OWNER'S CERTIFICATE STATE OF KANSAS) COUNTY OF POTTAWATOMIE) SS:

This is to certify that the undersigned is the owner or corporation of record of the land hereon described on this plat, and that he/she has caused the same to be surveyed and subdivided as indicated for the uses and purposes herein set forth, and hereby acknowledge and adopt the same under the style and title indicated

SITTE MAP

All street right-of-ways as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat is hereby granted.

Given under my hand at ______, Kansas, this _____ day of _____ , A.D. 20____

Doug Dunafon, President Dunafon Construction, Inc.

Vickie Dunafon, Vice President Dunaton Construction, Inc.

NOTARY CERTIFICATE STATE OF KANSAS) COUNTY OF POTTAWATOMIE) SS:

BE IT REMEMBERED, That on this _____day of _ A.D. 20___ before me, the undersigned, a Notary Public in and for the County and State aforesaid came Doug Dunafon. President, and Vickie Dunafon, Vice-President, of Dunafon Construction, Inc. a corporation duly organized, incorporated and by virtue of the laws of The State of Kansas, who are personally known to me to be the same persons who executed, as such officers, the within instrument of writing on behalf of said and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and Affixed my official seal the day and year last above mentioned.

Term expires Notary Public

Print Name

POTTAWATOMIE COUNTY PLANNING BOARD STATE OF KANSAS) COUNTY OF POTTAWATOMIE) SS:

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

POTTAWATOMIE COUNTY PLANNING BOARD

COUNTY OFFICIALS

Secretary

County Zoning Administrator County Counselor

County Planning Director County Engineer

County Sanitarian

POTTAWATOMIE COUNTY ENGINEER **REVIEW CERTIFICATE:** This Survey has been reviewed and approved for filing pursuant to K.S.A. 58-2005, as amended. No other warranties are extended or implied. Approved County Engineer Lic.#____

CERTIFICATE OF COUNTY COMMISSION STATE OF KANSAS) COUNTY OF POTTAWATOMIE) SS:

Approved this _____ day of . BOARD OF COUNTY COMMISSIONERS

Commissioner

Date:

Commissioner, Chairman

Attest: County Clerk

Commissioner

S. 89°32'41" E.

N. 89°03'36" E

NW Cor. NW 1/4, NW 1/4 Sec. 28-9-10

Origin Sloan-Meier Survey

1/2" Iron Bar Found

January 2002

S. 89°32'41 E. 415.88'

0.34 Acres

0.18 Acres

17622 sq. ft

0.40 Acres

15

17377 sq. f

0.40 Acres

N 89°3'36" E. 172.54'

13065 sq. ft 20/

0.30 Acres 0

0.27 Acres

27

10413 sq. ft

0.24 Acres

122.50

28

10413 sq. ft

0.24 Acres

N| 89°03'36" |

122.50

29 10413 sq. ft 0.24 Acres

N. 89°03'36" 1

30 10413 sq. ft

0.24 Acres

N. 89°03'36"

N 89°03'36"

28.93' 63.71'

58.93'

0.38 Acres 40

25 19208 sq. ft

S.89°03'36*W

11024 sq. ft

0.25 Acres

40

s. 89°03'36" 🛭

122.50

122.50' 25'

122.83

14668 sq. ft

12508 sq. ft 🔌

107.46°

0.28 Acres

122.32

10924 sq. f

122.12'

10998 sq. ff 007 0.25 Acres 20'

N. 89°32'36" W.

11753 sq. ft

0.27 Acres__

100.25 Acres 81%

99.84'

N. 89°32'28" W.

89°3'36" E. 175.00'

N. 89°3'36" E. 177.45'

. 89°3'36" E. 178.52'

12A 3005 sq. ft

128

N. 89°03989 ACTP\$5.00

N. 89°03'36" E. 175.00'

15750 sq. ft

0.86 Acres

EN. 89°03'36" E. 175.00'1

10

0.36 Acres

EN. 89°03/36" E. 175.do

15750 sq. ft

15750 sq. ff

0.86 Acres

N. 89°03'36" E. 175.00"

0.36 Acres

16200 sq. ft

0.37 Acres

16200 sq. ft 0.37 Acres

N. 489°03'36" E. 180.0b

16200 sq. ft

0.37 Acres

N. 89°03'56" E. 180.00'

16200 sq. ft 0.37 Acres

N. 89°03'36" E. 180.0D'

16200 sq. ft

0.37 Acres

0.44 Acres

0.72 Acres

S. 89°32'35" E. 56.20'

20.35'

SW Cor. NW 1/4, NW 1/4 Sec. 28-9-10

Found RR Spike

🕇 19699 sq. ft

0.45 Acres 0 €

15

1. 89°0 5'36" E. 101.55' 50.09' 2 79.32' 1

= N. 89°03'\$6" E. 180.0

Origin: BG Survey of Meadowlark Estates, dated February 1979

33

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS) COUNTY OF POTTAWATOMIE) SS: This instrument was filed for record on the

33 4 7 34 35 35 17 36 17 37 38 38 39 39 Acres | 15208 sq. ft | 152

- 93.49'----:

Esmt. 109:23' -

MEADOWLARK ESTATES

SIDE AND REAR YARD BUILDING SETBACKS:

the following. All building setbacks abutting roads

Building setbacks may abut easements, but shall not be less than

or public right-of-ways are as shown. Sideyard setbacks not abutting

setbacks, common area will not be considered as public right-of-way.

