

Final Plat Scenic Crossing

475 237.5 0 475 Feet





INTER-OFFICE MEMORANDUM

DATE: September 16, 2015
MEETING: September 21, 2015
TO: Manhattan Urban Area Planning Board
FROM: Chad Bunger, AICP, CFM, Senior Planner
RE: Final Plat of Scenic Crossing

BACKGROUND

APPLICANT/OWNER: *Scenic Crossing, LLC, Neil Horton, Managing Member*

ENGINEER/SURVEYOR: The engineer and surveyor company that prepared the Final Plat is Alfred Benesch & Company.

REQUEST: The applicant has requested Final Plat approval by the Manhattan Urban Area Planning Board (MUAPB).

LOCATION: The Final Plat is generally located to the northeast of the intersection of Kimball Avenue/Scenic Drive and Anderson Avenue.

EXISTING ZONING: The subdivision is zoned R-1, Single-Family Residential District, R-2, Two-Family Residential District and C-2, Neighborhood Shopping District

PROJECT HISTORY:

1981 Site was annexed into the City and zoned I-5, Business park District.

August 3, 2015 Manhattan Urbana Area Planning Board recommends approval of the rezoning of Tract 1 of the proposed Scenic Crossing Development from I-5 Business Park District to R-1, Single-Family Residential District; Tract 2 from I-5 Business Park District to R-2, Two-Family Residential District; and, Tract 3 from I-5 Business Park District to C-2, Neighborhood Shopping District, based on the findings in the related Staff Reports.

The Planning Board approved the Preliminary Plat of Scenic Crossing on a vote of 5-0.

August 18, 2015 City Commission approves first reading of an ordinance rezoning the proposed Scenic Crossing development.

September 1, 2015 City Commission approves Ordinance No. 7162 rezoning the proposed Scenic Crossing to: (Tract 1) R-1, Single-Family Residential District; (Tract 2) R-2, Two-Family Residential District; and (Tract 3) C-2, Neighborhood Shopping District, based on the findings in the Staff Reports.

PROJECT DESCRIPTION: The proposed Final Plat creates 31 lots for single-family detached homes, single-family attached homes and commercial uses. Lots 1 – 20 are zoned R-1 Districts for the single-family detached homes. Lots 21A – 27B are zoned R-2 and are laid out for single-family attached homes. Lots 28 – 31 are the lots zoned C-2 District and are intended for a wide variety of commercial uses.

The Final Plat also creates Tracts A – E that is labeled Common Areas and will be owned and maintained by the developer, home owners association, business association and/or purchased by neighboring property owners to expand existing lots. Tracts A, B & C are dedicated as conservation easements, which restricts the development on these lots. Lots D & E are dedicated as drainage easements and will be detention basins used to manage stormwater runoff. The Final Plat also dedicates a road right-of-way for the internal streets, utility and drainage easements and a pedestrian easement. The pedestrian easement is located on Lot 11 and will provide connectivity to an existing sidewalk in the adjacent subdivision.

The site is within the Fort Riley “Critical Area.” City Administration notified Fort Riley about the proposed Final Plat of Scenic Crossing. The Fort encourages use of noise disclosure and noise reduction measures in homes. City Administration will provide the “Notice of Potential Impact” on building permits for this subdivision.

THE MUAPB SHALL APPROVE THE FINAL PLAT IF THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT, AS APPROVED, INCLUDING ALL REQUIREMENTS AND CONDITIONS PLACED UPON THE PRELIMINARY PLAT BY THE MUAPB; AND, THE FINAL PLAT COMPLIES WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS OF THE DATE OF SUCH FINAL APPROVAL

The Manhattan Urban Area Planning Board approved the Preliminary Plat on May 18, 2015, with the following condition of approval:

1. Internal and external roadway improvements, as defined by the Traffic Impact Study, shall be constructed as proposed, or modified with approval by the City Engineer. *This condition of approval will be addressed with subdivision and external roadway designs which is managed by the Public Works Department.*

2. A Development Agreement between the City of Manhattan and the applicant shall be agreed upon and executed to establishment the construction financing and timing of the needed roadway improvements for the development. *The Development Agreement was approved on August 4, 2015*
3. Restrictive covenants shall be filed concurrently with the Final Plat with the Riley County Register of Deeds to define ongoing maintenance of the detention basins. *The required Restrictive Covenant is being drafted and completed before the Final Plat will be filed with the Riley County Register of Deeds.*
4. Analysis for the need of post-construction best management practices for water quality shall be conducted at the time of application of the Final Plat. *The analysis was submitted with the Final Plat and approved by the City's Stormwater Engineer.*

ALTERNATIVES

It appears the MUAPB has the following alternatives concerning the issue at hand. The Board may:

1. Approve the Final Plat of the Scenic Crossing, based on conformance with the Manhattan Urban Area Subdivision Regulations.
2. Deny the Final Plat, indicating specifically how the Final Plat does not comply with the Manhattan Urban Area Subdivision Regulations.
3. Table the Final Plat, to a specific date, indicating the reasons for tabling.

