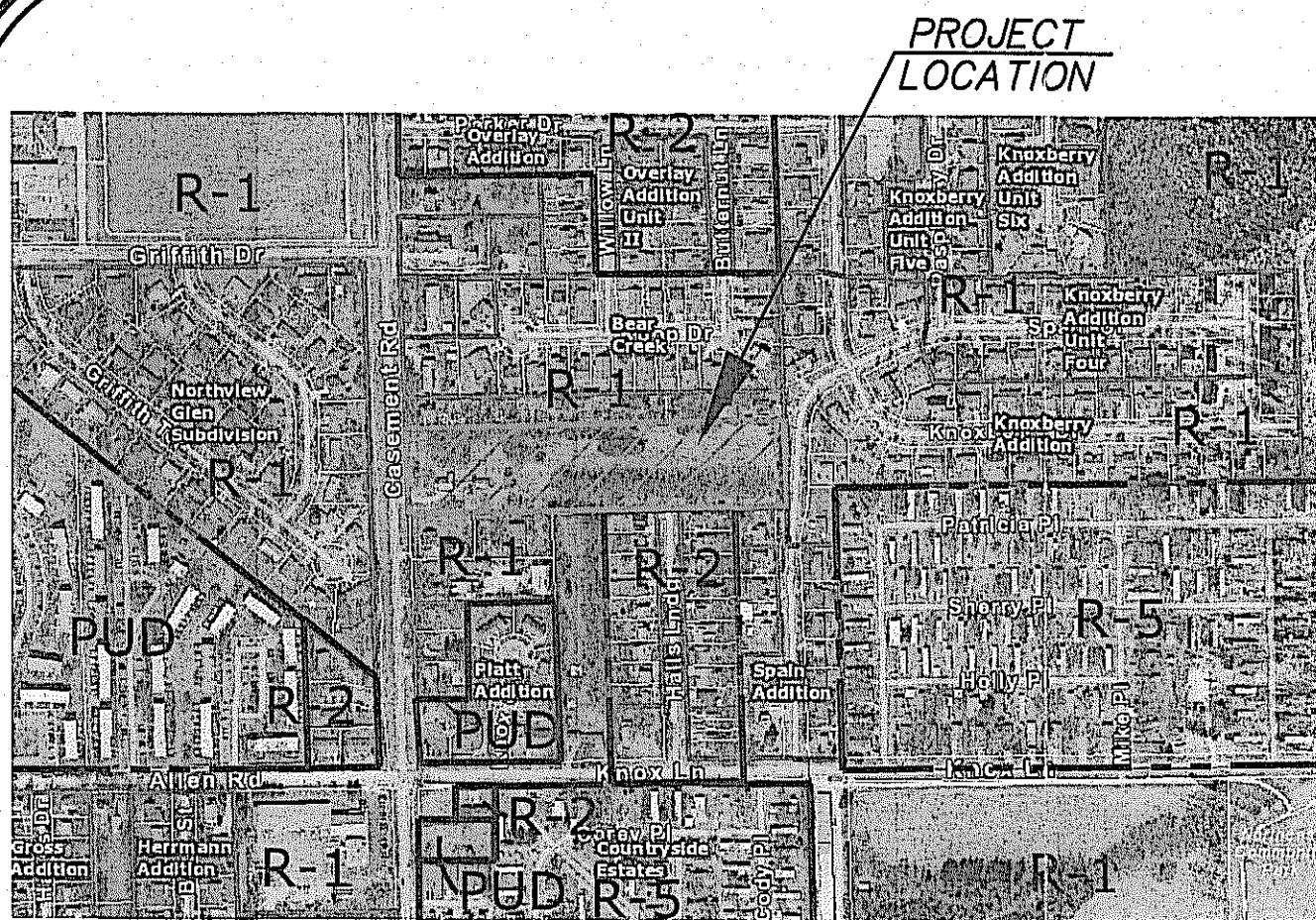




SITE MAP

BENCH MARKS:

- B.M. 1 = North Cap Bolt on Fire Hydrant West of the Intersection of Joseph Drive and Miller Parkway.
N. 1244.53, E. 24685.86
Elev. = 1264.08
- B.M. 5 = Cap Bolt at Grease Zerk on Fire Hydrant on the North side of Miller Parkway, 260' +/- West of Gated Entrance.
N. 12962.09, E. 23556.65
Elev. = 1264.62

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

This is to certify that the undersigned are the owners of record of the land hereon described on this plat, and that the undersigned have caused the same to be surveyed and subdivided as herein set forth.

