A FINAL PLAT FOR: TIMBER RIDGE SUBDIVISION No. 2

NOTES:
1. WATER SERVICE IS BY THE SHAWNEE CONSOLIDATED RURAL WATER DISTRICT No. 3
2. SANITARY SEWER SERVICE SHALL BE BY THE CITY OF TOPEKA
3. THE PROPERTY LINES WITHIN ZONE X, ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 2222212570, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

PROPERTY OWNERS SHALL BE ADVISED OF THE REQUIRED MINIMUM DESIGN AND QUALITY STANDARDS FOR STORMWATER MANAGEMENT STRUCTURES AND IMPROVEMENTS WITHIN THE SANITARY SEWER EASEMENT FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPAIR, OR REPLACEMENT OF SANITARY SEWER SERVICE:"R" - SETBACK DISTANCE "D" - CLEAR DISTANCE THE PROPERTY LINES WITHIN ZONE X, ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 2222212570, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

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4. THE PROPERTY LINES WITHIN ZONE X, ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 2222212570, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

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8. THE PROPERTY LINES WITHIN ZONE X, ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 2222212570, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

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A FINAL PLAT FOR: TIMBER RIDGE SUBDIVISION No. 2
SHAWNEE COUNTY, KANSAS

PROPERTY DESCRIPTION:
A SPLIT OF LOT 6, BLOCK 1, TIMBER RIDGE SUBDIVISION, AS RECORDED AT THE OFFICE OF THE SHAWNEE COUNTY REGISER OF DEEDS IN PLAT BOOK 49, PAGE 118, TO WHICH REFERENCE IS MADE.

DEDICATION:
BE IT REMEMBERED THAT THIS PLAT OF TIMBER RIDGE SUBDIVISION No. 2, LOCATED IN THE SHAWNEE COUNTY, KANSAS, IS DEDICATED TO THE PURPOSE OF PROVIDING STREET AND/OR EASEMENT RIGHTS OF WAY FOR PUBLIC USE ONLY, AND IS TO BE MAINTAINED AND PRESERVED IN THE MANNER HEREIN DESCRIBED.

NOTES:
1. This plat is recorded in accordance with K.S.A. 58-20.
2. The surveyors and drafters who prepared this plat and all work connected therewith are personally known to the undersigned drawners to be the same persons who executed the within instrument of writing, and such plat shall be true, full, and exact.

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE

NOTARY PUBLIC