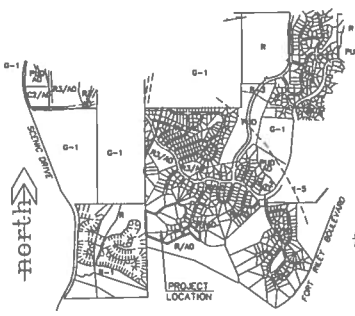


SITE MAP

AIRPORT OVERLAY NOTE:

The properties shown in the Grande Bluffs at Mill Pointe Addition, Unit Three Plat are within the Airport Overlay District and under Federal Aviation Regulation Part 77-Objects Affecting Navigable Airspace for the Manhattan Regional Airport. As such, any construction projects on these properties are subject to the Federal Aviation Administration FAA Form 7460, Notice of Proposed Construction or Alterations, for review prior to issuance of a building permit and construction.

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 licenses 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. The undersigned acknowledge that pursuant to K.S.A. 12-408, 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 ___ day of _____, 2013

Schultz Real Estate Development, Inc.
A Kansas Corporation

Timothy T. Schultz, President

Mill Pointe Land Company, LLC
A Kansas Limited Liability Company

Angela Schultz, Authorized Officer

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2013, before me, the undersigned, a notary public in and for the County and State aforesaid, came Timothy T. Schultz, President of Schultz Real Estate Development, Inc. a Kansas Corporation and Angela Schultz, Authorized Officer of Mill Pointe Land Co., LLC, a Kansas Limited Liability Company, personally known to me to be the same persons who executed the foregoing Owner's 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

My appointment expires: _____

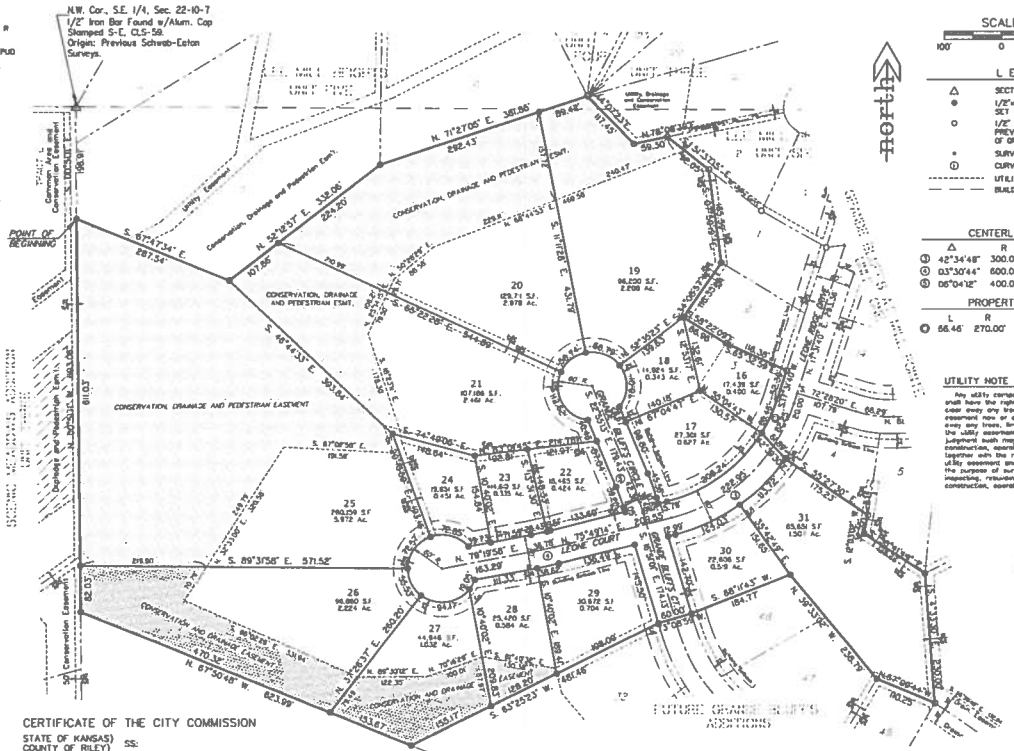
CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF RILEY) SS:

This instrument was filed for record on the _____ day of _____, A.D. 20___, at _____ o'clock ____M., and duly recorded in Book _____ at Page _____

_____ Register of Deeds

By _____ Deputy



SCALE 1" = 100'

100' 0 100' 200'

LEGEND

- △ SECTION CORNER FOUND
- ● 1/2"x 24" BAR WITH CLS 38 CAP SET THIS SURVEY
- ○ 1/2" BAR FOUND IN PLACE FROM PREVIOUS SCHWAB-EATON SURVEY OF GRANDE BLUFFS AT MILL POINTE, UNIT ONE
- • SURVEY POINT NOT SET
- ① CURVE DATA
- UTILITY AND DRAINAGE EASEMENT
- BUILDING SETBACK LINE

CENTERLINE CURVE DATA

	Δ	R	L	T	CD
①	42°34'48"	300.00'	222.95'	116.91'	217.85'
②	03°30'44"	600.00'	36.78'	18.39'	36.77'
③	06°04'12"	400.00'	42.36'	21.21'	42.36'

PROPERTYLINE CURVE DATA

	L	R	T	CD	CD BEARING
④	66.46'	270.00'	27.22'	66.29'	S. 24°34'36" W.

