

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, electric, cable tv, and telephones. 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-way 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 _____, 2013

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

Angela R. Schultz, Authorized Officer

NOTARY CERTIFICATE

STATE OF KANSAS) COUNTY OF RILEY) SS:

BE IT REMEMBERED, that on this ___ day of _____, 2013, before me, the undersigned, a notary public in and for the County and State aforesaid, came 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.

SEAL

Notary Public
My appointment expires: _____

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE
STATE OF KANSAS) 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
1213 Hyllon 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/AO"
"C-2/AO" All Lots
"C-2" Neighborhood Shopping Dist.
"AO" Airport Overlay District

CENTERLINE CURVE DATA

Δ	R	L	T	CD
① 73°31'37"	250.00'	320.82'	186.78'	299.26'
② 44°15'50"	175.15'	135.31'	71.23'	131.97'
③ 65°51'18"	150.00'	164.55'	91.66'	156.43'

SW. COR. SE 1/4 SEC. 16-10-7
1" BAR WITH ALUMINUM CAP
FOUND FROM PREVIOUS
SCHWAB-EATON SURVEYS

BENCH MARKS:

BM 3 = Spike in East Power Pole, 440± N.E. of Int. Amherst Ave. & Miller Pkwy.
N. 11439.38, E. 28837.37
Elev. = 1207.86

BM 14 = "M" in "Mueller" on Fire Hydrant near Water Tower.
N. 10086.86, E. 27936.22
Elev. = 1231.57

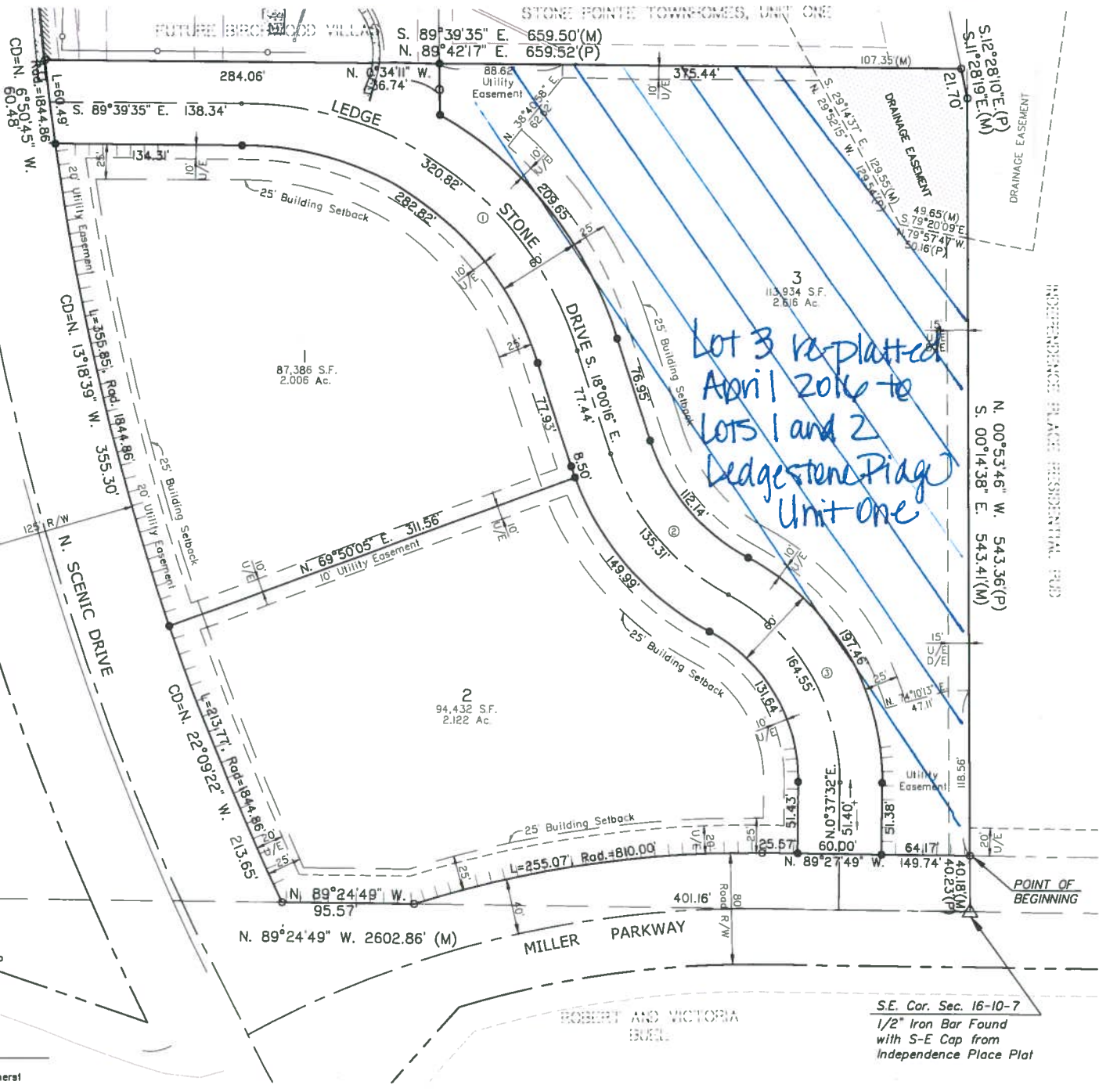
CERTIFICATE OF THE CITY COMMISSION
STATE OF KANSAS) COUNTY OF RILEY) SS:

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 _____, 2013.

