

DESCRIPTION:

A tract of land in the Southwest Quarter of Section 34, Township 9 South, Range 7 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:

Beginning at a point that is N 01°31'32" W 159.78 feet from the Southwest Corner of said Section 34; thence N 01°31'32" W 1213.95 feet along the West Line of the Southwest Quarter of said Section 34; thence S 70°05'59" E 828.25 feet; thence S 20°47'01" W 98.94 feet; thence On a curve to the right with a radius of 260.00 feet, an arc distance of 122.41 feet, chord being S 34°16'17" W 121.29 feet, thence S 48°02'28" W 713.41 feet; thence On a curve to the left with a radius of 340.00 feet, an arc distance of 294.13 feet, chord being S 23°15'28" W 285.05 feet to the point of beginning, containing 10.22 acres.

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY)

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 acknowledges 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, Riley County, Kansas, in trust, for the uses named, expressed or intended.

Given under my hand at _____, Kansas this _____ day of _____, 2015.

Fieldhouse Development, Inc.

Zachary J Burton, President

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY)

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

Zachary J Burton, President, Fieldhouse Development, Inc.

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)
COUNTY OF RILEY)

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

Manhattan Urban Area Planning Board

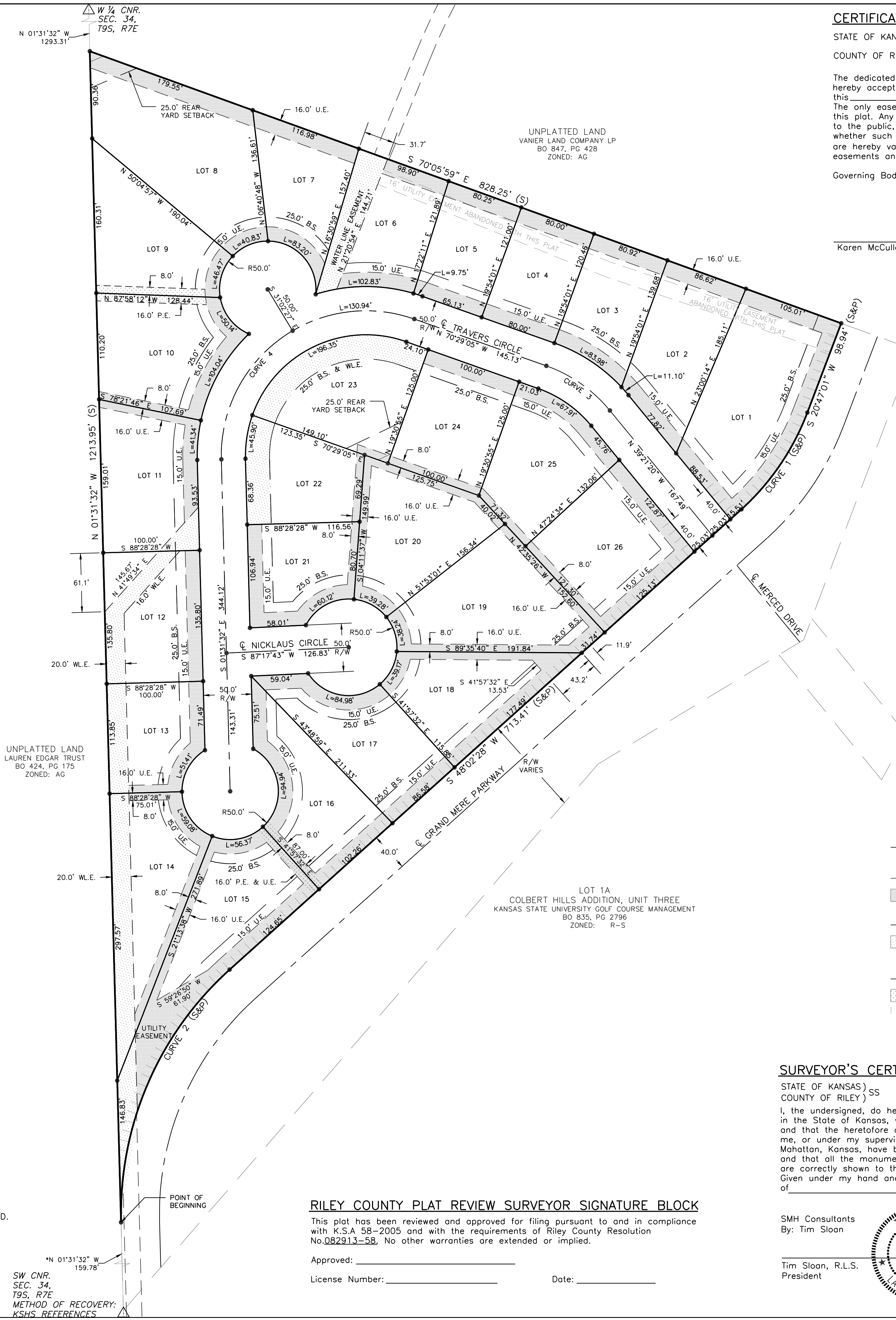
Chairperson Member
Member Member
Member Member
Member Secretary