UTILITY NOTE

Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any trees, limbs, vines, and brush on lands adjacent to the utility easement whenever in the utility companies judgment such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to the plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, relocating, repairing, and with or underground the construction, operation or maintenance of said facilities

OWNER/DEVELOPER:
Mill Pointe Land Co., LLC
C/O Schultz Construction
1213 Hylton Heights Rd.
Manhattan, KS 66502
(785) 539-9599

ENGINEER:
Schwab-Eaton P.A.
1125 Garden Way
Manhattan, KS 66502
(785) 539 4687

ZONING:
"R-4O" All Lots
"R" Single Family Residential
"AO" Airport Overlay District

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter of Section 22, Township 10 South, Range 7 East of the 6th Principal Meridian in Riley County, Kansas and Lot 3, Grande Bluffs at Mill Pointe Unit One, an addition to the City of Manhattan, Riley County, Kansas more particularly described as follows:

BEGINNING at a point on the West line of the Southeast Quarter of said Section 22 and the East line of Scenic Meadows Addition, Unit Three, an addition to the City of Manhattan, Riley County, Kansas and at the Southwest Corner of Lee Mill Heights Unit Five, an addition to the City of Manhattan, Riley County, Kansas, said Corner being South 00°51'W. East, 198.81 feet from the Northwest Corner of the Southeast Quarter of said Section 22;
Thence South 87°47'34" East, 287.54 feet along the South line of said Lee Mill Heights Unit Five;
Thence North 52°32'57" East, 332.08 feet along the South line of said Lee Mill Heights Unit Five;
Thence North 1°27'05" East, 381.85 feet along the South line of said Lee Mill Heights Unit Five to the Southwest corner of Lee Mill Heights Unit Three, an addition to the City of Manhattan, Riley County, Kansas;
Thence South 44°07'23" East, 117.45 feet along the South line of said Lee Mill Heights Unit Three;
Thence North 78°06'39" East, 50.30 feet along the South line of said Lee Mill Heights Unit Three to the Westerly corner of Lee Mill Heights Unit Six, an addition to the City of Manhattan, Riley County, Kansas;
Thence South 54°37'15" East, 82.00 feet along the South line of said Lee Mill Heights Unit Six to the Northwest corner of Grande Bluffs at Mill Pointe Unit One;
Thence South 07°50'19" East, 163.50 feet along the Southwesterly line of said Grande Bluffs at Mill Pointe Unit One;
Thence South 34°08'57" West, 116.35 feet along the Southwesterly line of said Grande Bluffs at Mill Pointe Unit One;
Thence South 58°52'09" East, 66.96 feet along the Southwesterly line of Grande Bluffs at Mill Pointe Unit One to the Northwest corner of Lot 3, Grande Bluffs at Mill Pointe Unit One;
Thence South 65°32'59" East, 116.36 feet along the North line of said Lot 3 to the Northeast corner of said Lot 3;
Thence South 17°37'40" West, 58.79 feet along the East line of said Lot 3;
Thence along the East line of Lot 3, on a curve to the right having a radius of 270.00 feet and an arc length of 66.46 feet being subtended by a chord of South 24°34'36" West a distance of 66.29 feet to the Southeast corner of Lot 3;
Thence South 42°39'30" East, 61.89 feet along the Westerly line of Grande Bluffs at Mill Pointe Unit One;
Thence South 55°27'30" East, 173.23 feet along the Westerly line of Grande Bluffs at Mill Pointe Unit One;
Thence South 12°03'02" West, 32.55 feet along the Westerly line of Grande Bluffs at Mill Pointe Unit One;
Thence South 36°47'44" East, 128.22 feet along the Westerly line of Grande Bluffs at Mill Pointe Unit One;
Thence South 04°33'30" East, 230.00 feet along the Westerly line of Grande Bluffs at Mill Pointe Unit One to the Southwest corner of Grande Bluffs at Mill Pointe Unit One;
Thence North 87°09'44" West, 180.25 feet;
Thence North 39°33'08" West, 238.79 feet
Thence South 88°16'45" West, 184.77 feet;
Thence South 73°06'58" West, 60.00 feet;
Thence South 83°25'23" West, 481.46 feet;
Thence North 87°50'48" West, 623.98 feet to a point on the West line of said Southeast Quarter of Section 22;
Thence along said West line of the Southeast Quarter, North 00°51'W. West, 683.08 feet to the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 24.52 acres, more or less.