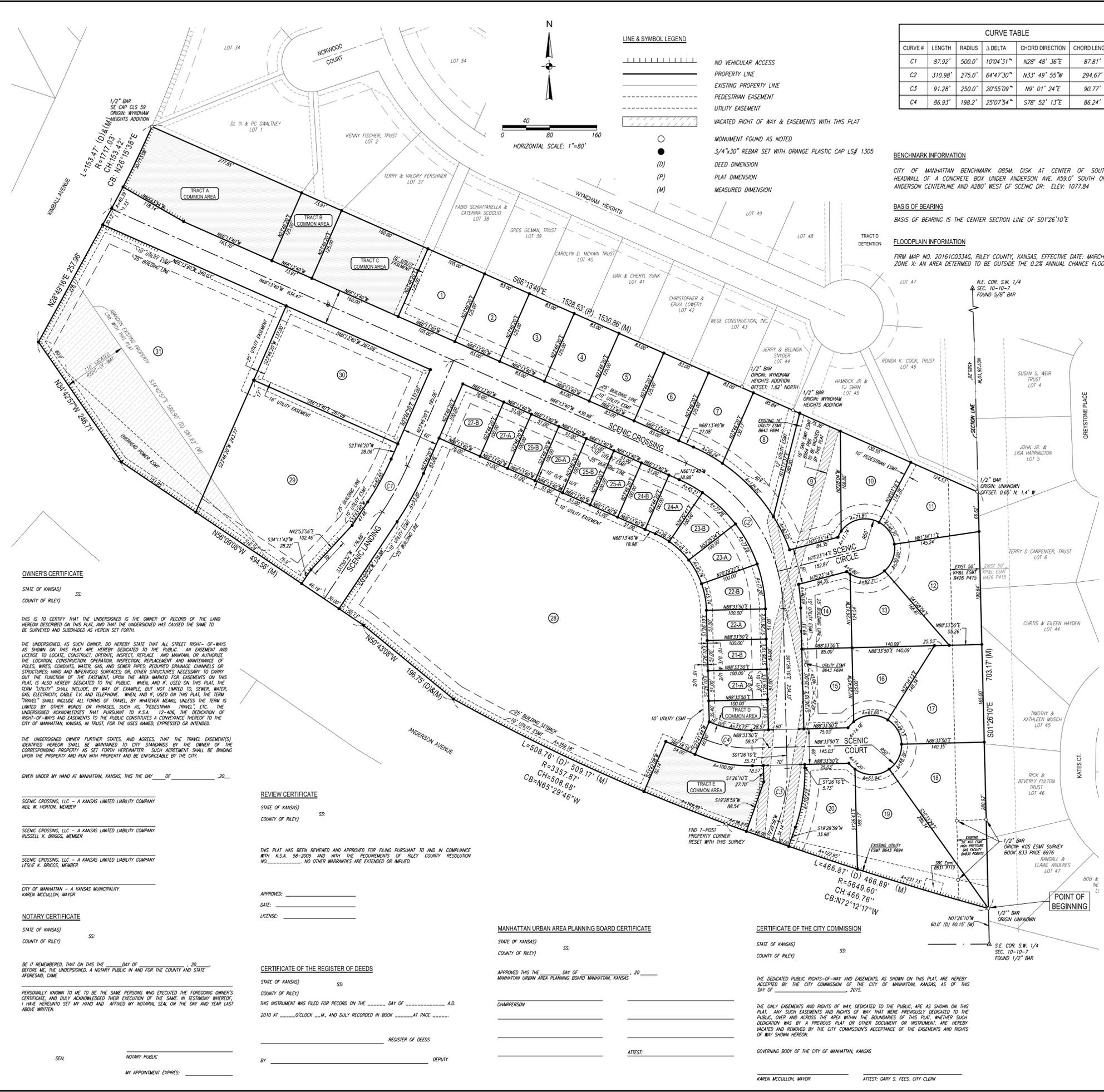
RECOMMENDATION

City Administration recommends approval of the Final Plat of Scenic Crossing, based on conformance with the Manhattan Urban Area Subdivision Regulations.

