

OWNER'S 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 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, tv, 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 acknowledges that pursuant to K.S.A. 12-406, the dedication of right-of-ways and easements to the public 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 _____ A.D., 2011.

Westport Commons Development, 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 _____ A.D., 2011, before me, the undersigned, a Notary in and for the County and State aforesaid, came _____ Westport Commons Development, LLC, a Kansas Limited Liability Company, Angela R. Schultz, Authorized Officer, personally known to me to be the same persons who executed the foregoing owners' certificate, and duly acknowledge 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

(State of Kansas) ss
(County of Riley) ss
Approved this _____ day of _____ A.D., 2011.

Manhattan Urban Area Planning Board
City of Manhattan, Kansas

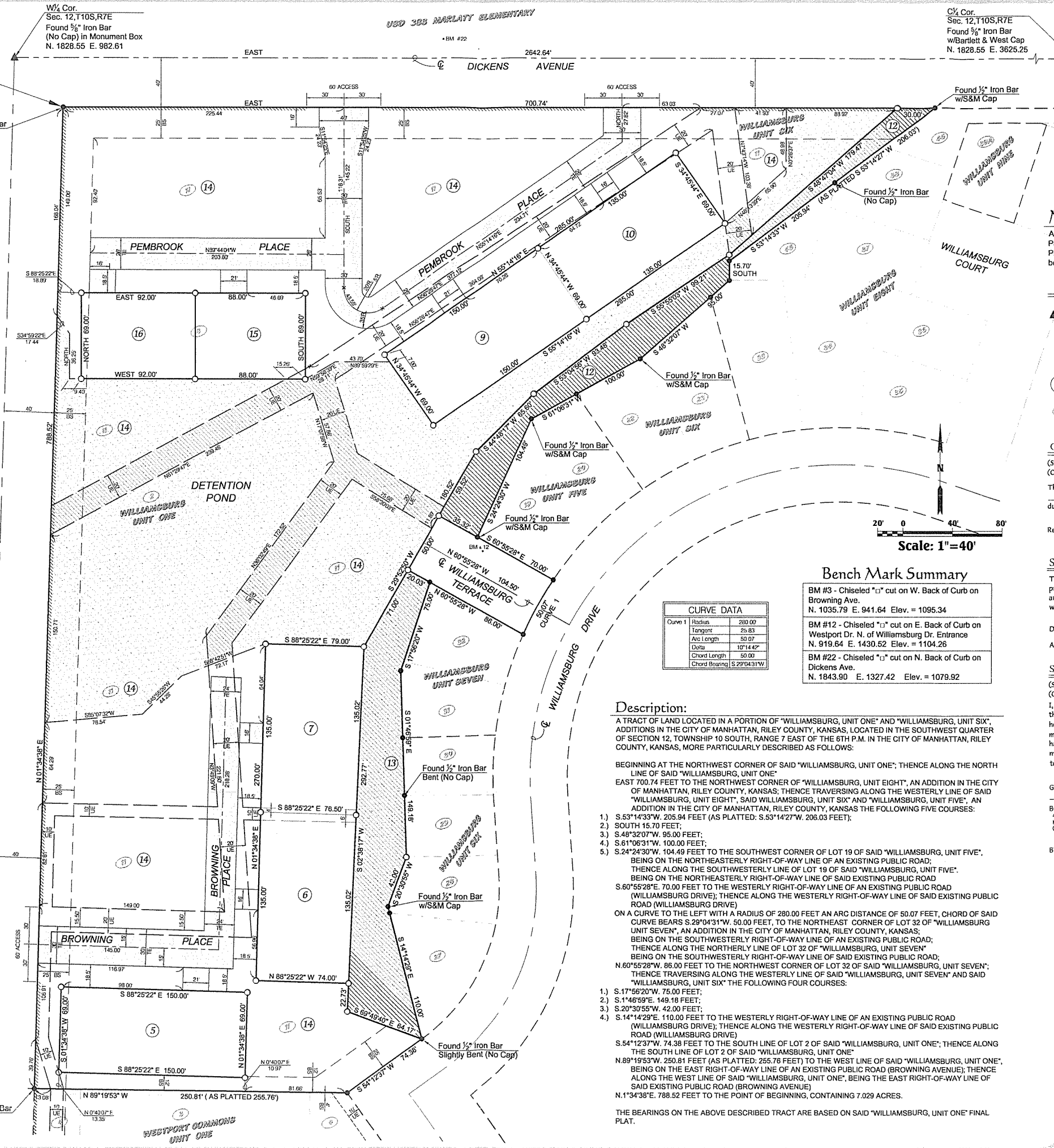
Chairperson	Secretary
Member	Member
Member	Member
Member	Member