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

CONSERVATION, DRAINAGE AND PEDESTRIAN EASEMENT NOTE:

The area designated as Conservation Drainage and Pedestrian Easement hereon will be dedicated to the City of Manhattan, pursuant to Owner's Certification and shall be for the purpose of the flow of water, including surface water, storm water, natural stream or other water, and shall further be for the purpose of preserving and conserving the stream banks and natural vegetation within such easement. An appropriate natural condition shall mean that there shall be no structures, fill, excavation, storage of materials or equipment, nor the alteration of natural contours, nor any other activity on an adversely affects the natural contours, allowed within this easement. Trees may be trimmed and small trees (Less than 8" [" caliper) removed. Grasses may be mowed and understrub removed. Areas of nonvalent vegetation may be seeded with grass. These restrictions shall not prevent the construction of improvements by the City of Manhattan, or its agents or employees, necessary to accomplish public improvements related to drainage, storm water detention, pedestrian travel or any other public improvements permitted and deemed necessary by the City.

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 related to sanitary sewer, water, drainage, storm water detention, pedestrian travel or any other public improvements permitted and deemed necessary by the City.

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS) SS:
COUNTY OF RILEY)

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 _____day of _____ 2013.

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.

ATTEST: _____
Gary S. Fees, MMC, City Clerk

_____
John E. Matta, Mayor

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)

Approved this _____ day of _____, 20____
Manhattan Urban Area Planning Board
Manhattan, Kansas

_____ _____
Chairperson

_____ _____

_____ _____

Attest: _____ _____

NOTES

1. Bearings used on this survey are based on Previous Grande Bluffs at Mill Pointe, Unit One, Final Plat.
2. No gaps or overlaps were found on this property, or any Buildings or Foundations.
3. Easements, setbacks, restrictions or encumbrances of record if any, affecting the title to this tract are shown.
4. Utilities, including electrical and other communication services, shall be installed underground.
5. 5 foot wide concrete sidewalks shall be constructed along one side of all streets.
6. The area being platted is in Flood Zone X, an area determined to be outside the 0.2% annual chance flood plain, and Flood Zone AE, areas in the 100-year Flood Plain with Base flood elevations determined. Found on FIRM (Flood Insurance Rate Map) Community Panel Number 20161C0342 F. Effective Date February 4, 2009.
7. Lots 17-31 shall be required to install a Residential Fire Sprinkler System in the homes at initial construction.
8. The location of the pedestrian portion of the conservation, drainage and pedestrian easement shall be determined in the field when the route is selected for a trail.
9. MUAPB approved a Variation of the Manhattan Urban Area Subdivision Regulations, Article X, Sec 10-205(B) for the permanent dead-end length of Grande Bluffs Court.

BENCH MARKS:

BM 3 = Spike in East Power Pole, 440'± N.E. of int. Amherst Ave. & Miller Pkwy.
N. 114439.38, E. 28837.37
Elev. = 1207.86

BM 14 = "M" in "Mueller" on Fire Hydrant near Water Tower.
N. 10086.86, E. 27936.22
Elev. = 1231.57

CONSERVATION AND DRAINAGE EASEMENT NOTE:

The area designated as Conservation and Drainage Easement hereon will be dedicated to the City of Manhattan, pursuant to Owner's Certification and shall be for the purpose of the flow of water, including surface water, storm water, natural stream or other water, and shall further be for the purpose of preserving and conserving the stream banks and natural vegetation within such easement. An appropriate natural condition shall mean that there shall be no structures, fill, excavation, storage of materials or equipment, nor the alteration of natural contours, nor any other activity on an adversely affects the natural contours, allowed within this easement. Trees may be trimmed and small trees (Less than 8" [" caliper) removed. Grasses may be mowed and understrub removed. Areas of nonvalent vegetation may be seeded with grass. These restrictions shall not prevent the construction of improvements by the City of Manhattan, or its agents or employees, necessary to accomplish public improvements related to drainage, storm water detention, pedestrian travel or any other public improvements permitted and deemed necessary by the City.

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 related to sanitary sewer, water, drainage, storm water detention, pedestrian travel or any other public improvements permitted and deemed necessary by the City.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)

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 hereinafore 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 hereon 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 _____ day of _____, A.D. 20____.

Richard Carl Scott, R.L.S. 1430

RILEY COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK

STATE OF KANSAS)
COUNTY OF RILEY) SS:

This Plat has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005 and with the requirements of Riley County Resolution No. 052813-58. No other warranties are extended or implied.

Approved: _____ Date: _____

License: _____

FINAL PLAT

GRANDE BLUFFS AT MILL POINTE UNIT THREE

AN ADDITION TO THE CITY OF MANHATTAN, KANSAS

PREPARED BY

Schwab-Eaton, P.A.
CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
1125 GARDEN WAY MANHATTAN, KANSAS PH 785-539-4687

OCTOBER 2013