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 John E. Matta, Mayor



AIRPORT OVERLAY NOTE:
The properties shown in the Ledge Stone Addition are within the Airport Overlay District and under Federal A/P Regulation Part 77-Objects Affecting Navigable Airspace for the Manhattan Regional Airport. As such, any construction projects on these properties are subject to the Federal Aviation Administration FAA Form 7460, Notice of Proposed Construction or Alterations, for review prior to issuance of a building permit and construction.

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

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) 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 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, R.L.S. 1430

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE1/4) of Section 16, Township 10 South, Range 7 East, of the 6th Principal Meridian, in the City of Manhattan, Riley County, Kansas described as follows:

BEGINNING at a point on the East line of the Southeast Quarter (SE1/4) of said Section 16 that is on an assumed bearing of North 00°14'38" West, 40.18 feet from the Southeast corner of said Southeast Quarter (SE1/4), said point being on the Northerly right of way line of Miller Parkway;

THENCE along said Northerly right of way line of Miller Parkway, the following **THREE COURSES**:

COURSE ONE: North 89°27'49" West, 149.74 feet;

COURSE TWO: On a curve to the left having a radius of 810.00 feet and an arc length of 255.07 feet being subtended by a chord of South 81°30'55" West for a distance of 254.01 feet to a point on the South line of said Southeast Quarter (SE1/4);

COURSE THREE: Along the South line of said Southeast Quarter (SE1/4), North 89°24'49" West, 95.57 feet to the intersection of the Northerly line of Miller Parkway and the Easterly line of Scenic Drive;

THENCE along the Easterly line of Scenic Drive, on a curve to the right having a radius of 1844.88 feet and an arc length of 630.11 feet being subtended by a chord of North 15°42'28" West a distance of 627.05 feet, said point being the Southeast corner of Stone Pointe Townhomes Unit One, an addition to the City of Manhattan, Riley County, Kansas as recorded in Plat Book K on Page 632 of the Riley County Register of Deeds Office;

THENCE along the South line of Stone Pointe Townhomes Unit One, South 89°39'35" East, 659.50 feet (measured) vs. North 89°42'17" East, 659.52 feet (Plat) to the Southeast corner of Stone Pointe Townhomes Unit One;

THENCE South 11°28'18" East, 21.70 feet to a point on the East line of the Southeast Quarter (SE1/4) of said Section 16;

THENCE along the East line of the Southeast Quarter (SE1/4) of said Section 16, South 00°14'38" East, 543.41 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

Said tract contains 8.00 acres, more or less.

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



LEGEND

- Δ SECTION CORNER FOUND
- 1/2" x 24" BAR WITH CLS 59 CAP SET THIS SURVEY
- 1/2" BAR FOUND IN PLACE FROM PREVIOUS SCHWAB-EATON SURVEY OF INDEPENDENCE PLACE PUD
- SURVEY POINT NOT SET
- ① CURVE DATA
- UTILITY AND DRAINAGE EASEMENT
- 25' BUILDING SETBACK LINE
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- ||| NO ACCESS

NOTES

1. 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).
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 Scenic Drive. Sidewalks to be constructed along both sides of Miller Parkway, widths to be specified during design.
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 FIRN (Flood Insurance Rate Map) Community Panel Number 20161C0342 F, Effective Date February 4, 2005.

FINAL PLAT
LEDGE STONE ADDITION

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



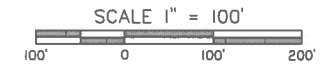
CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
1125 GARDEN WAY MANHATTAN, KANSAS PH 785-539-4687
SEPTEMBER 2013

LEGAL DESCRIPTION
 A tract of land in the Southwest Quarter (SW1/4) of Section 15 and the Southeast Quarter (SE1/4) of Section 16, Township 10 South, Range 7 East of the 6th P.M., in the City of Manhattan, Riley County, Kansas, said tract including all of Lot 1, Independence Place as recorded in Plat Book K on Page 719 and Lot 3, Ledge Stone Addition as recorded in Plat Book K on Page 752 of the Office of the Register of Deeds, Riley County, Kansas.

Together with and subject to covenants, easements and restrictions of record. Said property contains 39.55 acres.

