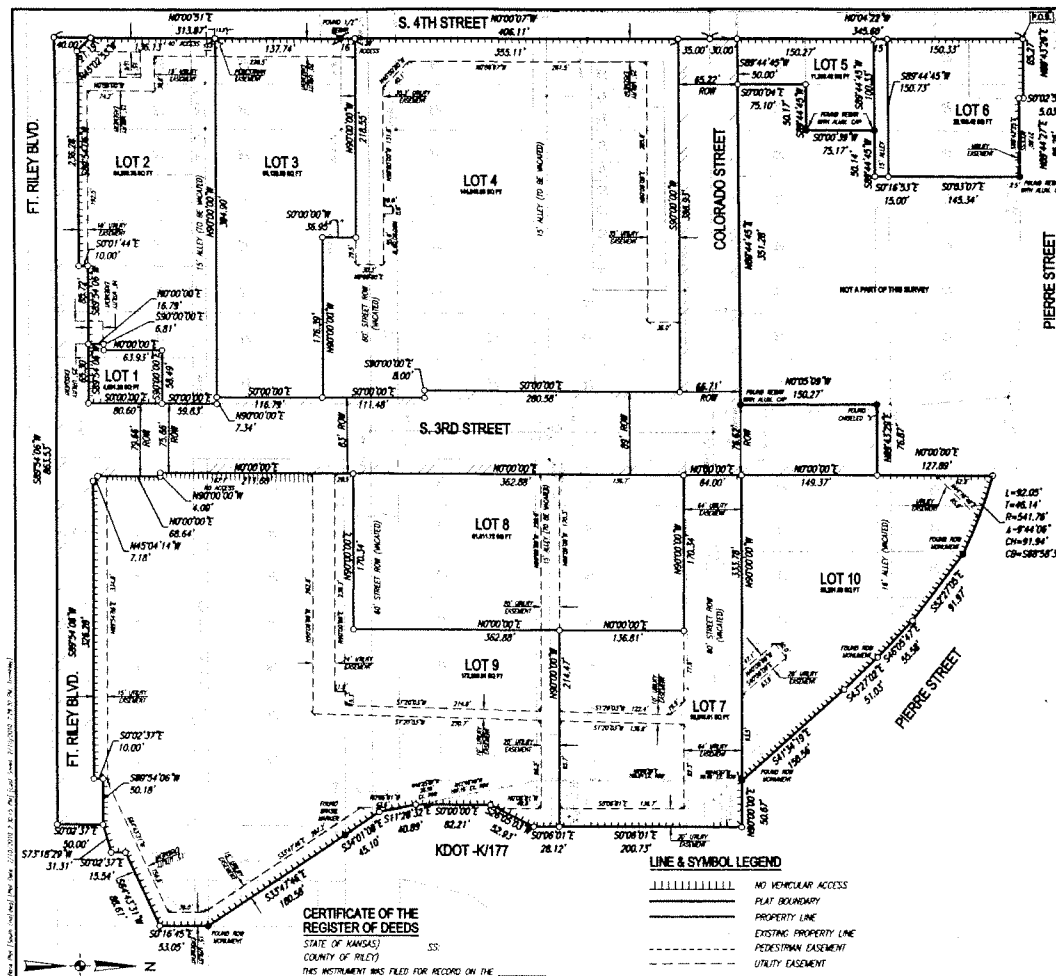


REVIEW CERTIFICATE

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. _____.
NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

APPROVED: _____

DATE: _____

LICENSE: _____

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. 2010 AT _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____ AT PAGE _____.

_____ REGISTER OF DEEDS

BY _____ DEPUTY

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

APPROVED THIS THE _____ DAY OF _____, 20____ MANHATTAN URBAN AREA PLANNING BOARD MANHATTAN, KANSAS

CHAIRPERSON _____

_____

_____

ATTEST: _____

_____

LINE & SYMBOL LEGEND

- NO VEHICULAR ACCESS
- PLAT BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY LINE
- PEDESTRIAN EASEMENT
- UTILITY EASEMENT
- DEDICATED ROW TO CITY OF MANHATTAN
- 3/4"x30" REBAR WITH ORANGE PLASTIC CAP LS# 1305
- MONUMENT FOUND AS NOTED
- MONUMENT FOUND OUTSIDE OF BOUNDARY AS NOTED

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 _____, 2010.

THE CITY COMMISSION OF THE CITY OF MANHATTAN, KANSAS HEREBY VACATES ANY, AND ALL, PUBLIC RIGHTS-OF-WAY AND EASEMENTS THAT PREVIOUSLY EXISTED WITHIN THE BOUNDARIES OF THIS PLAT PRIOR TO THE APPROVAL HEREOF.