YOCKEY TRACT

BOOK 244, PAGE 336

S. 89°32'21" F. 389.88'

Brook Ridge

64689 sq. ft

1.49 Acres

-S. -89°32'28"-E. 465.69

S. 89°32'28" |

174.57

23

11706 sq. ft

0.27 Acres

S. 89°32'28" E.

0.25 Acres

10936 sq. ft

0.25 Acres

126.20

45

0.30 Acres

____1263.71

N. 89°32'36" W.

296.92'

--100,21'-

12851 sq. ft

S. 89°32'36"

-- 95:00'--

29389 sq. ft 6 0.25 Acres

0.22 Acres

roads or public right-of-ways are 8'. All rear yard setbacks not abutting roads or public right-of-ways are 14'. All front yard setbacks abutting roads or public right-of-ways are 25'. For purposes of determining

day of _____ A.D. 20___ at ____ O'clock ____M., and duly recorded in Plat Cabinet _____ on Page _____ _ Register of Deeds

SURVEYOR'S CERTIFICATE STATE OF KANSAS) COUNTY OF POTTAWATOMIE) SS:

S. 89°32'4<u>1</u>" E. 487.03'

29382 sq. f

0.67 Acres

65

, 0.32 Acres

*[*5434 sq. f

\$ 77°14'47" E 1

61

9879 sq. ft

0.23 Acres

124.02

60

11077 sq. ft

0.25 Acres

SI 89°20'46" E-

-p' 124.20'

59

0.25 Acres N. 89°20'46 W

124.38

0.26 Acres

S. 89°20'46" E.

124.56

III35 sq. ft

S 89°20'46" E. 8

56

0.28 Acres

5. 81°18'28" E

127.99

124.74'

100 N 89°20'46" W

0.35 Acres

66

13157 sq. ft

12257 sq. ft /

0.28 Acres /

11680 sq. ft

0.27 Acres

121.59

69

10830 sq. ft,

-S 89°20'46" E

2 121.19' P. 12:

0.25 Acres

10807Qq. ft

0.25 Acres

10770 sq. ft

0.25 Acres

S 89°20'46" IE 0

9.46 S 189°20'46"

51 200 72 51 10733 sq. ft 60 0.25 Acres 20 N S

20.45 119.96

🖳 11283 sq. f)

0.26 Acrés

32641 sq. ft

0.75 Acres

S. 89°32'28*

209.77

77

25471 sq. ft

89°32'28" E

143.81

75

13273 sq. ft

0.30 Acres 8

4 89°32'28" W BRIER DRIVE

① 7

115.72

85.73'

12090 sq. ft

0.28 Acres

N| 89°26'37" W

120.84

48

11352 sq. ft

,0.26 Acres

49

0.26 Acres

50

0.26 Acres

S 89°32'28" E 33

S 89°32'28" E & L

10093 sq. ft 19 2

-72.31

0.31 Acres

112.82

52

--87.72'-

17982 sq. ft 1919

0.58 Acres

1 89°34'44" W

29.86

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 Pottawatomie County, 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.

29419 sq. ft

0.68 Acres

Given under my hand and seal this _____ day of ______, A.D. 20_____

LEGAL DESRIPTION

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 28, Township 9 South, Range 10 East of the 6th Principal Meridian in Pottawawtomie County, Kansas described as

Beginning at a point on the North line of the Northwest Quarter of the Northwest Quarter of said Section 28 and the East line of Kansas State Highway 99 that is South 89 degrees 32 minutes 41 seconds East (assumed bearing) for a distance of 24.10 feet (State record, East 24.1 feet) from the Northwest Quarter of the Northwest Quarter of said Section 28, marked by a 1/2" iron bar;

THENCE South 89 degrees 32 minutes 41 seconds East for a distance of 415.88 feet along the North line of the Northwest Quarter of the Northwest Quarter of said Section 28 to the Northwest Corner of a tract conveyed to Donald A Yockey and Shirley C. Yockey recorded in Book 244 at Page 336 in the Office 200' of the Register of Deeds of Pottawatomie County (Deed, 440.0 feet East of the Northwest Corner of said NW 1/4 of the NW 1/4) marked by a 5/8" iron bar found to be 0.26 feet North of the true corner; THENCE South 00 degrees 27 minutes 59 seconds West for a distance of 334.88 feet (Deed, South 335.08 feet) to the Southwest

corner of said Yockey tract to a 5/8" iron bar; THENCE South 89 degrees 32 minutes 21 seconds East for a distance of 389.88 feet (Deed, East 390.0 feet) to the Southeast corner of said Yockey tract and a 5/8" iron bar;

THENCE North 00 degrees 27 minutes 32 seconds East for a distance of 334.92 feet to the Northeast corner of said Yockey tract and the North line of the Northwest Quarter of the Northwest Quarter of said Section 28, marked by a 5/8" iron bar found to be 0.12 feet North of the true corner;