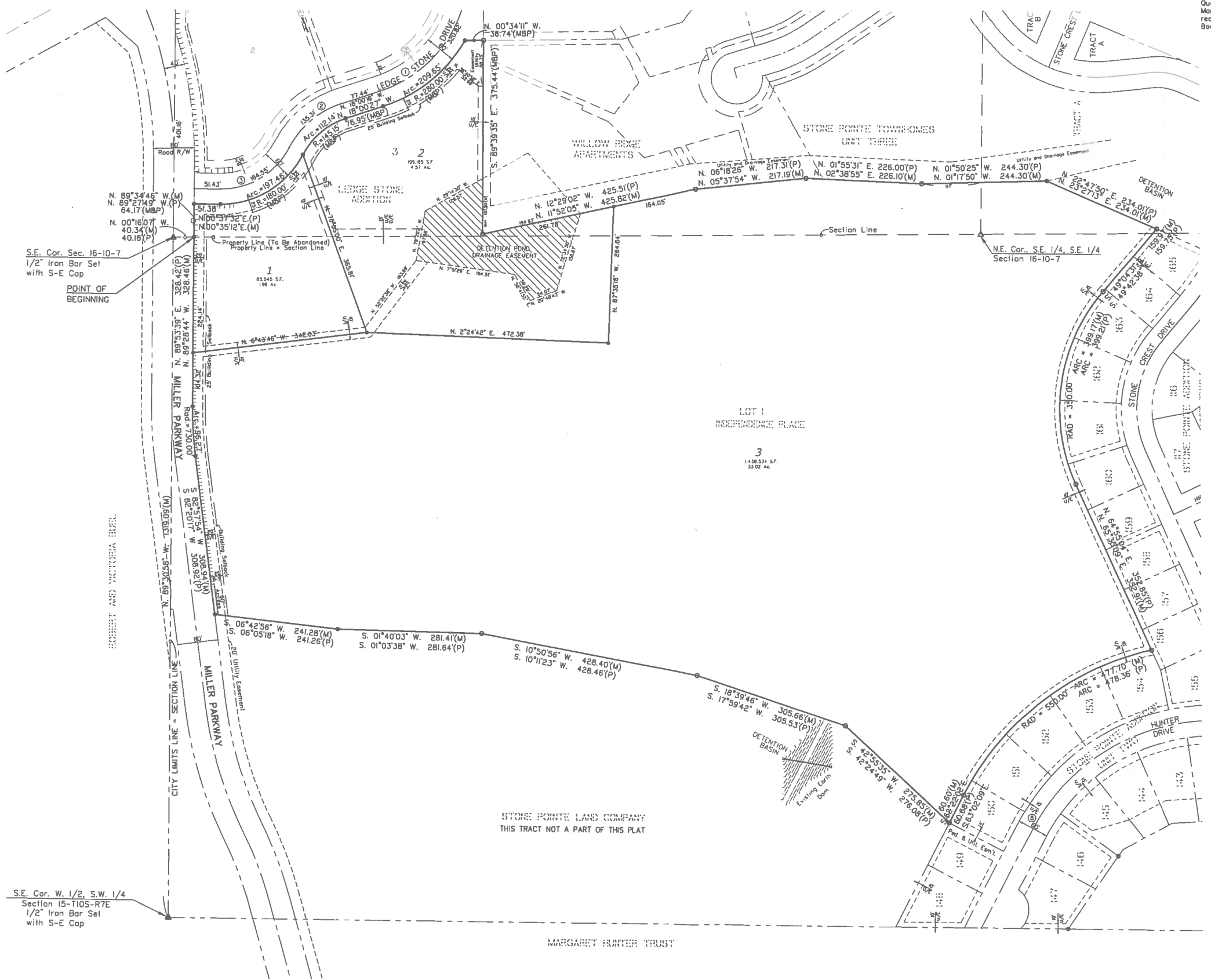
ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE MEASURED, UNLESS OTHERWISE NOTED

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.



LEGEND

- ▲ SECTION CORNER FOUND
- SECTION CORNER SET THIS SURVEY
- 1/2" x 24" BAR WITH CLS 59 CAP SET THIS SURVEY
- 1/2" BAR FOUND IN PLACE FROM PREVIOUS SURVEY OF LEDGESTONE, STONE POINTE AND WILLOW RIDGE
- SURVEY POINT NOT SET
- ⊙ CURVE DATA
- - - EASEMENT LINE
- ||||| 25' BUILDING SETBACK LINE
- ||||| NO ACCESS
- (M) MEASURED DISTANCES
- (P) PLATTED DISTANCES



A REPLAT OF LOT 3, LEDGESTONE ADDITION, LOT 1, INDEPENDENCE PLACE

FINAL PLAT
LEDGESTONE RIDGE UNIT ONE

AN ADDITION TO THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS



PREPARED BY
Schwab Eaton
 CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 1125 GARDEN WAY MANHATTAN, KANSAS PH 785-539-4687
 APRIL 2016