SUGAR VALLEY LAKES
ADDITION NO. 43-B

A SUBDIVISION OF PART OF THE N.E. 1 4 OF
SECTION 30, TWP. 22 S., RGE. 24 E.
LINN COUNTY, KANSAS

LEGAL DESCRIPTION: "SUGAR VALLEY LAKES ADDITION NO. 43-B", A REPLAT OF PART OF SUGAR VALLEY LAKES ADDITION NO. 43, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LINN COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SUGAR VALLEY LAKES ADDITION NO. 43, SAID CORNER BEING A POINT 1353.18 FEET WEST AND 62.29 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 90°-00'-00" WEST, 1191.00 FEET; THENCE SOUTH 20°-00'-00" EAST, 200.07 FEET; THENCE SOUTH 28°-00'-00" EAST 184.89 FEET; THENCE SOUTH 37°-27'-00" EAST, 158.71 FEET; THENCE SOUTH 40°-38'-00" EAST, 381.15 FEET; THENCE SOUTH 41°-43'-00" EAST, 1038.48 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00°-00'-00" EAST ALONG SAID EAST LINE, 1541.67 FEET TO THE POINT OF BEGINNING. CONTAINING 23.46 ACRES, MORE OR LESS AND COMPRISING 99 LOTS NUMBERED 1 THROUGH 99 INCLUSIVE.

DEDICATION: "SUGAR VALLEY LAKES", A KANSAS LIMITED PARTNERSHIP, IN RECORDING THIS PLAT OF SUGAR VALLEY LAKES SUBDIVISION, HAS DESIGNATED CERTAIN AREAS OF LAND AS ROADS, STREETS, DRIVEWAYS, PARKS, CAMPING GROUNDS AND LAKES INTENDED FOR USE BY THE LOT OWNERS IN SUGAR VALLEY LAKES SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS OF SUGAR VALLEY LAKES SUBDIVISION, AS MORE FULLY PROVIDED IN ARTICLE V, DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO SUGAR VALLEY LAKES SUBDIVISION, DATED APRIL 25, 1973 AND RECORDED WITH THIS PLAT. SAID ARTICLE V IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

ACKNOWLEDGMENT

STATE OF KANSAS } S.S.
COUNTY OF LINN }

ON THIS 5th DAY OF October, 1981, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED OLIVER S. ANDERSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE ON THE DATE AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES October 27, 1984   Linn   Kansas
                                    NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Juanita L. Stewart
PRINT NAME

RECORDER CERTIFICATION

STATE OF KANSAS } S.S.
COUNTY OF LINN }

IN THE OFFICE OF THE RECORDER OF DEEDS, I, DOROTHY WADE, RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING AND PLAT WAS THE CERTIFICATE THEREON AT 1 O'CLOCK AND 35 MINUTES P.M. ON THE 28th DAY OF October, 19 81. DULY FILED FOR RECORD IN THIS OFFICE IN THE PLAT BOOK KEPT FOR SUCH PURPOSE.

IN WITNESS WHEREOF: I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MOUND CITY, KANSAS, THIS 28th DAY OF October, 1981.

Dorothy W. Wade
DOROTHY WADE, RECORDER

SURVEYOR'S CERTIFICATION: I, OLIVER S. ANDERSON, A REGISTERED LAND SURVEYOR OF KANSAS, DO HEREBY CERTIFY THAT THE SURVEYOR'S FIELD NOTES OF THE ATTACHED PLAT IS A TRUE AND ACCURATE DESCRIPTION OF THE WORK DONE AND MEASUREMENTS TAKEN IN THE FIELD OF STAKING OF SAID PLAT.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL THIS 5th DAY OF Oct, 1981.