GOVERNING BODY OF THE CITY OF MANHATTAN, KANSAS

_____ MAYOR

ATTEST: _____ CITY CLERK

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

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

MY APPOINTMENT EXPIRES: _____

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

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

MY APPOINTMENT EXPIRES: _____

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS:

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 HEREIN 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 PIPELINES, 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, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED. THE UTILITY EASEMENT DEDICATED AT THE SOUTHEAST CORNER OF COLORADO STREET AND S. 4TH STREET SHALL INCLUDE THE RIGHT OF THE CITY TO CONSTRUCT AND MAINTAIN A SCREENING WALL TO SCREEN UTILITY STRUCTURES LOCATED IN THAT AREA.

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 _____, 2009

RICHARD W. KOLBASA, MANAGER
DAL-MANHATTAN, L.L.C.

BOB STRAUB, MAYOR
CITY OF MANHATTAN, KANSAS

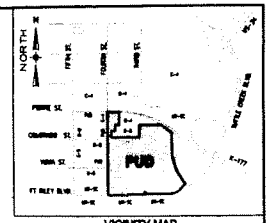
SURVEYOR'S CERTIFICATE

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 HEREINAFTER 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 HEREON 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, PLS # 1305



VICINITY MAP

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF THE REMAINDER OF LOT 48, AND ALSO COMPOSED OF LOTS 183 THROUGH 200, AND ALSO COMPOSED OF LOTS 281 THROUGH 288, AND ALSO COMPOSED OF A PORTION OF LOT 56, AND ALSO COMPOSED OF LOTS 185 THROUGH 192, AND ALSO COMPOSED OF LOTS 289 THROUGH 296, AND ALSO COMPOSED OF LOTS 177 THROUGH 184, AND ALSO COMPOSED OF LOTS 297 THROUGH 304, AND ALSO COMPOSED OF LOTS 169 THROUGH 176, AND ALSO COMPOSED OF LOTS 305, 306, 314, AND ALL OF CONDOMINIUM UNITS 311, 313, 318, 321, 327, 331, 335, 338, 343 AND 347, IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS, PURSUANT TO DECLARATION OF COLORADO CENTER CONDOMINIUMS FILED DECEMBER 23, 1985 AND RECORDED IN BOOK 494, PAGE 437, AND AMENDED BY AMENDMENT TO DECLARATION OF COLORADO CENTER CONDOMINIUMS FILED JUNE 17, 1986 AND RECORDED IN BOOK 501, PAGE 191, IN THE OFFICE OF THE REGISTER OF DEEDS OF RILEY COUNTY, KANSAS, TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON AREAS AND FACILITIES, AND ALSO COMPOSED OF THE REMAINDER OF LOTS 162 THROUGH 164, AND ALSO COMPOSED OF LOTS 165 THROUGH 168, AND ALSO COMPOSED OF THE REMAINDER OF LOTS 157 THROUGH 161, AND ALSO COMPOSED LOT 339, AND ALSO COMPOSED OF THE REMAINDER OF LOTS 318, 326, 327, AND ALSO COMPOSED OF LOT 308, AND ALSO COMPOSED OF THAT PORTION OF COLORADO STREET BETWEEN 4TH STREET AND 3RD STREET, AND ALSO COMPOSED OF THAT PORTION OF YUMA STREET BETWEEN 4TH STREET AND 3RD STREET, AND ALSO COMPOSED OF THAT PORTION OF 3RD STREET BETWEEN FORT RILEY BOULEVARD AND COLORADO STREET, AND ALSO THAT PORTION OF 3RD STREET LYING NORTH OF COLORADO STREET AND SOUTH OF THE VACATED ALLEY BETWEEN PIERRE STREET AND COLORADO STREET, AND ALSO COMPOSED OF THE ALLEYS BETWEEN COLORADO STREET AND FORT RILEY BOULEVARD, AND ALSO COMPOSED OF THE ALLEY SOUTH OF LOTS 326 THROUGH 338, AND ALSO COMPOSED OF THE ALLEY THAT IS NORTH OF COLORADO STREET, EAST OF 3RD STREET, AND SOUTH OF PIERRE STREET, ALL IN BRAND T, MANHATTAN, RILEY COUNTY, KANSAS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 308 IN BRAND T; THENCE N89° 43' 29"E, A DISTANCE OF 65.27 FEET; THENCE S00° 02' 52"E, A DISTANCE OF 5.03 FEET; THENCE N89° 44' 27"E, A DISTANCE OF 65.25 FEET TO THE NORTHEAST CORNER OF THE REMAINDER OF SAID LOT 326; THENCE S00° 03' 07"E, A DISTANCE OF 145.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 326; THENCE S00° 16' 53"E, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 318; THENCE S89° 44' 45"W, A DISTANCE OF 50.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 318; THENCE S00° 00' 39"W, A DISTANCE OF 75.17 FEET ALONG THE WEST LINE OF SAID LOT 318; THENCE S89° 44' 45" W, A DISTANCE OF 50.13 FEET TO THE WEST LINE OF SAID LOT 319; THENCE S00° 00' 04"E, A DISTANCE OF 75.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 319; THENCE N89° 44' 45"E, A DISTANCE OF 351.28 FEET; THENCE N00° 05' 09"W, A DISTANCE OF 150.27 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 3RD STREET; THENCE N89° 49' 29"E, A DISTANCE OF 76.87 FEET; THENCE N00° 00' 00"E, A DISTANCE OF 127.89 FEET TO THE SOUTH RIGHT-OF-WAY OF PIERRE STREET; THE NEXT TWO CALLS ARE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF PIERRE STREET; THENCE 92.05 FEET ALONG A 541.76 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THE LONG CHORD BEARS S58°58'35"E, A DISTANCE OF 91.94 FEET; THENCE S53° 27' 03"E, A DISTANCE OF 91.97 FEET; THENCE S46° 05' 47"E, A DISTANCE OF 55.58 FEET; THENCE S43° 27' 02"E, A DISTANCE OF 51.03 FEET; THENCE S41° 34' 19"E, A DISTANCE OF 150.56 FEET TO THE SOUTHEAST CORNER OF LOT 182; THENCE N90° 00' 00"E, A DISTANCE OF 50.67 FEET ALONG THE NORTH RIGHT-OF-WAY OF COLORADO STREET; THENCE S00°26'31"E, A DISTANCE OF 208.73 FEET; THENCE S00°26'31"E, A DISTANCE OF 28.12 FEET; THENCE S06° 05' 01"W, A DISTANCE OF 52.83 FEET; THENCE S00° 00' 06"E, A DISTANCE OF 82.21 FEET; THENCE S11° 28' 32"E, A DISTANCE OF 60.89 FEET; THENCE S34° 01' 08"E, A DISTANCE OF 45.10 FEET; THENCE S.ST. 47' 48"E, A DISTANCE OF 180.56 FEET TO THE SOUTHWEST CORNER OF LOT 56; THENCE S00° 14' 40"E, A DISTANCE OF 53.05 FEET; THENCE S84° 43' 31"W, A DISTANCE OF 88.61 FEET; THENCE S80° 02' 37"E, A DISTANCE OF 15.54 FEET; THENCE S73° 18' 29"W, A DISTANCE OF 31.31 FEET TO THE EAST LINE OF LOT 193; THENCE S00° 02' 37"E, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 193; THENCE S89° 54' 06"W, A DISTANCE OF 963.53 FEET ALONG THE SOUTH LINE OF SAID LOTS 193 THROUGH 200 AND LOTS 281 THROUGH 288 TO THE SOUTHWEST CORNER OF SAID LOT 288; THENCE N00° 00' 51"E, A DISTANCE OF 313.87 FEET ALONG THE EAST RIGHT-OF-WAY OF 4TH STREET AND ALSO ALONG THE WEST LINE OF LOTS 288 AND 296; THENCE N00° 03' 07"W, A DISTANCE OF 406.11 FEET ALONG THE EAST RIGHT-OF-WAY OF 4TH STREET AND ALSO ALONG THE WEST LINE OF SAID LOT 304 AND THE SAID COLORADO CENTER ADDITION; THENCE N00° 04' 22"W, A DISTANCE OF 345.60 FEET ALONG THE EAST RIGHT-OF-WAY OF 4TH STREET AND ALSO ALONG THE WEST LINE OF LOTS 320 AND 328 TO THE POINT OF BEGINNING.
THE TOTAL AREA INCLUDED IN THE PROPOSED DOWNTOWN ENTERTAINMENT DISTRICT CONTAINS 17.37 ACRES, MORE OR LESS.

