

CURVE DATA						
Curve No. 1	Curve No. 2	Curve No. 3	Curve No. 4	Curve No. 5	Curve No. 6	Curve No. 7
Radius	150.00'	150.00'	150.00'	150.00'	150.00'	150.00'
Tangent	87.54'	107.83'	86.91'	114.52'	196.44'	78.76'
Chord Length	184.69'	186.71'	192.58'	199.24'	275.40'	93.37'
Delta	60°32'02"	71°19'09"	60°10'44"	74°43'49"	109°10'13"	59°24'20"
Chord Bearing	151.21'	174.69'	150.41'	182.07'	238.44'	139.47'
Chord Bearing	S 34°21'11"W	S 39°44'45"W	N 74°30'19"W	S 38°32'27"W	S 21°57'33"E	N 47°42'01"E

LEGEND	
Found Monument	Lot Number
Set 12" x 24" Iron Bar w/BG Cap	Sbgn Type (See Sbgn Elevations Sheets)
Springs Easement	No Access
17th Storage Easement	Outdoor Display Area
Is for the benefit, use and convenience of Heritage Square South Association	Building
BB Building Setback	Future Shade Structure
DE Ditchway Easement	Concrete Stairwell
LE Utility Easement	Site Light Type (See Site Lighting Sheet)
PE Pedestrian Easement	
FF 1074.07' Finished Floor Elevation	
Trash Enclosure	
Dumpster	
Parking Space Quantities	

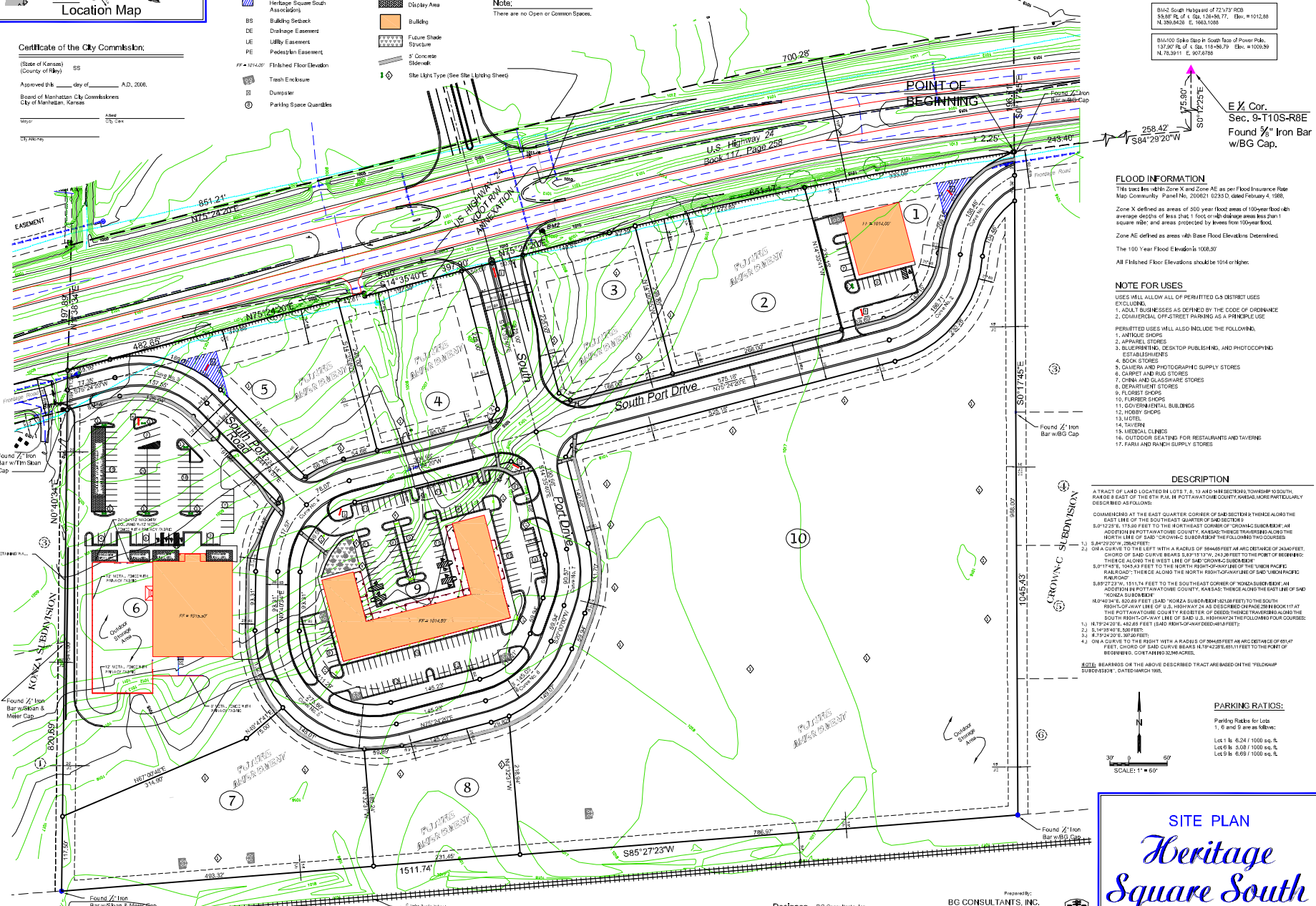
**Planned Unit Development Certificate:**  
 (State of Kansas) SS  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2006.  
 Board of Manhattan Urban Area Planning Board  
 District by City Ordinance No. \_\_\_\_\_ closed \_\_\_\_\_ and placed on file in my office.

