

OWNERS CERTIFICATE

STATE OF KANSAS) SS:
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 this 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. All easements and interests in location, construction, operation, repair, replacement and maintenance of poles, wires, conduits, water, gas, and sewer pipes; required drainage channels or structures; hard and impervious surfacing, 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. This dedication shall include all utility lines, including electric, cable tv, and telephone. When, and if, used on this plat, the term "Trowel" shall include all forms of trowel, by whatever means, unless otherwise specified. The undersigned acknowledge that pursuant to K.S.A. 16-115, this plat shall constitute a conveyance of the land hereon described, and shall constitute 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

Stone Pointe Land Co., LLC
A Kansas Limited Liability Company

Angela R. Schultz, Authorized Officer

NOTARY CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2013, before me, the undersigned, a notary public in and for the State of Kansas, appeared Angela R. Schultz, Authorized Officer of Stone 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.

Notary Public _____
My appointment expires: _____

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY) SS:

Approved this ____ day of _____, 2013,
Manhattan Urban Area Planning Board
Manhattan, Kansas

Chairperson _____

Attest: _____

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

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

EXISTING ZONING: C-2/A0
C-2/A0 All Lots
C-2 Neighborhood Shopping Dist
A0 Airport Overlay District

CENTERLINE CURVE DATA

Δ	R	L	T	CD
1	733.37'	250.00'	186.78'	289.26'
2	4415.50'	175.15'	135.31'	71.23'
3	6571.18'	150.00'	164.55'	91.66'

SW COR. SE 1/4 SEC. 16-10-7 FOUND FROM PREVIOUS SCHWAB-EATON SURVEYS

BENCH MARKS:

BM 3 = Spike in East Power Pole, 4403 NE. of Inl. Amherst Ave. B Miller Hwy.
N. 11439.38, E. 28837.37
Elev. = 1207.66

BM 4 = "I" in Mailbox on Fire Hydrant near Water Tower.
N. 10086.95, E. 27935.22
Elev. = 1231.57

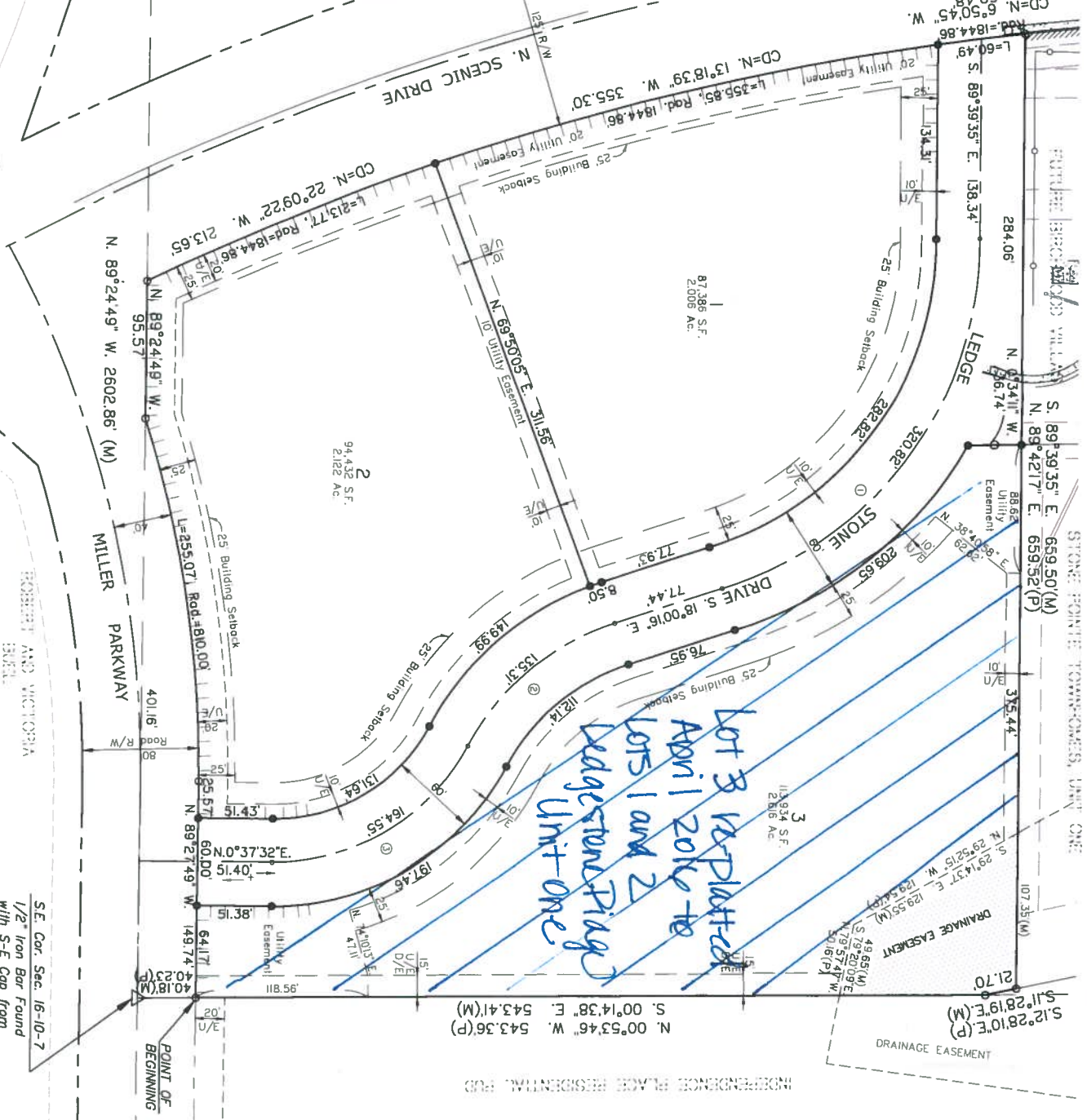
CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS) SS:
COUNTY OF RILEY) SS:

The dedicated public rights-of-way and easements, as shown on this plat, are hereby dedicated to the public, and the City of Manhattan, Kansas, on this ____ day of _____, 2013, is hereby notified that the same have been dedicated to the public. The only easements and rights of way, dedicated to the public, are as shown on this plat. Any such easements and rights of way are 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: _____
Mayor
_____ Deputy Mayor



CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS) SS:
COUNTY OF RILEY) SS:

This instrument was filed for record on the ____ day of _____, 2013, at _____ M., and duly recorded in Book _____ of Page _____.

By _____ Registrar of Deeds
_____ Deputy

RILEY COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK

STATE OF KANSAS) SS:
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. 2013-28. The undersigned Surveyors are satisfied or implied.

Approved: _____ Date: _____
License: _____

SURVEYOR'S CERTIFICATE

STATE OF KANSAS) SS:
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, and I have personally examined the plat and all subdivision requirements of the City of Manhattan, Kansas, have been complied with in the preparation of this plat, and that all the monuments shown herein include a true and correct position as 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 ____



LEGEND

- ▲ SECTION CORNER FOUND
- Δ 1/2\"/>

NOTES

- Bearings used on this survey are based on the South line of the SE 1/4, Section 16, T10S, R7E derived from Kansas Zone 1501 State Plane Coordinates (NAD83).
- No gaps or overlaps were found on this property, or any Buildings or Foundations.
- Easements, setbacks, partitions or encumbrances of record, if any, affecting the title to this tract are shown.
- Utilities, including electrical and other communication services, shall be installed underground.
- 5 foot wide concrete sidewalk shall be constructed along one side of all interior streets and Scenic Drive. Sidewalk to be constructed along both sides of Miller Parkway, widths to be specified during design.
- The area being platted is in Flood Zone X, an area determined to be outside the 0.2% annual chance flood plain. Found on FEMA (Flood Insurance Rate Map) Community Panel Number 201510342 F, Effective Date February 4, 2005.

FINAL PLAT

LEDGE STONE ADDITION

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



CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
1125 GARDEN WAY MANHATTAN, KANSAS PH 785-539-4687
SEPTEMBER 2013

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE 1/4) of Section 16, Township 10 South, Range 1 East of the 6th Principal Meridian, in the City of Manhattan, Riley County, Kansas, containing 2.0066 acres, more or less, known as the "LEDGE STONE ADDITION". BEGINNING at a point on the East line of the Southeast Quarter (SE 1/4) of said Section 16 that is on an assumed bearing of North 00°43'58\"/>