POSSIBLE MOTION

Approve the Final Plat of Scenic Crossing, based on conformance with the Manhattan Urban Area Subdivision Regulations.

CB/vr
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LINE & SYMBOL LEGEND

(---)	NO VEHICULAR ACCESS
(—)	PROPERTY LINE
(- - -)	EXISTING PROPERTY LINE
(- · - · -)	PEDESTRIAN EASEMENT
(- · - · -)	UTILITY EASEMENT
(---)	VACATED RIGHT OF WAY & EASEMENTS WITH THIS PLAT

○ MONUMENT FOUND AS NOTED
 ● 3/4"x30" REBAR SET WITH ORANGE PLASTIC CAP LS# 1305
 (D) DEED DIMENSION
 (P) PLAT DIMENSION
 (M) MEASURED DIMENSION

CURVE TABLE

CURVE #	LENGTH	RADIUS	Δ DELTA	CHORD DIRECTION	CHORD LENGTH
C1	87.92'	500.0'	10°04'31"	N28° 48' 36"E	87.81'
C2	310.98'	275.0'	64°47'30"	N33° 49' 55"W	294.67'
C3	91.28'	250.0'	20°55'09"	N9° 01' 24"E	90.77'
C4	86.93'	198.2'	25°07'54"	S78° 52' 13"E	86.24'

BENCHMARK INFORMATION
 CITY OF MANHATTAN BENCHMARK OBSM: DISK AT CENTER OF SOUTH HEADWALL OF A CONCRETE BOX UNDER ANDERSON AVE. A59.0' SOUTH OF ANDERSON CENTERLINE AND A280' WEST OF SCENIC DR. ELEV: 1077.84

BASIS OF BEARING
 BASIS OF BEARING IS THE CENTER SECTION LINE OF S01°26'10"E

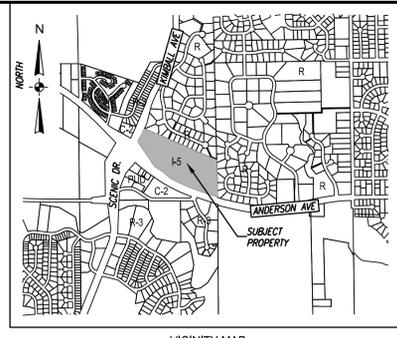
FLOODPLAIN INFORMATION
 FIRM MAP NO. 20161C0334G, RILEY COUNTY, KANSAS, EFFECTIVE DATE: MARCH 16, 2015
 ZONE X: AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOT DATA

LOT NO.	SQ. FT.	ACRES	ZONING
1	13125	0.301	R-1
2	10375	0.238	R-1
3	10375	0.238	R-1
4	10375	0.238	R-1
5	10375	0.238	R-1
6	10375	0.238	R-1
7	10471	0.240	R-1
8	14608	0.335	R-1
9	19552	0.449	R-1
10	12337	0.283	R-1
11	15518	0.356	R-1
12	21831	0.501	R-1
13	13867	0.318	R-1
14	10209	0.234	R-1
15	11422	0.262	R-1
16	11892	0.273	R-1
17	21099	0.484	R-1
18	25518	0.586	R-1
19	25290	0.581	R-1
20	15460	0.355	R-1
21-A	5100	0.117	R-2
21-B	5100	0.117	R-2

LOT DATA

LOT NO.	SQ. FT.	ACRES	ZONING
22-A	5100	0.117	R-2
22-B	6151	0.141	R-2
23-A	6151	0.141	R-2
23-B	6151	0.141	R-2
24-A	5496	0.126	R-2
24-B	5100	0.117	R-2
25-A	5100	0.117	R-2
26-A	5100	0.117	R-2
26-B	5100	0.117	R-2
27-A	5100	0.117	R-2
27-B	7600	0.174	R-2
28	222366	5.105	C-2
29	65904	1.513	C-2
30	36592	0.840	C-2
31	113668	2.609	C-2
TRACT A	34176	0.785	R-1
TRACT B	9239	0.212	R-1
TRACT C	20000	0.459	R-1
TRACT D	4761	0.109	R-2
TRACT E	17578	0.404	C-2



SURVEYOR'S CERTIFICATE
 STATE OF KANSAS) SS:
 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. 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 THE _____ DAY OF _____, A.D. 20____