**Manhattan Urban Area Planning Board Certificate:**  
 (State of Kansas) SS  
 Approved by the Manhattan Urban Area Planning Board this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2006.

LOT SIZES		
Lot No.	Acres	Sq. Ft.
1	1.042	44,036
2	1.476	64,068
3	1.000	42,929
4	1.190	48,101
5	1.151	50,156
6	4.000	174,080
7	2.089	90,976
8	1.048	45,581
9	2.948	115,257
10	12.015	523,383

LOT COVERAGE			
BUILDING	PARKING & DRIVE LINES	LANDSCAPE SPACE	
Lot 1	10% (10,400 sq. ft.)	23% (21,216 sq. ft.)	56% (54,756 sq. ft.)
Lot 2	24% (15,400 sq. ft.)	41% (26,668 sq. ft.)	35% (24,770 sq. ft.)
Lot 3	17% (7,300 sq. ft.)	43% (18,245 sq. ft.)	40% (17,424 sq. ft.)
Lot 4	11% (5,800 sq. ft.)	43% (21,367 sq. ft.)	46% (25,806 sq. ft.)
Lot 5	12% (6,200 sq. ft.)	25% (12,819 sq. ft.)	63% (37,337 sq. ft.)
Lot 6	11% (10,104 sq. ft.)	52% (50,250 sq. ft.)	33% (37,588 sq. ft.)
Lot 7	23% (21,000 sq. ft.)	38% (32,343 sq. ft.)	41% (37,033 sq. ft.)
Lot 8	27% (12,300 sq. ft.)	43% (21,780 sq. ft.)	29% (11,901 sq. ft.)
Lot 9	21% (12,262 sq. ft.)	37% (18,728 sq. ft.)	19% (18,241 sq. ft.)
Lot 10	19% (110,000 sq. ft.)	47% (24,881 sq. ft.)	34% (17,811 sq. ft.)

**Certificate of the City Commission:**  
 (State of Kansas) SS  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2006.  
 Board of Manhattan City Commissioners  
 City of Manhattan, Kansas  
 Mayor \_\_\_\_\_  
 City Clerk \_\_\_\_\_



Block South (Portion of 12171'00" S 53.87' E of S 24.125-55.77' E 1012.88 N 336.628 E, 1063.108)  
 Block 100 (Block in South face of Power Poles, 137.60' W of S 24.118-56.79' E 1009.59 N 76.3811 E, 97.91789)

**FLOOD INFORMATION**  
 The tract lies within Zone X and Zone AE as per Flood Insurance Rate Map Community: Panel No. 200621 0233 D dated February 4, 1998.  
 Zone X defined as areas of 500 year flood areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas designated by Brown flow 100 year flood.  
 Zone AE defined as areas with Base Flood Elevations Determined.  
 The 100 Year Flood Elevation is 1008.50'  
 All Finished Floor Elevations should be 1014 or higher.