The undersigned, as such owners, do hereby state that all street right-of-ways as shown on this plat are hereby dedicated to the public. An easement and license to locate, construct, operate, inspect, replace and maintain, or authorize the location, construction, operation, inspection, replacement and maintenance of poles, wires, conduits, water, gas, and sewer pipes; required drainage channels or structures; hard and impervious surfaces; or other structures necessary to carry out the function of the easement, upon the area marked for easements on this plat, is also hereby dedicated to the public. When, and if, used on this plat, the term "utility" shall include, by way of example, but not limited to, sewer, water, gas, electricity, cable t.v. and telephone. When, and if, used on this plat, the term "travel" shall include all forms of travel, by whatever means, unless the term is limited by other words or phrases, such as, "pedestrian travel", etc. When, and if, used on this plat, the term "drainage" shall mean the designated area shall be used for the purpose of the retention, detention or flow of water, both above ground and below ground, and, including surface water, storm water, natural stream or other water; and, for the further purpose of the construction, reconstruction, maintenance and repair of such structures and improvements as deemed necessary by the City of Manhattan. Furthermore, drainage easement restrictions shall not prevent the construction of improvements by the City of Manhattan, or its agents or employees, necessary to accomplish public improvements to sanitary sewer, water, drainage, storm water detention, pedestrian travel or any other public improvements permitted or deemed necessary by the City. Although the City is entitled to enforce the purposes of the drainage easements, nothing in such dedications shall be deemed to create any liability upon, or obligation to, the City or its employees regarding the creation, dedication, inspection or maintenance of such easements.

Public Works indicates the owner/developer will have the responsibility for maintenance of the detention facility and a covenant will be required to establish such and provide the City the authority to abate the situation if the developer/owner should fail to do so. The covenant will place shared responsibility among all the lot owners. A condition of plat approval will be a covenant signed by all the property owners. The undersigned acknowledge that pursuant to K.S.A. 12-406, the dedication of right-of-ways and easements to the public constitutes a conveyance thereof to the City of Manhattan, Kansas, in trust, for the uses named, expressed or intended.

Given under my hand at Manhattan, Kansas, this 25th day of February, 2021

M & T INVESTMENTS, LLC
A Kansas Limited Liability Company

By: Tom Abbott, Member

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

BE IT REMEMBERED, that on this 25th day of February, 2021, before me, the undersigned, a notary public in and for the County and State aforesaid, came Tom Abbott, Member of M & T Investments, LLC a Kansas Limited Liability Company.

personally known to me to be the same persons who executed the foregoing Owner's Certificate and Quitclaim Certificate, and duly acknowledged their execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

SEAL

NOTARY PUBLIC - State of Kansas
DIANA M. COOK
My April Expires: 04/1/24

My appointment expires: 04/1/24

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

Approved this 1st day of March, 2021.
Manhattan Urban Area Planning Board
Manhattan, Kansas

Chairperson: Jerry Reynolds John E. Ball

Wally Parikh Shelly Cerver

Gary Stith Phil Anderson

Attest: Barry T. Beagle Ken Ebert

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF RILEY) SS: Rec'd 032.00

This instrument was filed for record on the 24th day of March, A.D. 2021 at 3:40 O'clock P.M. and duly recorded in Book 936

By: Janice F. Pridgen Register of Deeds

By: Deputy

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
COUNTY OF RILEY) SS:

The dedicated public rights-of-way and easements, as shown on this plat, are hereby accepted by the City Commission of the City of Manhattan, Kansas, as of this 16th day of March, 2021.

The only easements and rights of way, dedicated to the public, are as shown on this plat. Any such easements and rights of way that were previously dedicated to the public, over and across the area within the boundaries of this plat, whether such dedication was by a previous plat or other document or instrument, are hereby vacated and removed by the City Commission's acceptance of the easements and rights of way shown hereon.

Governing Body of the City of Manhattan, Kansas.

By: Brenda K. Wolf, City Clerk

By: Wynn Butler, Mayor

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

I, the undersigned do hereby certify that I am a Registered Land Surveyor in the State of Kansas with experience and proficiency in land surveying, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the City of Manhattan, Kansas, have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Manhattan, Kansas this 25th day of February, A.D. 2021.