BENCHMARK INFORMATION

A NGS BRASS DISK (PID KY0632) LOCATED AT THE INTERSECTION OF 4TH STREET AND HOUSTON STREET AT THE ENTRANCE OF THE FEDERAL BUILDING. ELEVATION=1018.88 (NAVD 88)

BASIS OF BEARING

BASIS OF BEARING IS THE CENTERLINE OF 4TH STREET, BETWEEN PIERRE STREET AND COLORADO STREET BEARING OF N00°04'22"W

FLOODPLAIN INFORMATION

FIRM MAP PANEL NO. 20161C0358E RILEY COUNTY, KANSAS, EFFECTIVE DATE: NOVEMBER 19, 2003, ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD.

ORDINANCE INFORMATION

ALL DEVELOPMENT WITHIN THE DOWNTOWN ENTERTAINMENT DISTRICT SHALL COMPLY TO ORDINANCE NO. 6804, DATED DECEMBER 15, 2009. (AS MAY BE AMENDED).

FINAL PLAT
OF THE

DOWNTOWN ENTERTAINMENT DISTRICT COMMERCIAL PLANNED UNIT DEVELOPMENT AN ADDITION IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS

PREPARED BY

HWS
Solutions Through Service
HWS CONSULTING GROUP
MANHATTAN OFFICE
1226 KIMBALL AVENUE
MANHATTAN, KS 66503
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FEBRUARY 2010