**NOTE FOR USES**  
 USES WILL ALLOW ALL OF PERMITTED C-3 DISTRICT USES EXCLUDING:  
 1. ADULT BUSINESSES AS DEFINED BY THE CODE OF ORDINANCE  
 2. COMMERCIAL OFFICE/STREET FRONTING AS A PERMISSIBLE USE  
 PERMITTED USES WILL ALSO INCLUDE THE FOLLOWING:  
 1. ANTIQUE SHOPS  
 2. APPAREL STORES  
 3. BLUEPRINTING, DESKTOP PUBLISHING, AND PHOTOCOPIING ESTABLISHMENTS  
 4. BOOK STORES  
 5. CAMERA AND PHOTOGRAPHIC SUPPLY STORES  
 6. CASHIERS AND RULE STORES  
 7. CHINA AND GLASSWARE STORES  
 8. DEPARTMENT STORES  
 9. FLOREST SHOPS  
 10. FURNISH SHOPS  
 11. GOVERNMENTAL BUILDINGS  
 12. HOBBY SHOPS  
 13. HOTELS  
 14. TAVERNS  
 15. MEDICAL CLINICS  
 16. OUTDOOR SEATING FOR RESTAURANTS AND TAVERNS  
 17. FARM AND RANCH SUPPLY STORES

**DESCRIPTION**  
 A TRACT OF LAND LOCATED IN LOTS 1, 8, 9 AND 10 BEING THE PORTION OF SOUTH 1/2 CORNER EAST OF THE 5TH P.M. IN POTTAWATOMIE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8 AND THENCE ALONG THE EAST LINE OF THE EAST QUARTER OF SAID SECTION 8, S 0°12'25" E, 175.00 FEET TO THE NORTH EAST CORNER OF CROWN-C SUBDIVISION; AN INTERSECTION OF POTTAWATOMIE COUNTY, KANSAS BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID "CROWN-C" SUBDIVISION THE FOLLOWING TWO COURSES:  
 1.1. S 84°29'20" W, 288.17 FEET  
 1.2. S 84°29'20" W, 288.17 FEET  
 ON A CURVE TO THE LEFT WITH A RADIUS OF 384.65 FEET AND AN ARC DETAIL OF 60.47 FEET, CHORD OF SAID CURVE BEING S 83°11'17" W, 203.89 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID "CROWN-C" SUBDIVISION 1,074.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE PACIFIC RAILROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PACIFIC RAILROAD 589.2723' W, 511.74 FEET TO THE SOUTH EAST CORNER OF "KONZA" SUBDIVISION; AN INTERSECTION IN POTTAWATOMIE COUNTY, KANSAS; THENCE ALONG THE EAST LINE OF SAID "KONZA" SUBDIVISION 809.49 FEET (S 84°29'20" W, 203.89 FEET) TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 AS DESCRIBED ON PAGE 18 OF BOOK 17 AT THE POTTAWATOMIE COUNTY REGISTER'S OFFICE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 24 AS DESCRIBED ON PAGE 18 OF BOOK 17 AT THE POTTAWATOMIE COUNTY REGISTER'S OFFICE THE FOLLOWING FOUR COURSES:  
 1.1. S 85°27'23" W, 462.69 FEET (E 84°29'20" W, 203.89 FEET)  
 2.1. S 143°40' E, 500 FEET  
 2.2. S 143°40' E, 500 FEET  
 2.3. S 143°40' E, 500 FEET  
 2.4. S 143°40' E, 500 FEET  
 ON A CURVE TO THE RIGHT WITH A RADIUS OF 384.65 FEET AND AN ARC DETAIL OF 60.47 FEET, CHORD OF SAID CURVE BEING S 85°27'23" W, 203.89 FEET TO THE POINT OF BEGINNING. CONTAINING 32.26 ACRES.

**PARKING RATIOS:**  
 Parking Ratios for Lots 1, 6, 8 and 9 are as follows:  
 Lot 1: 6.24 / 1000 sq. ft.  
 Lot 6: 6.08 / 1000 sq. ft.  
 Lot 8: 6.08 / 1000 sq. ft.  
 Lot 9: 6.08 / 1000 sq. ft.

**SITE PLAN**  
*Heritage Square South*  
 Pottawatomie County, Kansas