THENCE South 89 degrees 32 minutes 41 seconds East for a distance of 487.03 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 28 marked by a 1/2" iron bar;

THENCE South 00 degrees 32 minutes 16 seconds West for a distance of 1319.72 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 28, marked by a 1/2" iron bar;

THENCE North 89 degrees 32 minutes 36 seconds West for a distance of 1263.71 feet along the South line of the Northwest Quarter of the Northwest Quarter of said Section 28 to the East line of said Highway 99, marked by a 1/2" iron bar that is South 89 degrees 32 minutes 36 seconds East for a distance of 56.20 feet (State record, East 56.2 feet) from the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 28:

THENCE North 00 degrees 56 minutes 24 seconds West for a distance of 832.50 feet (State record, Northerly 832.5 feet) along the East line of said Highway 99 to a 1/2" iron bar; THENCE North 89 degrees 03 minutes 36 seconds East for a

distance of 5.00 feet (State record, East at right angles 5 feet) along the East line of said Highway 99 to a 1/2" iron bar; THENCE North 00 degrees 56 minutes 24 seconds West for a distance of 487.45 feet along the East line of said Highway 99 to the point of beginning.

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

Said property contains 35.748 acres more or less.

GENERAL NOTES

I. No Gaps or Overlaps were found to be present. 2. Basis of Bearing from West line of the Northwest Quarter. Assume to be N. 00°40'14" E.

3. All lots are to be served by Pottawatomie County Rural Water District #1 and Louisville City Sewer. 4. All lots are subject to a Restrictive Covenance.

5. Sidewalks shall be constructed along at least one side of all streets to be determined. 6. Easement widths are 20' along rear common property lines (10' wide on each side). Easments along sideyard common property

lines are 16' (8' on each side.) Easements along street right-of-ways are 10' wide. 7. All Road Right-of-ways are 60' in width and all Cul-de-sacs have a 60' radius.

OWNERS/DEVELOPERS:

Doug Dunafon/Dunafon Construction, Inc. 10255 Shanuk Westmoreland, Kansas 66549 (785) 457-3613

SURVEYOR/ENGINEER:

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

FINAL PLAT BROOK RIDGE

> A SUBDIVISION IN POTTAWATOMIE COUNTY, KANSAS

> > PREPARED BY

Schwab-Eaton, P.A.

CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS 1125 GARDEN WAY MANHATTAN, KANSAS PH 785-539-4687 MAY 2006

John R. Young

NE Cor. NW 1/4, NW 1/4

Origin: Sloan-Meier Survey

Jan. 2002

SCALE I" = 100'

LEGEND

CURVE NUMBER

POINT NOT SET

25' BUILDING SETBACK LINE TYP.

---- 10' EASEMENT LINE TYP.

50.95'

44.80'

101.55' 50.95' 101.38'

85.97'

35.27

71.47' | 139.04'

86.07' 149.30'

70.50'

| NO ACCESS

CURVE DATA

300.00' 140.32'

600.00' 170.78'

1000.00' 70.51'

(3) 04°43'22" 671.21' 55.33' 27.68' 55.31'

Bench Mark Disk A 263 1940 set in the top of a concrete

FIRM (Flood Insurance Rate Map) Community Panel No.

200621 0195 B, Revised February 17, 1988, indicates the

Zoning is R1, available for single family, except for

Any utility company that locates facilities in any easement

away any trees, limbs, vines, and brush on lands adjacent to

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

the utility easement whenever in the utility companies

construction, operation, or maintenance of its facilities,

construction, operation or maintenance of said 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

judgment such may interfere with or endanger the

lots 12 and 13 which are available for multi-family.

outside the 100-year and 500-year Floodplains.

area to be platted is in Flood Zone X areas determined to

post, 2.8 miles west of Wamego along the Union Pacific RR

from the station at Wamego, at a road crossing, 63' SW of

the crossing, 45' S of the South rail, 23' W of the fence

corner post, 10' N of center of driveway to the farmhouse,

and 1' E of a metal witness post and sign. Elevation =

150.00' 156.28'

101.55

89.36'

150.00' 235.10' 149.49' 211.77'

250.00' 254.36' 139.42' 243.53'

150.00' 68.14' 34.67' 67.55'

600.00' | 167.78' | 84.44' | 167.23'

416.00' 270.45' 140.20' 265.71'

500.00'

500.00

500.00'

11°38'12"

10°14'25"

89°48'11"

56°47'55"

59°41'37"

58°17'42"

26°01'38"

16°18'01"

04°02'24"

2) 37°14'57"

BENCHMARK DATA

FLOOD NOTE

ZONING

UTILITY NOTE

11°38'13"

SECTION CORNER FOUND FROM

PREVIOUS SLOAN AND MEIER SURVEY

1/2" BAR FOUND IN PLACE FROM PREVIOUS SLOAN AND MEIER SURVEY

1/2"x24" BAR SET THIS SURVEY

Found 1/2" Iron Bar

/2" Bar Found

Origin: Sloan Meier Survey

Jan. 2002

Road Right of way