

**CERTIFICATE OF THE ZONING ADMINISTRATOR'S OFFICE**

STATE OF KANSAS) SS:  
COUNTY OF RILEY)

Approved and Established as a Planned Unit Development District by City Ordinance No. 6628, dated July 3rd, 2002 and as Amended by Ordinance No. 6628, dated July 3rd, 2002, placed on file in the Zoning Administrator's Office.

Zoning Administrator

**NOTE**

All Development within the Lee Mill Village, Lee Mill Village, Unit Two and Lee Mill Village, Unit Three Planned Unit Development shall conform to the approved Final Development Plan and Ordinance No. 6628, Dated July 3, 2002, or as may be amended.

**DENSITY DATA**

Total Land Area: 13.05 Ac.  
Net Residential & Common Area: 9.90 Ac.  
Net Right-of-Way: 3.15 Ac.  
Number of Dwelling Units: Can Vary from 10 to 40  
Dwelling Units Per Net Acre: 1.01 to 4.04  
Building Coverage: 1.97 Ac. / 15.1%  
Green Space: 9.71 Ac. / 74.4%  
Streets, Drives, and Walks: 1.37 Ac. / 10.5%

NOTE: INDIVIDUAL LOTS SHOWN ON THIS PLAT CAN BE DEVELOPED ONLY FOR SINGLE-FAMILY UP TO FOUR-FAMILY DWELLINGS. NO CONFIGURATION OVER FOUR-FAMILY DWELLING UNITS WILL BE ALLOWED IN LEE MILL VILLAGE, UNIT FOUR.

**PLANNED DEVELOPMENT FLOATING ZONE NOTES:**

- Building Setbacks for the New Lots created with this plat shall be 12 feet along all street rights-of-way and 12 feet at the rear of the Lots. Setbacks shall be 8 feet on all sides of the Lots not considered the Front or Rear of the lot. No habitable structures or portions of said structures shall be allowed within said setbacks.
- Lot Coverage's for the New Lots created with this plat shall be a maximum of 35%.
- Building heights shall be no higher than those allowed with the original PUD of this property. Any buildings within the Conical Airport Overlay shall be no higher than the elevation set by the FAA or elevation 1408 as shown on this plat and previous Lee Mill Village plats.
- Future Home construction shall conform to all applicable City of Manhattan Standards for Planned Development Floating Zone.

**AIRPORT OVERLAY NOTE:**

The property shown in the Lee Mill Village, Unit Four Final Plat is within the Airport Overlay District and under Federal Air Regulation Part 77-Objects Affecting Navigable Airspace for the Manhattan Regional Airport. As such, any construction projects on these properties are subject to the Federal Aviation Administration FAA Form 7460, Notice of Proposed Construction or Alterations, for review prior to issuance of a building permit and construction.



SCALE 1" = 60'



