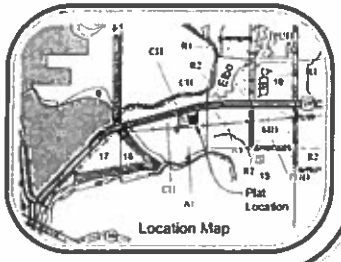


LEGEND

- ◆ Monument as per Heritage Square South Final Plat
- ○ Set 1/2" x 24" Iron Bar w/BG Cap
- + Point Not Found or Set
- BS Building Setback
- DE Drainage Easement
- UE Utility Easement
- PE Pedestrian Easement
- NA No Access
- (2) Existing Lot Number
- 2 Proposed Lot Number

Manhattan Urban Area Planning Board Certificate:

(State of Kansas)
(County of Pottawatomie) SS

Approved this _____ day of _____ A.D., 2015.

Manhattan Urban Area Planning Board
City of Manhattan, Kansas

_____ _____
Chairman Secretary

_____ _____
Member Member

_____ _____
Member Member

_____ _____
Member Member

Certificate of the City Commission:

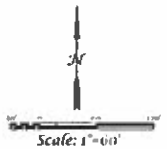
(State of Kansas)
(County of Pottawatomie) SS

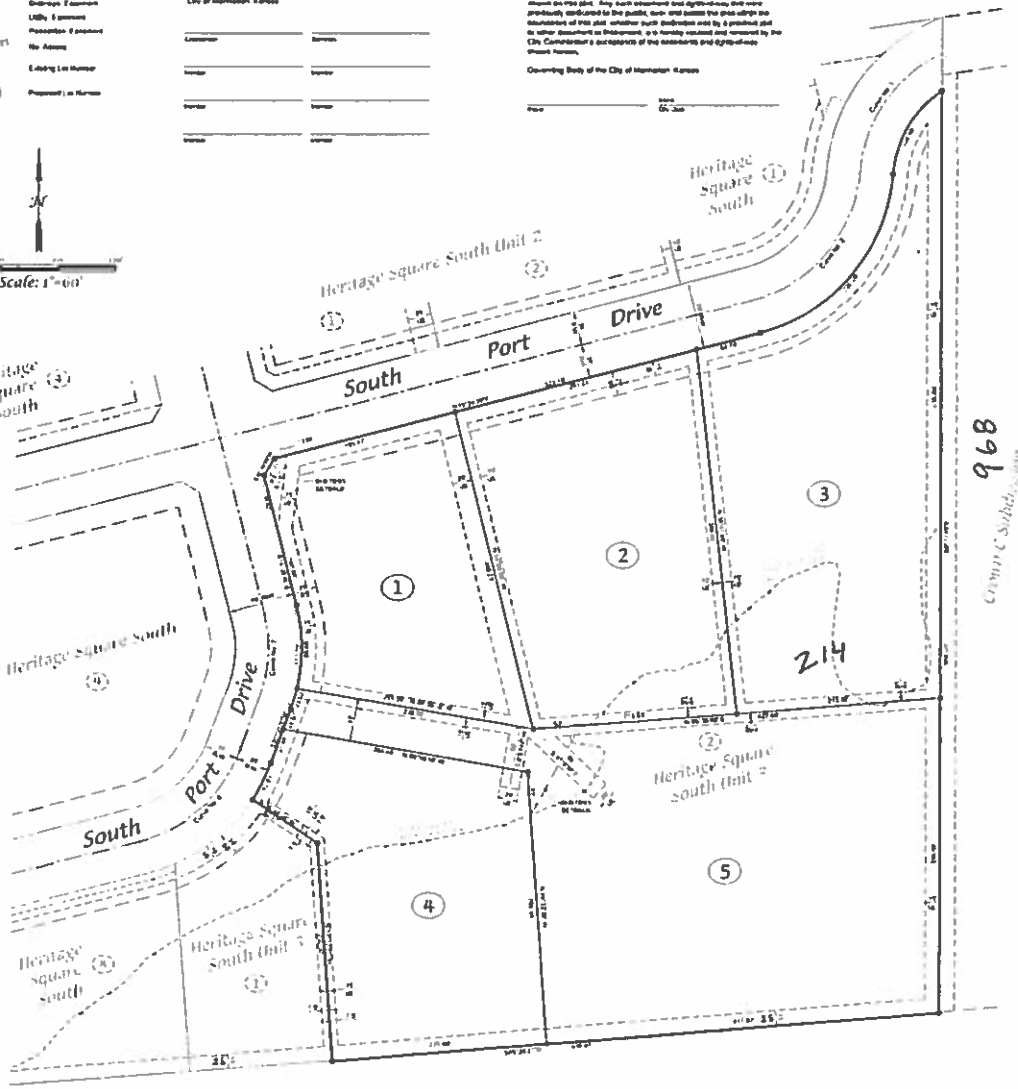
The dedicated public rights-of-way and easements, as shown on this plat, are hereby approved by the City Commission of the City of Manhattan, Kansas, as of this _____ day of _____ A.D., 2015.

