

LEGAL DESCRIPTION

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 Pottawatomie County, Kansas described as follows:

Beginning at a point on the North line of the Northwest Quarter of Section 28, Township 9 South, Range 10 East 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 said Section 28 to the Northeast Corner of said Section 28, marked by a 1/2" 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 0.26 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 Southeast Corner 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 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
1. No Gaps or Overlaps were found to be present.
2. Basis of Bearing from West line of the Northwest Quarter, Assumed 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 Covenant.
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). Easements 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.

ZONING
Zoning is R1, available for single family, except for lots 12 and 13 which are available for multi-family.

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

SIDE AND REAR YARD BUILDING SETBACKS:

Building setbacks may abut easements, but shall not be less than the following. All building setbacks abutting roads or public right-of-ways are as shown. Sideyard setbacks not abutting 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 setbacks, common area will not be considered as public right-of-way.



SCALE 1" = 100'

LEGEND
SECTION CORNER FOUND FROM PREVIOUS SLOAN AND MEIER SURVEY
1/2" BAR FOUND IN PLACE FROM PREVIOUS SLOAN AND MEIER SURVEY
5/8"x24" BAR SET THIS SURVEY
CURVE NUMBER
POINT NOT SET
25' BUILDING SETBACK LINE TYP.
10' EASEMENT LINE TYP.
NO ACCESS

Table with 5 columns: Curve No., R, L, T, CD. Lists curve data for various points on the plat.

BENCHMARK DATA

Bench Mark Disk A 263 1940 set in the top of a concrete post, 2.8 miles west of Warrego along the Union Pacific RR from the station at Warrego, 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 = 983.22

FLOOD NOTE

FIRM (Flood Insurance Rate Map) Community Panel No. 200621 0195 B, Revised February 17, 1988, indicates the area to be plotted is in Flood Zone X areas determined to outside the 100-year and 500-year Floodplains.

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.

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 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.
Given under my hand and seal this ___ day of ___, A.D. 20__.

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS
COUNTY OF POTTAWATOMIE) SS:
This instrument was filed for record on the ___ day of ___, A.D. 20__ at ___ o'clock ___ M., and duly recorded in Plat Cabinet ___ on Page ___.
___ Register of Deeds
___ Deputy

POTTAWATOMIE COUNTY ENGINEER REVIEW CERTIFICATE:

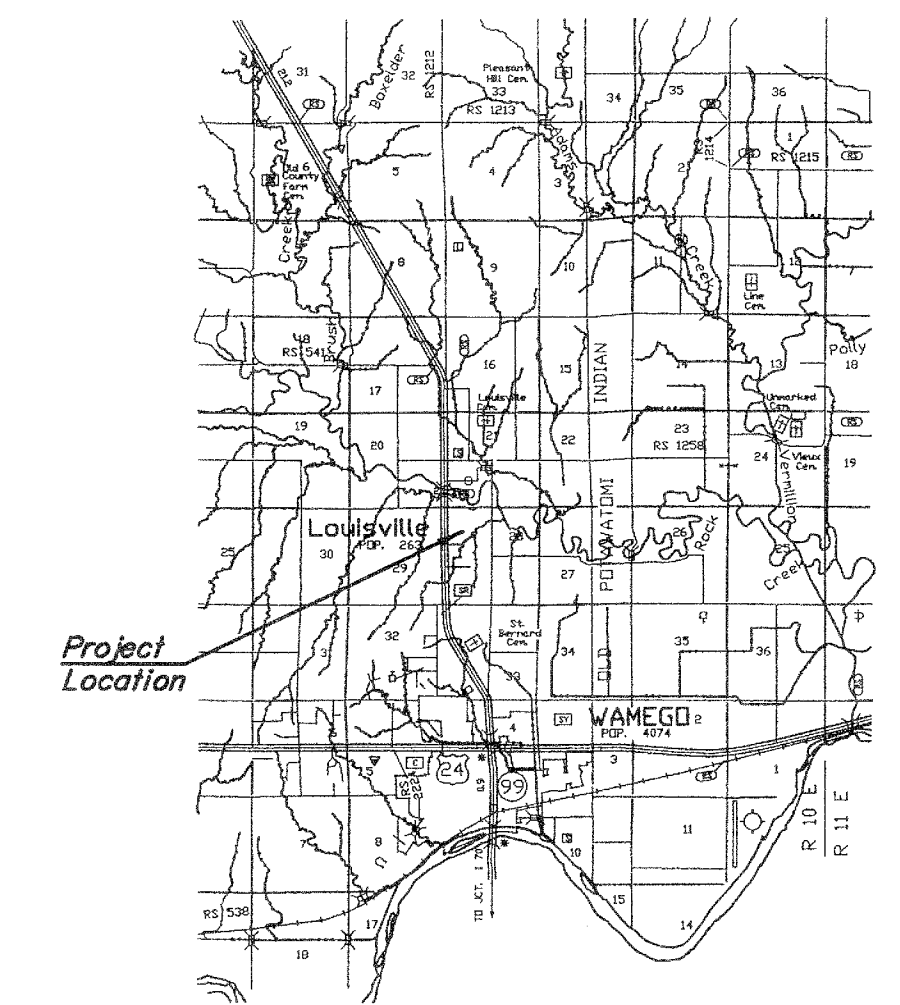
This Survey has been reviewed and approved for filing pursuant to K.S.A. 58-2005, as amended. No other warranties are extended or implied.
Approved County Engineer Lic.# _____
Date: _____

CERTIFICATE OF COUNTY COMMISSION

STATE OF KANSAS
COUNTY OF POTTAWATOMIE) SS:
Approved this ___ day of ___, A.D. 20__.

BOARD OF COUNTY COMMISSIONERS

Commissioner, Chairman
Commissioner
Commissioner
Attest: County Clerk



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.
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
Dunafon 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

Chairman Secretary
COUNTY OFFICIALS
County Zoning Administrator County Counselor
County Planning Director County Engineer
County Sanitarian

SITE MAP

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