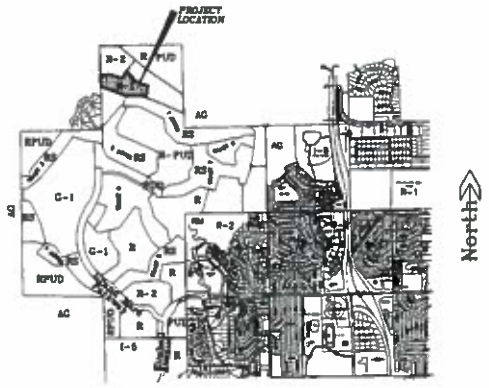


SITE MAP

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 this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

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. 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 ___ day of _____, 2017

LO Land Company, LLC
A Kansas Limited Liability Company

_____
By: Timothy T. Schultz, Manager

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid, came Timothy T. Schultz, Manager of LO 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: _____

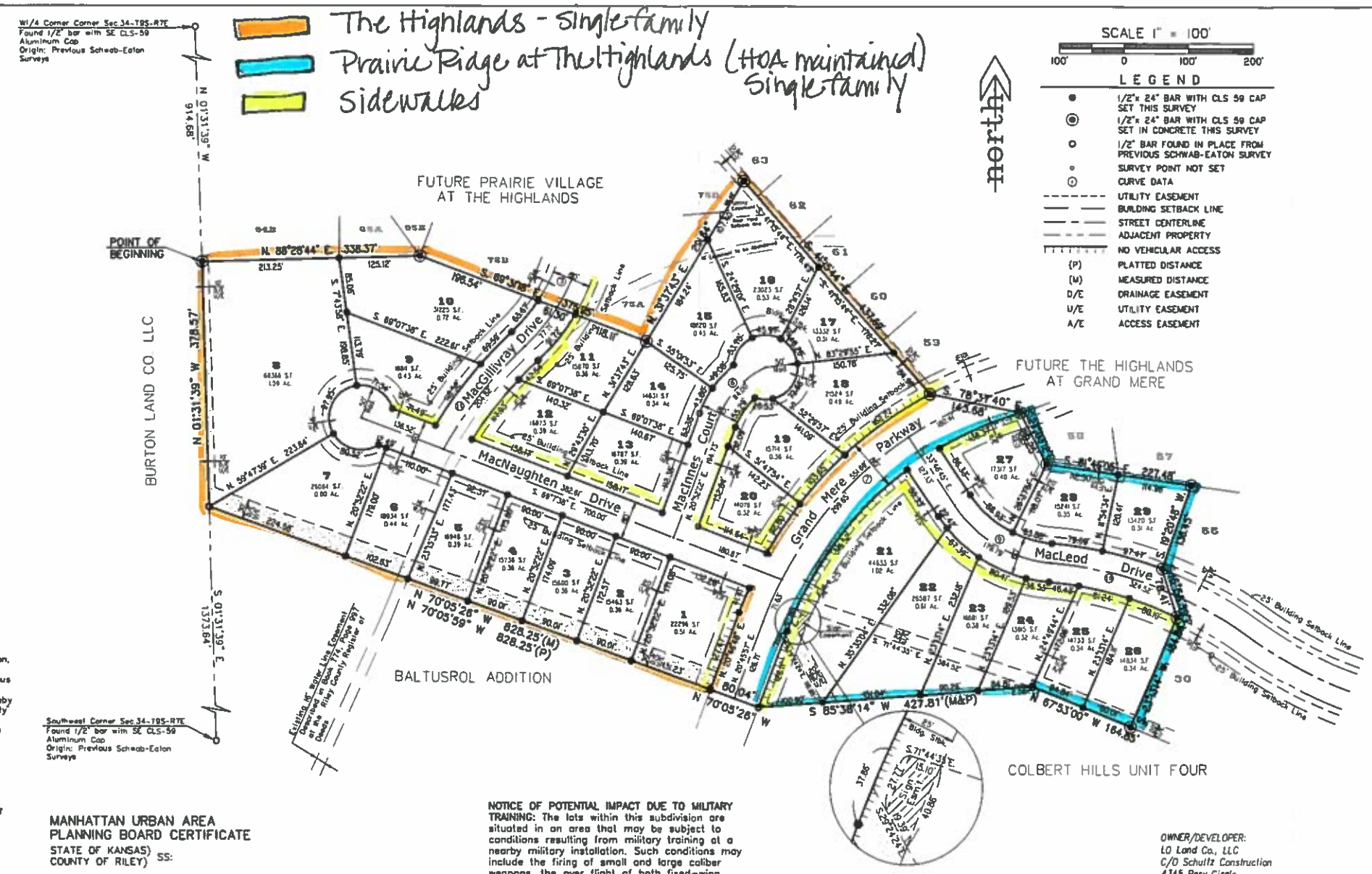
CERTIFICATE OF THE REGISTER OF DEEDS

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



MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

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

_____ _____
Chairperson

_____ _____

_____ _____

_____ _____
Attest:

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_____day of _____, 2017.

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 Usha Reddi, Mayor

NOTICE OF POTENTIAL IMPACT DUE TO MILITARY TRAINING: The lots within this subdivision are situated in an area that may be subject to conditions resulting from military training at a nearby military installation. Such conditions may include the firing of small and large caliber weapons, the over flight of both fixed-wing and rotary-wing aircraft, the movement of vehicles, the use of generators and other accepted and customary military training activities. These activities ordinary and necessarily produce, noise, dust, smoke and other conditions that may not be compatible with permitted improvement according to established federal guidelines, state guidelines or both.

