rural -

PROPERTY OWNER	APPLICANT (if different than owner)
NAME: <u>Julie Pickering</u>	NAME: <u>James V. Hoover Sr.</u>
ADDRESS: <u>25105 Quiviver Rd</u>	ADDRESS: <u>25105 Quiviver Rd</u>
PHONE: <u>913-219-2212</u>	PHONE: <u>913-579-5511</u>
FAX:	FAX:
EMAIL: <u>jhooverjr91@yahoo.com</u>	EMAIL: <u>jhooverjr91@yahoo.com</u>

SURVEYOR / ENGINEER	CONTACT PERSON
NAME: <u>Allenbrand-Drews</u>	NAME: <u>James V. Hoover Sr.</u>
ADDRESS: <u>14 W Peoria St</u> <u>Pack 1, K 3 66671</u>	ADDRESS: <u>25105 Quiviver Rd</u> <u>Louisburg, KS 66053</u>
PHONE: <u>913-557-1076</u>	PHONE: <u>913-579-5511</u>
FAX:	FAX:
EMAIL: <u>nicole-allenbrand-drews.com</u>	EMAIL: <u>jhooverjr91@yahoo.com</u>

I we, the (owner(s) duly authorized agent), do hereby make application to divide the property described with this application.

Owner's Signature (all owners must sign) Julie Pickering Date 5-10-2023
Owner's Signature James V. Hoover Sr. Date 5-10-2023

OFFICE USE ONLY

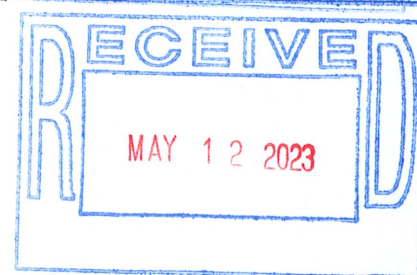
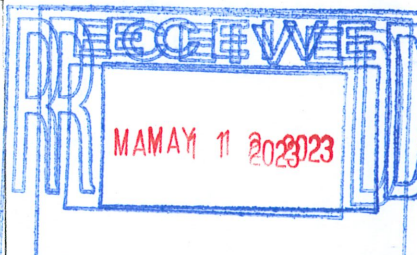
Date application filed: _____

PC Hearing date: _____

Fees:

Application amount: \$ _____ Receipt # _____

Date Fees Paid: _____ Application # _____



**FINAL PLAT OF
HOOVER FARMS
AN AGRICULTURE PRESERVATION SUBDIVISION IN
PART OF SECTION 11, TOWNSHIP 16, RANGE 24, MIAMI COUNTY, KANSAS**

Original Legal Description: filed Bk-2014 Pg-00122

Description:
All of the North Half of the Southeast Quarter Section 11, Township 16 South, Range 24 East, Miami County, Kansas, prepared by Jeff Lutthro LS#1222, March 14th 2023, described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 11; thence N88°05'17"E, along the North line of said Southeast Quarter, a distance of 2684.12 feet, to the Northeast corner of the Southeast Quarter of said Section 11; thence S2°34'57"E, along the East line of said Southeast Quarter, a distance of 1325.53 feet, to the Southeast corner of the North Half of said Southeast Quarter; thence S87°51'15"W, along the South line of the North Half of said Southeast Quarter, a distance of 2683.65 feet, to the Southwest corner of the North Half of said Southeast Quarter; thence N2°35'53"W, along the West line of said Southeast Quarter, a distance of 1336.49 feet to the Point of Beginning, containing 3572096.28 square feet or 82.00 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 "HOOVER FARMS"

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, Julie L. Pickering, have caused this instrument to be executed this _____ day of _____, 20____.

Julie L. Pickering

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 Julie L. Pickering, 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:

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

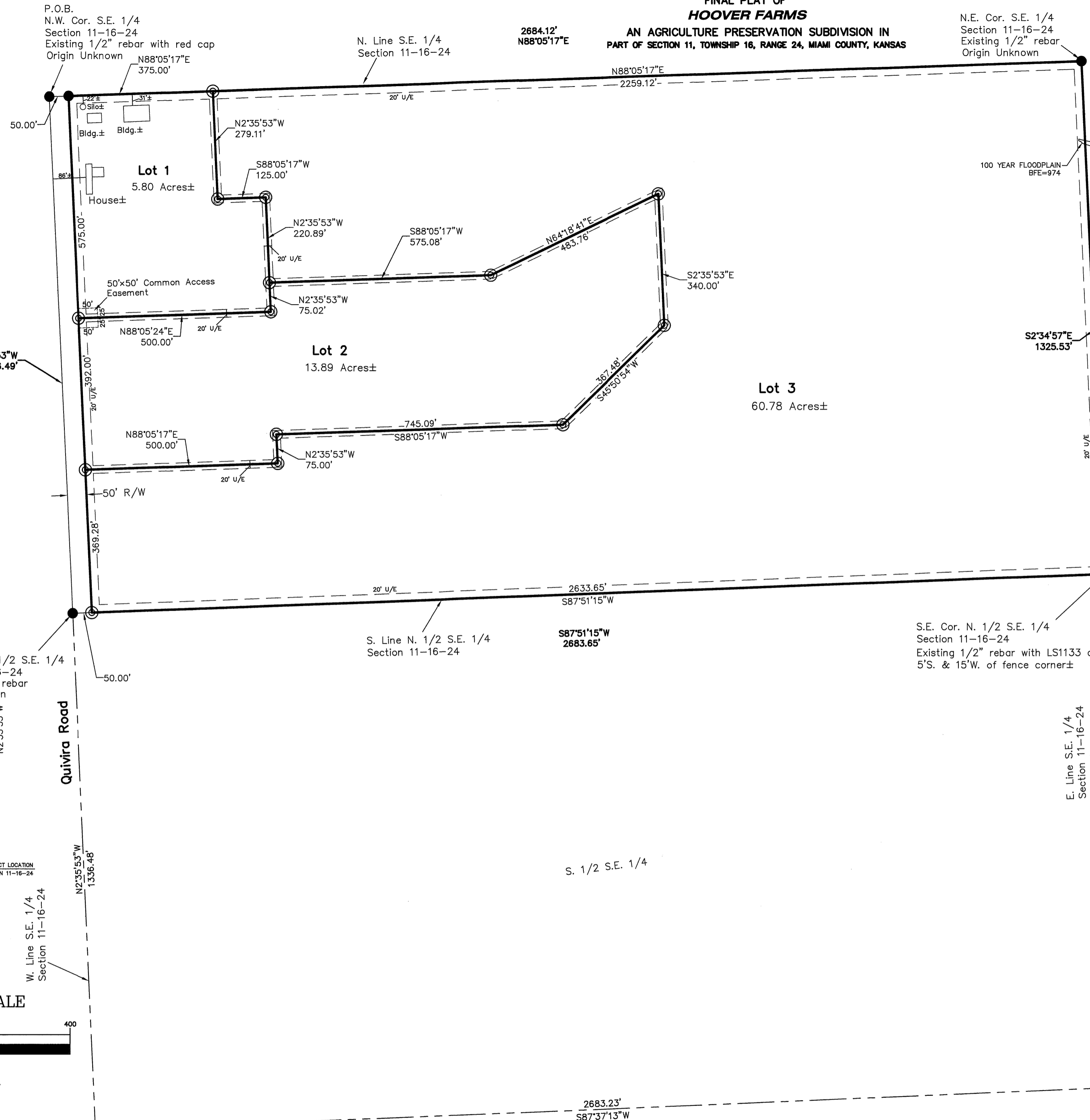
SLIDE NUMBER _____ Jamie S. Homrighausen
Miami County Register of Deeds

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 *Richard A. Weiss* Date: *8/4/23*
Richard A. Weiss
Kansas L.S. #1216

**PREPARED FOR:
JIMMY HOOVER**

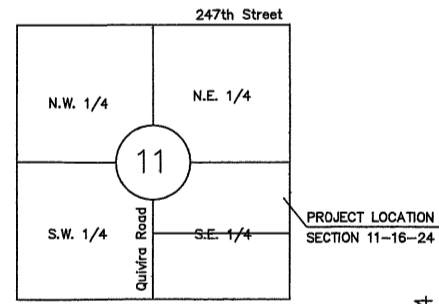
No title information provided
No easements shown if any.
Assumed N2°35'53"W along the West line of the S.E. 1/4 Sec. 11-16-24.
Reference survey by Allenbrand & Drews Nov. 2008 filed Slide #P008-00064.
All distances measured unless otherwise noted.



S.W. Cor. N. 1/2 S.E. 1/4
Section 11-16-24
Existing 1/2" rebar
Origin Unknown

S. Line N. 1/2 S.E. 1/4
Section 11-16-24

S.E. Cor. N. 1/2 S.E. 1/4
Section 11-16-24
Existing 1/2" rebar with LS1133 cap
5'S. & 15'W. of fence corner±



**NORTH
GRAPHIC SCALE**



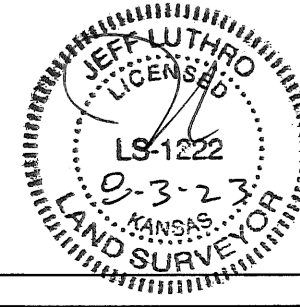
(IN FEET)
1 inch = 200 ft.