Oliver S. Anderson
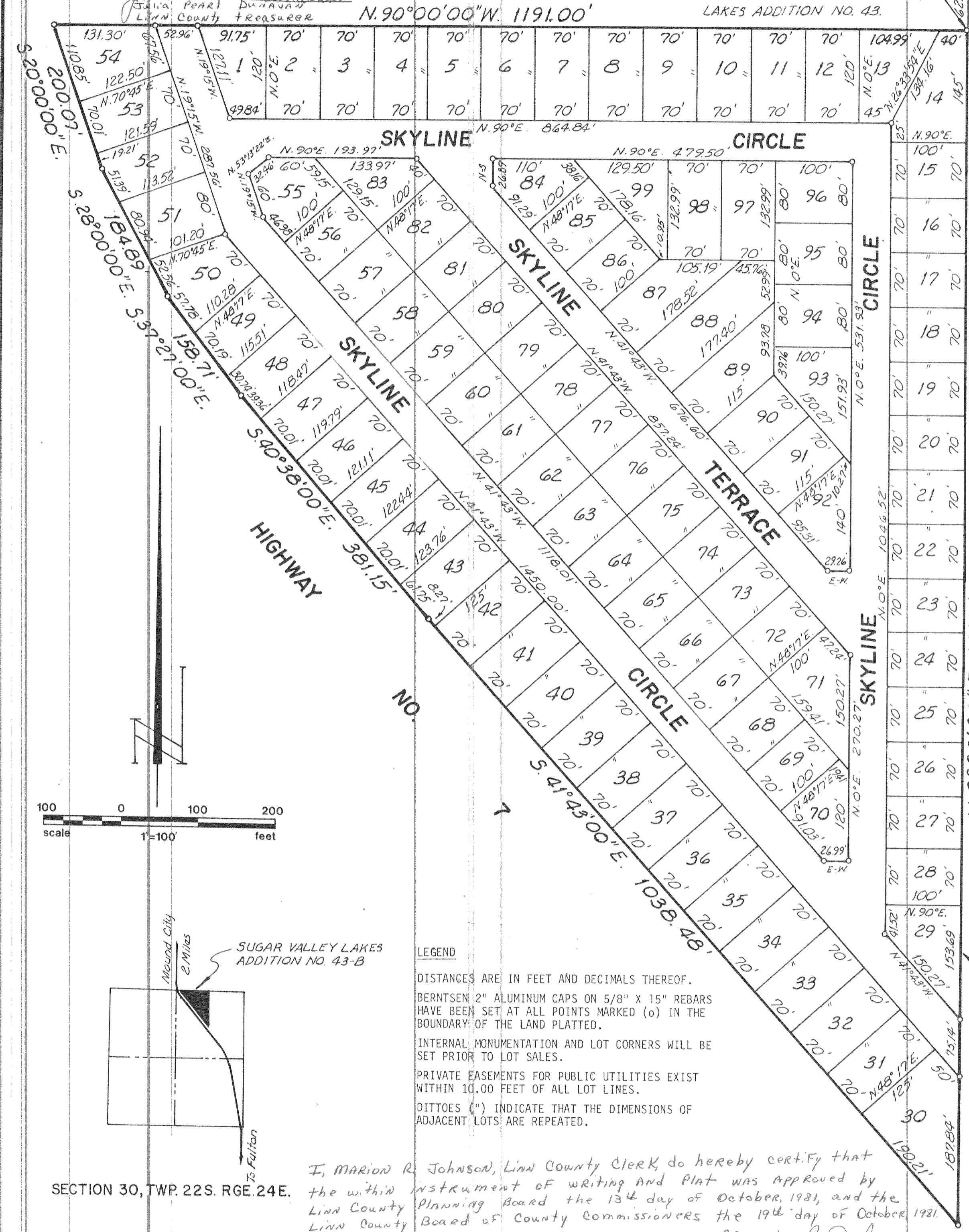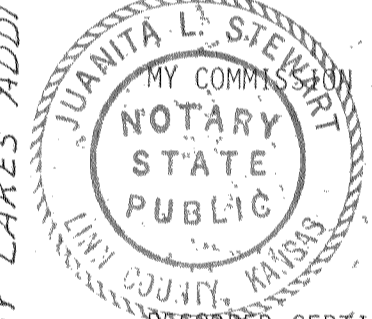OLIVER S. ANDERSON, KANSAS L.S. NO. 31

S.V.L-43-B
SHEET 1 OF 1

I, Julia Pearl Dunavan, Linn County treasurer, do hereby certify that all real estate taxes due and owing on the within described property have been paid in full as of October 23, 1981.

Julia Pearl Dunavan
Julia Pearl Dunavan
Linn County treasurer

POINT OF BEGINNING
N.E. Corner of "SUGAR VALLEY LAKES ADDITION NO. 43.

N.E. Corner of Section 30, Twp. 22 S., Rge. 24 E.
Not to Scale
West 1353.18'
62.29' South

N.90°00'00"W. 1191.00'

SKYLINE   CIRCLE
SKYLINE
SKYLINE
CIRCLE
TERRACE
CIRCLE
SKYLINE
HIGHWAY NO. 7

East line of "SUGAR VALLEY LAKES ADDITION NO. 43"
N.0°00'00"E. 1541.67'

scale 1"=100' feet
100   0   100   200

SECTION 30, TWP. 22 S. RGE. 24 E.

SUGAR VALLEY LAKES
ADDITION NO. 43-B

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BERNTSEN 2" ALUMINUM CAPS ON 5/8" X 15" REBARS HAVE BEEN SET AT ALL POINTS MARKED (o) IN THE BOUNDARY OF THE LAND PLATTED.

INTERNAL MONUMENTATION AND LOT CORNERS WILL BE SET PRIOR TO LOT SALES.

PRIVATE EASEMENTS FOR PUBLIC UTILITIES EXIST WITHIN 10.00 FEET OF ALL LOT LINES.

DITTOES (") INDICATE THAT THE DIMENSIONS OF ADJACENT LOTS ARE REPEATED.

I, MARION R. JOHNSON, Linn County Clerk, do hereby certify that the within instrument of writing and plat was approved by the Linn County Planning Board the 13th day of October, 1981, and the Linn County Board of County Commissioners the 19th day of October, 1981.

Marion R. Johnson
MARION R. JOHNSON, COUNTY CLERK