JOHN R. EGGER, RLS # 1305

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, 4 RANGE EAST OF THE 6TH PRIME MERIDIAN, IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF ANDERSON AVENUE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, POINT BEING MARKED BY A 1/2" REBAR;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 5,649.60 FEET, AN ARC DISTANCE OF 466.89 FEET, CHORD OF SAID CURVE BEING N72°12'17"W, 466.76 FEET ALONG THE NORTH LINE OF SAID ANDERSON AVENUE;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 3,357.87 FEET, AN ARC DISTANCE OF 509.17 FEET, CHORD OF SAID CURVE BEING N65°29'46"W, 508.68 FEET ALONG THE NORTH LINE OF SAID ANDERSON AVENUE;

THENCE N50°43'08"W, 196.75 FEET ALONG THE NORTH LINE OF SAID ANDERSON AVENUE;

THENCE N56°09'08"W, 494.56 FEET TO A POINT WITHIN ANDERSON AVENUE RIGHT OF WAY. POINT BEING LOCATED WITHIN SAID PORTION OF RIGHT OF WAY TO BE VACATED BY THIS PLAT;

THENCE N34°42'57"W, 246.71 FEET ALONG THE NEW NORTH LINE OF SAID ANDERSON AVENUE RIGHT OF WAY LINE TO THE EXTENDED EAST LINE OF KIMBALL AVENUE;

THENCE N28°49'16"E, 293.96 FEET ALONG THE EAST LINE OF SAID KIMBALL AVENUE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,712.03 FEET, AN ARC DISTANCE OF 153.42 FEET, CHORD OF SAID CURVE BEING N28°15'38"E, 153.42 FEET ALONG THE EAST LINE OF SAID KIMBALL AVENUE TO THE SOUTHWEST CORNER OF LOT 35 IN THE WYNHAM HEIGHTS UNIT FOUR SUBDIVISION AS RECORDED IN BOOK # PAGE 283 IN THE OFFICE OF THE REGISTER OF DEEDS IN RILEY COUNTY, KANSAS;

THENCE S85°13'40"E, 1,530.00 FEET ALONG THE SOUTH LINE OF THE SAID WYNHAM HEIGHTS UNIT FOUR SUBDIVISION TO THE SOUTHWEST CORNER OF THE SAID SUBDIVISION AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE S01°26'10"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10 A DISTANCE OF 703.17 FEET, TO THE POINT OF BEGINNING, CONTAINING 24.40 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

- NOTES**
- 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.
 - NO BUILDINGS EXIST ON THE PROPERTY AS OF THE DATE OF THIS SURVEY.
 - TRACT DESCRIPTIONS: "TRACTS 'A', 'B', AND 'C'" ARE HEREBY RESERVED FOR PRIVATE USE WITH THE RESTRICTIONS OF CONSERVATION, DRAINAGE, LANDSCAPING, OPEN SPACE, UTILITIES, STREETS AND (BERMS, ENTRY MONUMENTS, SCREENING WALLS, SIDEWALKS AND PEDESTRIAN PATHWAYS, LAKES, SWIMMING POOLS, PLAYGROUNDS). "TRACTS 'D' AND 'E'" ARE HEREBY RESERVED FOR PUBLIC USE WITH RESTRICTIONS OF CONSERVATION, DRAINAGE, LANDSCAPING, OPEN SPACE, UTILITIES, STREETS AND (BERMS, ENTRY MONUMENTS, SCREENING WALLS, SIDEWALKS AND PEDESTRIAN PATHWAYS, LAKES, SWIMMING POOLS, PLAYGROUNDS). ALL OF TRACTS "A", "B", "C", "D", AND "E" SHALL BE MAINTAINED AND REPAIRED BY THE CURRENT OWNER OF RECORD, OR ITS SUCCESSORS AND ASSIGNS. IF THE PROPERTY OWNER EVER FAILS TO OWN, MAINTAIN OR REPAIR INDIVIDUALLY EACH TRACTS OF "A", "B", "C", "D", AND "E", THE CITY OF MANHATTAN, KANSAS SHALL HAVE THE POWER AND AUTHORITY TO PERFORM MAINTENANCE BY LEGAL OBLIGATION AND RECOVER THE CITY'S COST FOR DOING SO FROM THE OWNER OF SAID TRACT PURSUANT TO LOCAL ORDINANCES AND THE LAWS OF THE STATE OF KANSAS, INCLUDING K.S.A. 12-6412. ANY DEVELOPMENT AGREEMENT PROVIDING FOR THE INSTALLATION OF UTILITIES AND OTHER FACILITIES AND PUBLIC INFRASTRUCTURE FOR THIS ADDITION SHALL BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN, AND IT SHALL BE THE RESPONSIBILITY OF EACH TRACT OWNER DESCRIBED ON THIS PLAT TO PERFORM AND COMPLY WITH SAID DEVELOPMENT AGREEMENT.
 - RESTRICTIONS: ALL LOTS, PARCELS AND OTHER PROPERTY DESCRIBED ON THIS PLAT SHALL HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR THIS ADDITION, WHICH WILL BE EXECUTED AS A SEPARATE INSTRUMENT AND RECORDED WITH THE RILEY COUNTY REGISTER OF DEEDS AND WHICH SHALL HEREBY BECOME PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.
 - CONSENT TO LEVY: ALL OF THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT, EXEMPTING TRACTS "A", "B", "C", "D", AND "E", HEREBY PETITION, AGREE AND CONSENT THAT THE BOARD OF COMMISSIONERS OF THE CITY OF MANHATTAN, KANSAS SHALL HAVE THE POWER TO RELEASE SUCH PROPERTY DEDICATED FOR PUBLIC PURPOSES, OR PARTS THEREOF, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENT, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH PROPERTY SO DEDICATED FOR PUBLIC PURPOSES AND RELEASED SHALL BECOME AND REMAIN AN LIEN ON THE REMAINDER OF THE PROPERTY DESCRIBED ON THIS PLAT FRONTING OR ABUTTING ON SUCH PROPERTY DEDICATED FOR PUBLIC PURPOSES.