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF RILEY)

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



CERTIFICATE OF THE CITY COMMISSION

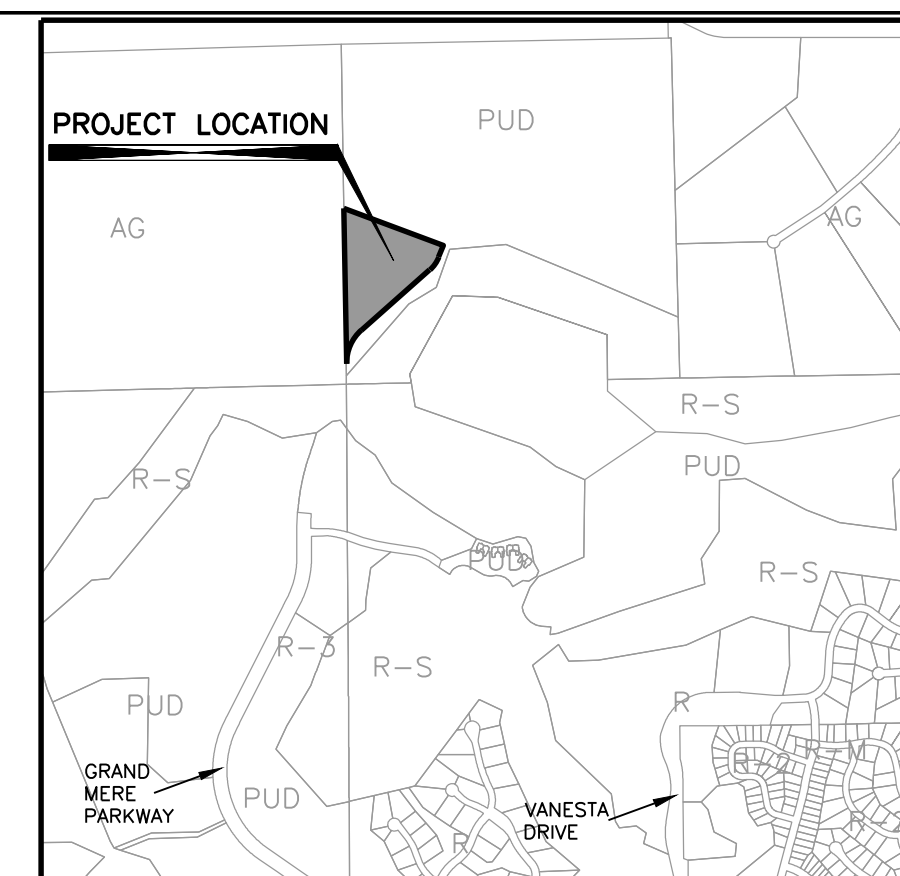
STATE OF KANSAS)
COUNTY OF RILEY)

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 _____, 2015. 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.