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 accepted by the City Commission of the City of Manhattan, Kansas, as of this _____ day of _____, 2011.
The City Commission of the City of Manhattan, Kansas hereby vacates any, and all, public rights-of-ways and easements that previously existed within the boundary of this plat prior to the approval hereof.

Governing Body of the City of Manhattan, Kansas.

Mayor _____ ATTEST:
City Clerk _____



OWNER/DEVELOPER:
Westport Commons Development, LLC
1213 Hylton Heights, Suite 129
Manhattan, KS 66502
(785) 539-9599
www.schultzoon.com

DESIGNER:
BG Consultants, Inc.
4806 Vue Du Lac Place
Manhattan, KS 66503
(785) 537-7448 Ext. 1135
www.bgcons.com

LOT SIZE

Lot Number	Square Feet	Acres
Lot 5	10,350	0.238
Lot 6	10,169	0.233
Lot 7	10,497	0.241
Lot 8A	6,348	0.146
Lot 8B	6,072	0.139
Lot 9	10,350	0.237
Lot 10	9,315	0.214
Lot 11	214,963	4.935
Lot 12	9,591	0.220
Lot 13	13,784	0.305
Total	300,920	6.908

FEMA FLOOD NOTE:
This tract lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map Panel No. 20161C0353F, dated February 4, 2005.

DETENTION POND FLOOD NOTE:
This Detention Pond will flood to elevation 1070.4' (10 Year Storm) and 1074.8' (100 Year Storm). The Channel located easterly of Lot 9 and Lot 10 will flow at a depth of 3.1' (10 Year Storm) and 4.3' (100 Year Storm).

Note:
All development within the Westport Commons, Unit Two, Commercial Planned Unit Development shall conform to the approved Final Development Plan and Ordinance No. _____, dated _____, 2011, (as may be amended).

LEGEND

- ▲ Found 1/2" Iron Bar w/S&M Cap, unless noted otherwise.
- Set 1/2" x 24" Iron Bar w/BG Cap
- × Point Not Set
- ⑤ Proposed Lot Number
- ⑤ Existing Lot Number
- //// No Vehicular Access
- Building Setback
- Travel Easement
- Utility Easement
- Drainage Easement
- Travel Easement
- Utility & Drainage Easement
- Drainage Easement

CERTIFICATE OF THE REGISTER OF DEEDS

(State of Kansas) ss
(County of Riley) ss

This instrument was filed for record on the _____ day of _____ A.D., 2011 at _____ o'clock _____ m., and duly recorded in Book _____ on Page _____

Register of Deeds:
Debra J. Register

SURVEYOR'S REVIEW CERTIFICATE

This survey has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005, as amended, and K.A.R. 66-12-1, as amended. No other warranties are extended or implied.

Date: _____
Approved: _____ Lic. No. _____

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, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the Manhattan Urban Area 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 _____ day of _____ A.D., 2011.

BG CONSULTANTS, INC.
4806 Vue Du Lac Place
Manhattan, Kansas 66503
(785) 537-7448 ext. 1135

BY: Fred Gibbs, R.L.S.

CURVE DATA

Curve #	Radius	Chord	Chord Bearing
1	280.00	50.07	S 29°04'31" W
2	280.00	50.07	S 29°04'31" W
3	280.00	50.07	S 29°04'31" W
4	280.00	50.07	S 29°04'31" W

Bench Mark Summary

- BM #3 - Chiseled "C" cut on W. Back of Curb on Browning Ave.
N. 1035.79 E. 941.64 Elev. = 1095.34
- BM #12 - Chiseled "C" cut on E. Back of Curb on Westport Dr. N. of Williamsburg Dr. Entrance
N. 919.64 E. 1430.52 Elev. = 1104.26
- BM #22 - Chiseled "C" cut on N. Back of Curb on Dickens Ave.
N. 1843.90 E. 1327.42 Elev. = 1079.92

Description:

A TRACT OF LAND LOCATED IN A PORTION OF "WILLIAMSBURG, UNIT ONE" AND "WILLIAMSBURG, UNIT SIX", ADDITIONS IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 7 EAST OF THE 6TH P.M. IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID "WILLIAMSBURG, UNIT ONE"; THENCE ALONG THE NORTH LINE OF SAID "WILLIAMSBURG, UNIT ONE" EAST 700.74 FEET TO THE NORTHWEST CORNER OF "WILLIAMSBURG, UNIT EIGHT"; AN ADDITION IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS; THENCE TRAVERSING ALONG THE WESTERLY LINE OF SAID "WILLIAMSBURG, UNIT EIGHT"; SAID "WILLIAMSBURG, UNIT SIX" AND "WILLIAMSBURG, UNIT FIVE"; AN ADDITION IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS; THE FOLLOWING FIVE COURSES:

- 1.) S 53°14'33" W, 205.94 FEET (AS PLATTED: S 53°14'27" W, 206.03 FEET);
 - 2.) SOUTH 15.70 FEET;
 - 3.) S 48°32'07" W, 95.00 FEET;
 - 4.) S 61°06'31" W, 100.00 FEET;
 - 5.) S 24°24'30" W, 104.49 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID "WILLIAMSBURG, UNIT FIVE"; BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AN EXISTING PUBLIC ROAD; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 19 OF SAID "WILLIAMSBURG, UNIT FIVE"; BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EXISTING PUBLIC ROAD (WILLIAMSBURG DRIVE); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EXISTING PUBLIC ROAD (WILLIAMSBURG DRIVE) ON A CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET AN ARC DISTANCE OF 50.07 FEET, CHORD OF SAID CURVE BEARS S 29°04'31" W, 50.00 FEET, TO THE NORTHEAST CORNER OF LOT 32 OF "WILLIAMSBURG, UNIT SEVEN"; AN ADDITION IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS; BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AN EXISTING PUBLIC ROAD; THENCE ALONG THE NORTHERLY LINE OF LOT 32 OF "WILLIAMSBURG, UNIT SEVEN"; BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EXISTING PUBLIC ROAD; N 60°55'28" W, 86.00 FEET TO THE NORTHWEST CORNER OF LOT 32 OF SAID "WILLIAMSBURG, UNIT SEVEN"; THENCE TRAVERSING ALONG THE WESTERLY LINE OF SAID "WILLIAMSBURG, UNIT SEVEN" AND SAID "WILLIAMSBURG, UNIT SIX" THE FOLLOWING FOUR COURSES:
- 1.) S 17°56'20" W, 75.00 FEET;
 - 2.) S 1°46'59" E, 149.18 FEET;
 - 3.) S 20°30'55" W, 42.00 FEET;
 - 4.) S 14°14'29" E, 110.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING PUBLIC ROAD (WILLIAMSBURG DRIVE); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EXISTING PUBLIC ROAD (WILLIAMSBURG DRIVE) S 54°12'37" W, 74.38 FEET TO THE SOUTH LINE OF LOT 2 OF SAID "WILLIAMSBURG, UNIT ONE"; THENCE ALONG THE SOUTH LINE OF LOT 2 OF SAID "WILLIAMSBURG, UNIT ONE" N 89°19'53" W, 250.81 FEET (AS PLATTED: 255.76 FEET) TO THE WEST LINE OF SAID "WILLIAMSBURG, UNIT ONE"; BEING ON THE EAST RIGHT-OF-WAY LINE OF AN EXISTING PUBLIC ROAD (BROWNING AVENUE); THENCE ALONG THE WEST LINE OF SAID "WILLIAMSBURG, UNIT ONE"; BEING THE EAST RIGHT-OF-WAY LINE OF SAID EXISTING PUBLIC ROAD (BROWNING AVENUE) N 1°34'38" E, 788.52 FEET TO THE POINT OF BEGINNING, CONTAINING 7.029 ACRES.

THE BEARINGS ON THE ABOVE DESCRIBED TRACT ARE BASED ON SAID "WILLIAMSBURG, UNIT ONE" FINAL PLAT.

FINAL PLAT
WESTPORT COMMONS
UNIT THREE
A Replat of Lot 5 and Lot 11 of Westport Commons Unit 2 in the City of Manhattan, Riley County, Kansas