The only easements and rights-of-way, dedicated to the public, are as shown on this plat. Any such easement and right-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 platted 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

_____ _____
Mayor City Clerk





FLOOD INFORMATION

This tract lies within Zone X, shown as 0.2% Annual chance of flood, and Areas determined to be outside the 0.2% annual chance flooding as per Flood Insurance Rate Map Community Panel No. 20161C0164D, dated March 16, 2015.

LOT SIZES

Lot No.	Acres	Sq. Ft.
1	1.645	82,539
2	1.982	86,355
3	2.530	110,204
4	1.734	75,526
5	3.478	151,137

DESCRIPTION

ALL OF LOT 2 HERITAGE SQUARE SOUTH UNIT 2 PUD, A COMMERCIAL PLANNED UNIT DEVELOPMENT IN THE CITY OF MANHATTAN, POTTAWATOMIE COUNTY, KANSAS.

SUBJECT TO AND SUBJECT ON THAT PLAT OF HERITAGE SQUARE SOUTH PUD.

Owners Certificate:

(State of Kansas)
(County of Pottawatomie) 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 platted as herein set forth.

The undersigned, as such owners, do hereby grant 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, and underground surface or above ground attachments necessary to carry out the function of the easements, under the areas denoted as easements on this plat is also hereby dedicated to the public. Where, and if, used on this plat, the term "Utility" shall include, by way of example, but not limited to, power, water, gas, electric, cable TV and telephone. When, and if, used on this plat, the term "Plat" shall include all forms of land, by whatever means, unless the same is limited by other words or phrases, such as "Addition Parcel" etc. The undersigned acknowledges that pursuant to K.S.A. 12-608 the dedication of right-of-ways and easements to the public constitutes a conveyance thereof to the City of Manhattan, Kansas. In Wit, for the uses hereof, expressed or intended,

Given under my hand at Manhattan, Kansas

this _____ day of _____ A.D., 2015.

_____
By: Name, Member
Heritage Square South Company, LLC

_____
By: Name, Partner
B & B Investments, Inc.

Notary Certificate:

(State of Kansas)
(County of Pottawatomie) SS

Be it remembered, that on this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came _____ personally known to me to be the same persons who executed the foregoing owner certificate, and duly acknowledged the 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 _____

CURVE DATA				
	C. Curve No. 1	C. Curve No. 2	C. Curve No. 3	C. Curve No. 4
Radius	750.00'	750.00'	750.00'	750.00'
Tangent	97.54'	167.63'	72.70'	46.71'
Arc Length	194.48'	330.71'	145.85'	93.37'
Delta	14°51'05"	71°19'58"	11°08'34"	7°08'06"
Chord Length	193.97'	309.89'	145.67'	93.29'
Chord Bearing	S 34°21'17"W	S 36°49'46"W	N 41°42'46"E	N 37°17'16"E

Certificate of the Pottawatomie County Register of Deeds:

(State of Kansas)
(County of Pottawatomie) SS

This instrument was filed for record on the ____ day of _____ A.D., 2015 at _____ o'clock ____ M. and duly recorded in Book _____ on Page _____

Register of Deeds

Fee: $ _____

Review Certificate:

This survey has been reviewed and approved for filing pursuant to and in accordance with K.S.A. 58-2005, the following corrections are contained or implied:

Approved By: _____

Date: _____

Surveyor's Certificate:

(State of Kansas)
(County of Pottawatomie) SS

I, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of Kansas with experience and qualifications in land surveying, that the hereinafter 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 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., 2015.

BG CONSULTANTS, INC.
1000 VUE DU LAC PLACE
MANHATTAN, KANSAS 66503
(785)537-7666

_____
Kansas No. LS

All development within the Heritage Square South Commercial Planned Unit Development shall comply in all respects with the approved Final Development Plan and Ordinance No. _____, passed _____, 2015 and may be amended only

FINAL PLAT

Heritage Square South Unit Four P.U.D.

A Commercial Planned Unit Development
an Addition to the City of
Manhattan, Pottawatomie County, Kansas

Prepared By:

BG Consultants, Inc.
Engineering • Architecture • Surveying

April 2015 14-14884