LEGEND

- EXISTING 1/2" REBAR WITH CLS93 CAP UNLESS OTHERWISE DESCRIBED
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- MAG-NAIL SET
- x CALCULATED LOCATION
- M. MEASURED DISTANCE
- R/W ROAD RIGHT OF WAY

FLOOD NOTE: The 100 year floodplain and base flood elevations (BFE) are shown per FEMA FIRM No. 20121C0090D, dated January 16, 2014.

THIS IS TO CERTIFY THAT ON THE 14th DAY OF MARCH, 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.



HOOVER FARMS

PREPARED MAY 9, 2023
PART SECTION 11-16-24

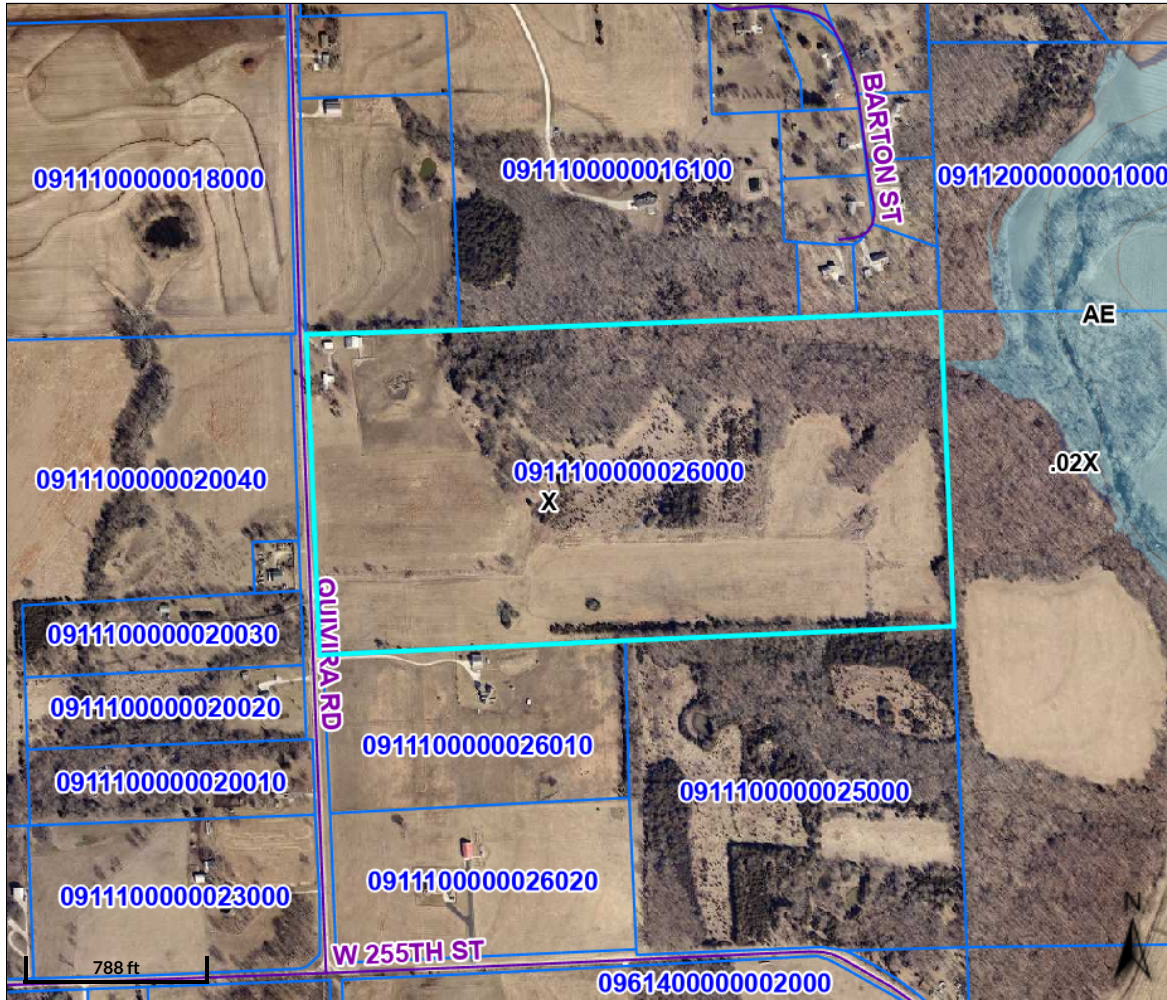


CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

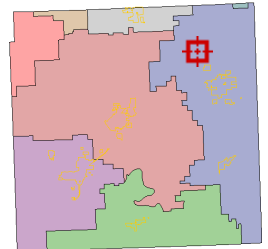
122 N. WATER STREET
OLAHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-9904








T:\38286,38353-SE111624AGSUDD



Overview



Legend

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

Parcel ID= 0911100000026000
Acres= 80.235834490000002

Date created: 5/12/2023
Last Data Uploaded: 4/28/2023 2:28:58 PM

Developed by  Schneider
GEOSPATIAL