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND HEREON DESCRIBED ON THIS PLAT, AND THAT THE UNDERSIGNED HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS HERIN SET FORTH.

THE UNDERSIGNED, AS SUCH OWNER 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, HAND 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 "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, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR IMPLIED.

THE UNDERSIGNED OWNER FURTHER STATES, AND AGREES, THAT THE TRAVEL EASEMENT(S) IDENTIFIED HEREON SHALL BE MAINTAINED TO CITY STANDARDS BY THE OWNER OF THE CORRESPONDING PROPERTY AS SET FORTH HEREINAFTER. SUCH AGREEMENT SHALL BE BINDING UPON THE PROPERTY AND RUN WITH PROPERTY AND BE ENFORCEABLE BY THE CITY.

GIVEN UNDER MY HAND AT MANHATTAN, KANSAS, THIS THE _____ DAY OF _____, 20____

SCENIC CROSSING, LLC - A KANSAS LIMITED LIABILITY COMPANY
 NEIL W. HORTON, MEMBER

SCENIC CROSSING, LLC - A KANSAS LIMITED LIABILITY COMPANY
 RUSSELL K. BROGGS, MEMBER

SCENIC CROSSING, LLC - A KANSAS LIMITED LIABILITY COMPANY
 LESLIE K. BROGGS, MEMBER

CITY OF MANHATTAN - A KANSAS MUNICIPALITY
 KAREN MCCULLOUGH, MAYOR

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

BE IT REMEMBERED, THAT ON THIS THE _____ DAY OF _____, 20____, 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'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 BY _____ MY APPOINTMENT EXPIRES: _____

REVIEW CERTIFICATE
 STATE OF KANSAS) SS:
 COUNTY OF RILEY)

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO AND IN COMPLIANCE WITH K.S.A. 58-2003 AND WITH THE REQUIREMENTS OF RILEY COUNTY RESOLUTION NO. _____, NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

APPROVED: _____
 DATE: _____
 LICENSE: _____

CERTIFICATE OF THE REGISTER OF DEEDS
 STATE OF KANSAS) SS:
 COUNTY OF RILEY)
 THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____, A.D. 2010 AT _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK _____ AT PAGE _____

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE
 STATE OF KANSAS) SS:
 COUNTY OF RILEY)

APPROVED THIS _____ DAY OF _____, 20____

CHAIRPERSON _____

 ATTEST: _____

CERTIFICATE OF THE CITY COMMISSION
 STATE OF KANSAS) SS:
 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 MCCULLOUGH, MAYOR ATTEST: GARY S. FEES, CITY CLERK

FINAL PLAT OF
SCENIC CROSSING
 AN ADDITION TO THE
 CITY OF MANHATTAN, RILEY COUNTY, KANSAS

PREPARED BY **benesch** MANHATTAN OFFICE
 engineers · scientists · planners
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 (785) 539-2202 • www.benesch.com