SCHWAB-EATON

Harlan G. Ross, P.S. 1290

2/25/2021

Harlan G. Ross, P.S. 1290

LEGEND

- △ GOVERNMENT LOT CORNER
- 1/2" REBAR FOUND FROM PREVIOUS SURVEYS UNLESS OTHERWISE NOTED
- 1/2"x 24" BAR W/CLS 59 CAP SET THIS SURVEY
- × CALCULATED POINT NOT SET
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (GLO) GOV'T LAND OFFICE DISTANCE
- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE (See Note 7)
- EXISTING STRUCTURES TO BE REMOVED OR RELOCATED
- EXISTING HOME TO REMAIN IN ITS CURRENT LOCATION

SCALE 1" = 60'

BEAR CREEK ADDITION

JENSEN ADDITION

N. 88°50'31" E. 994.83(M), East 990'

15' Utility Easement 507.95'

313.72'

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LAND BOUNDARY DESCRIPTION: (Trustee's Deed Book 878, Page 8024)

Part of Lot Ten (10), in Section Five (5), Township Ten (10) South, Range Eight (8) East of the 6th P.M., in Riley County, Kansas, described as follows: Beginning at a point that is Six (6) inches less than Ten (10) chains North of the Southwest corner of said Lot 10; Thence North Two Hundred Twenty Feet (220'); Thence East Sixty (60) rods; Thence South Two Hundred Twenty Feet (220'); Thence West Sixty (60) rods to the point of beginning. Said Tract Contains 5.02 Acres more or less.

ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE MEASURED, UNLESS OTHERWISE NOTED

GENERAL NOTES

- Bearings shown for this survey are based on the West line of the S.W. Quarter of Section 5, T10S, R8E and is also the Centerline of the R/W of Casement Road which is assumed to bear N 1°49'44" W.
- This survey was performed with the benefit of a Title Commitment.
- No gaps or overlaps were discovered during this survey.
- Buildings exist on the property currently as shown hereon. The existing home will remain in its current location and the existing drive will be closed and relocated with improvements to Lot 3.
- Easements, setbacks, restrictions or encumbrances of record if any, affecting the title to this tract are shown.
- Bearings and Distances shown hereon are measured unless noted otherwise.
- Existing easements are to be vacated. Additional easements to be added as shown hereon.
- The tract surveyed hereon is in Flood Zone X shaded, areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. According to FEMA FIRM 2016C0358G, revised March 16, 2015. Maps subject to change, for more information, visit www.floodsmart.gov.
- Pad and Finished Elevations shown hereon are for grading purposes only and are not required by FEMA to meet minimum flood elevations. In the event that a future FEMA study or other regulatory document would impact said elevations. The higher of the two elevations would prevail.
- The existing home on Lot 4 and future home on Lot 3 will share a single access opening onto Casement Road and a single drive which will be centered on the line dividing the two lots and will be no greater than 24-feet in width. Existing out buildings on Lots 3 and 4 to be demolished or removed from the site. Lots 1, 2, 3 and 4 shall be single family homes with driveways off of Casement Road or Spain Drive. Lot 5 as Preliminary Platted as Lots 5, 6, 7 and 8 shall be single family homes with driveways off of Halls Landing.
- Any structures built upon any lot shall have all portions of exterior walls within 150 feet of the edge of a public roadway or be provided with approved fire apparatus access to the structures.
- All homes to be served by City Sewer and Water. Water service to Lots 1, 2, 3 and 4 to be provided by individual lot owners and connected to City Water. Storm Improvements are planned as shown on the Preliminary Plat and a majority of them will be constructed at this time. Increases in peak runoff from the site will be minimal until Lot 5 is developed as shown as Lots 5, 6, 7 and 8 on the Preliminary Plat. Therefore the construction of the remainder of the stormwater improvements shown on the Preliminary Plat will not need to occur until the Lot 5 is developed and subdivided into lots 5, 6, 7 and 8.
- The detention basin also functions as a grassy swale for a permanent stormwater quality BMP and the grass in the bottom of the basin will remain unmowed except when special maintenance is required.
- When Lots 5 is built upon or further subdivided, the street extension, turn around, water line and hydrant as well as any sanitary or storm sewer improvements, not already constructed, shall be built at that time. A benefit district may be formed at that time and special assessments may be assessed to the property.
- Restrictive Covenants or formal agreement for the development and maintenance of Lot 5 should be filed before or at the same time as the Final Plat for Chavez's Addition.

FINAL PLAT

CHAVEY'S ADDITION

AN ADDITION TO THE
CITY OF MANHATTAN, RILEY COUNTY, KANSAS
PREPARED BY

**Schwab
Eaton**

K-936

CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
5410 LEDGE STONE DRIVE, STE 100 - MANHATTAN, KANSAS - PH 785-539-4687

FEBRUARY 2021