Karen McCulloh, Mayor

Gary S. Fees, MMC, City Clerk



VICINITY MAP (NOT TO SCALE)

Table with columns: LOT #, SQ FT, ACRES, and Value. Lists lots 1 through 26 with their respective areas and values.

LEGEND

- MONUMENT FOUND (1/2" REBAR), ORIGIN - NOTED
1/2"x24" REBAR W/ LS66 CAP SET
PLATTED DISTANCE
SURVEYED DISTANCE
MATCHED PLAT BEARING
SECTION CORNER
BUILDING SETBACK
UTILITY EASEMENT
WATER LINE EASEMENT
PEDESTRIAN EASEMENT
NO ACCESS

NOTES: No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the Title of this property are shown, except as plotted, as per agreement with the landowner.

No gaps or overlaps exist. There are no lines of possession that affect this survey.

Parent Tract is recorded in Book 858, Page 8742, Register of Deeds Office, Riley County, Kansas.

No existing buildings are shown, as per agreement with the owners.

A Variation of Section 10-201(C) of the Manhattan Urban Area Subdivision Regulation to not connect to adjacent properties was approved on February 2, 2015.

A Variation of Section 10-205(B) of the Manhattan Urban Area Subdivision Regulation to allow for a cul-de-sac to be more than 600 feet in length was approved on February 2, 2015.

A Variation of Section 10-208(A)(2)(b) of the Manhattan Urban Area Subdivision Regulation to allow an eyebrow cul-de-sac was approved on February 2, 2015.

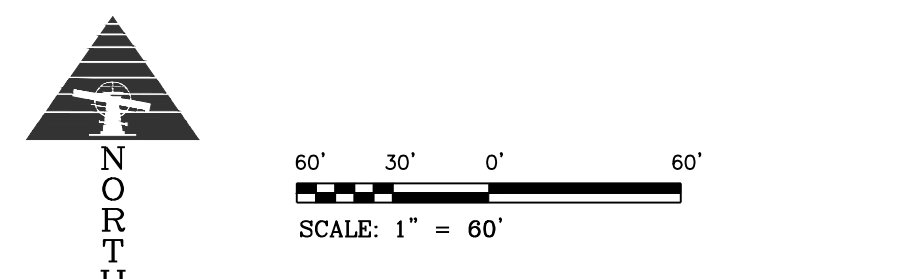
FLOOD INFORMATION NOTE: FEMA/FIRM Community Panel No. 2016100335G revised March 16, 2015, shows subject property to be located in Zone X. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

BENCHMARK NOTE: M in Muller on Top of the Fire Hydrant in the NE quadrant at the intersection of Grand Mere Parkway and Colbert Hills Drive. Elev-1266.42

Notice of Potential Impact Due to Military Training

The lots within this subdivision are situated in an area that may be subjected to conditions resulting from military training at Fort Riley. 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 ordinarily and necessarily produce, noise, dust, smoke and other conditions that may not be compatible with the permitted land uses intended to be located in this subdivision according to established federal guidelines, state guidelines or both.

PROPERTY LINE DATA table with columns: No., Radius, Arc, Chord, Delta, Tangent, Bearing. Includes CENTERLINE DATA table below it.



SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
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; and 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., 2015.

SMH Consultants
By: Tim Sloan

Tim Sloan, R.L.S.
President



RILEY COUNTY PLAT REVIEW SURVEYOR SIGNATURE BLOCK

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 Number: _____

Final Plat
BALTUSROL ADDITION
An Addition to the City of Manhattan,
Riley County, Kansas



4201B Anderson Avenue, Suite 2 • Manhattan, Kansas 66503
(785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com
Project # 1410MN4034 DD # TDS25

MARCH 2015