CENTERLINE CURVE DATA

	Δ	R	L	T	CD
③	74°36'14"	300.00'	390.62'	228.55'	S09°47'45"E 363.61'
⑥	43°32'48"	150.00'	114.00'	59.91'	N42°38'46"E 111.28'
⑦	52°40'58"	600.00'	551.69'	297.08'	N47°06'26"E 532.06'
⑧	37°22'10"	600.00'	391.33'	202.91'	N16°33'04"E 384.43'
⑨	51°30'17"	200.00'	179.79'	96.48'	N59°31'53"W 173.79'
⑩	30°59'21"	600.00'	324.52'	166.33'	S69°47'21"E 320.58'
⑤	16°54'36"	694.00'	204.82'	103.16'	N38°38'33"E 204.08'

BENCH MARKS:

B.M. 1 = North Cap Bolt on Fire Hydrant West of the Intersection of Joseph Drive and Miller Parkway.
N. 12441.53, E. 24685.86
Elev. = 1284.08

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. = 1284.62

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. 082913-58. No other warranties are extended or implied.

Approved: _____ Date: _____
License: _____

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 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 _____ day of _____, A.D. 20_____.

_____
Richard Carl Scott, RLS 1430

BOUNDARY DESCRIPTION:

A tract of land in the Southwest Quarter (SW1/4) of Section 34, Township 9 South, Range 7 East of the 6th P.M., Riley County, Kansas being more particularly described as follows:

BEGINNING at a point on the West line of the said Southwest Quarter (SW1/4) that is South 01°31'39" East, 914.69 feet from the Northwest corner of the said Southwest Quarter (SW1/4);
THENCE North 88°28'44" East, 338.37 feet;
THENCE South 69°31'18" East, 375.95 feet
THENCE North 31°37'43" East, 291.64 feet;
THENCE South 41°15'44" East, 437.69 feet;
THENCE South 78°37'40" East, 143.68 feet;
THENCE South 27°03'12" East, 89.25 feet;
THENCE South 81°46'05" East, 227.48 feet;
THENCE South 19°20'48" West, 136.45 feet;
THENCE South 16°56'39" East, 78.41 feet;
THENCE South 23°13'14" West, 164.86 feet to a point on the Northerly line of Colbert Hills Unit Four, an addition to the City of Manhattan, Riley County, Kansas as recorded in Plat Book K on Page 771 at the Riley County Register of Deeds Office;
THENCE along the Northerly line of said Colbert Hills Unit Four, the following TWO COURSES:
COURSE ONE: North 67°53'00" West, 164.85 feet;
COURSE TWO: South 85°38'14" West, 427.81 feet, said point being on the Southeasterly right of way line of Grand Mere Parkway;
THENCE departing said Northerly line of Colbert Hills Unit Four, North 70°05'26" West, 80.04 feet to the Northeast corner of Baltusrol Addition, an addition to the City of Manhattan, Riley County, Kansas as recorded in Plat Book I on Page 801 at the Riley County Register of Deeds Office;
THENCE along the Northerly line of said Baltusrol Addition, North 70°05'26" West (measured) vs. North 70°05'59" West (Plat), 828.25 feet to the Northwest corner of said Baltusrol Addition, said point being on the West line of the said Southwest Quarter (SW1/4) of Section 34;
THENCE along the said West line of the Southwest Quarter (SW1/4), North 01°31'39" West, 378.57 feet to the POINT OF BEGINNING. Said tract contains 17.37 acres, more or less.
Subject to easements, restrictions and reservations of record.

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

NOTES

1. Bearings used on this survey are based on the West line of the S.W. 1/4 Sec. 34-9-7 found to bear N. 01°31'39" W.
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 interior streets and on both sides of Grand Mere Parkway.
6. The area being platted is in Flood Zone X, an area determined to be outside the 0.2% annual chance flood plain. Found on FIRM (Flood Insurance Rate Map) Community Panel Number 20161C0335 G, Effective Date March 16, 2015.
7. The portion of the existing 16' Water Line Easement Described in Book 774, Page 997, going thru this plat, shall be abandoned. Said easement to be abandoned after the existing water line has been removed and salvaged to the City of Manhattan.
8. The sign easement shown on Lot 21 shall exist for the purposes of a stone monument sign and landscaping surrounding the sign. The contents of the easement shall be owned and maintained by The Highlands at Grand Mere Home Owners Association.
9. The Manhattan Urban Area Planning Board approved the variations of Section 10-205 (B) to allow MacBrayne Drive cul-de-sac to be greater than 600 feet in length and Section 10-208 (A)(2)(b) to allow the eyebrow cul-de-sac on Grand Mere Parkway on February 6, 2017 during the approval of the Preliminary Plat.

OWNER/DEVELOPER:
LO Land Co., LLC
C/O Schultz Construction
4345 Rory Circle
Manhattan, KS 66502
(785) 539-9599

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

ZONING:
"R-1" Single Family Residential

FINAL PLAT

THE HIGHLANDS AT GRAND MERE UNIT ONE

AN ADDITION TO THE CITY OF MANHATTAN, KANSAS

PREPARED BY

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

FEBRUARY 2017

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