**LEGEND**

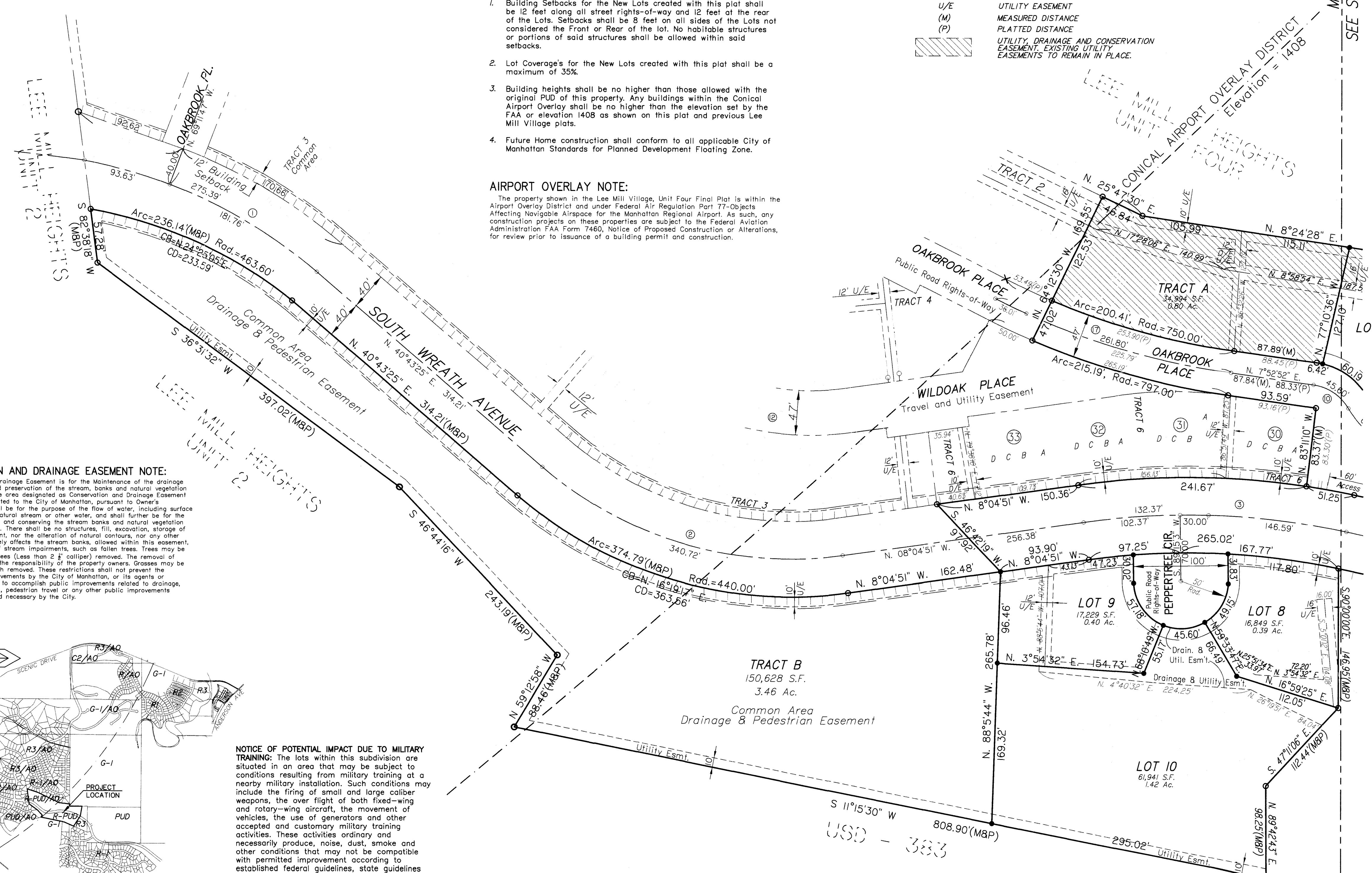
- △ SECTION CORNER AS LABELLED
- 1/2" BAR FOUND FROM PREVIOUS SCHWAB-EATON SURVEY
- 1/2" x 24" BAR SET THIS SURVEY
- × CALCULATED POINT NOT SET IN DRIVE SURVEY POINT NOT SET
- CURVE DATA
- ||||| NO ACCESS
- PROPERTY LINE / TRACT LINE
- - - PROPERTY LINE TO BE ABANDONED
- - - 12' BUILDING SETBACK LINE
- - - UTILITY EASEMENT
- - - OLD LOT NUMBER
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT
- - - MEASURED DISTANCE
- - - PLATTED DISTANCE
- - - UTILITY, DRAINAGE AND CONSERVATION EASEMENT, EXISTING UTILITY EASEMENTS TO REMAIN IN PLACE.

All of Lots 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C, 14D, 15A, 15B, 15C, 15D, 16A, 16B, 16C, 16D, 17A, 17B, 17C, 17D, 18A, 18B, 18C, 18D, 26A, 26B, 26C, 26D, 27A, 27B, 27C, 27D, 28A, 28B, 28C, 28D, 29A, 29B, 29C, 29D, Tract 1, Tract 5, and all Common Areas and Road Rights-of-Way within the boundaries shown hereon, in Lee Mill Village, Unit Three a Residential Planned Unit Development, in the City of Manhattan, Riley County, Kansas. Together with and subject to covenants, easements, and restrictions of record. Said property contains 13.05 acres more or less.

ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE MEASURED UNLESS OTHERWISE NOTED

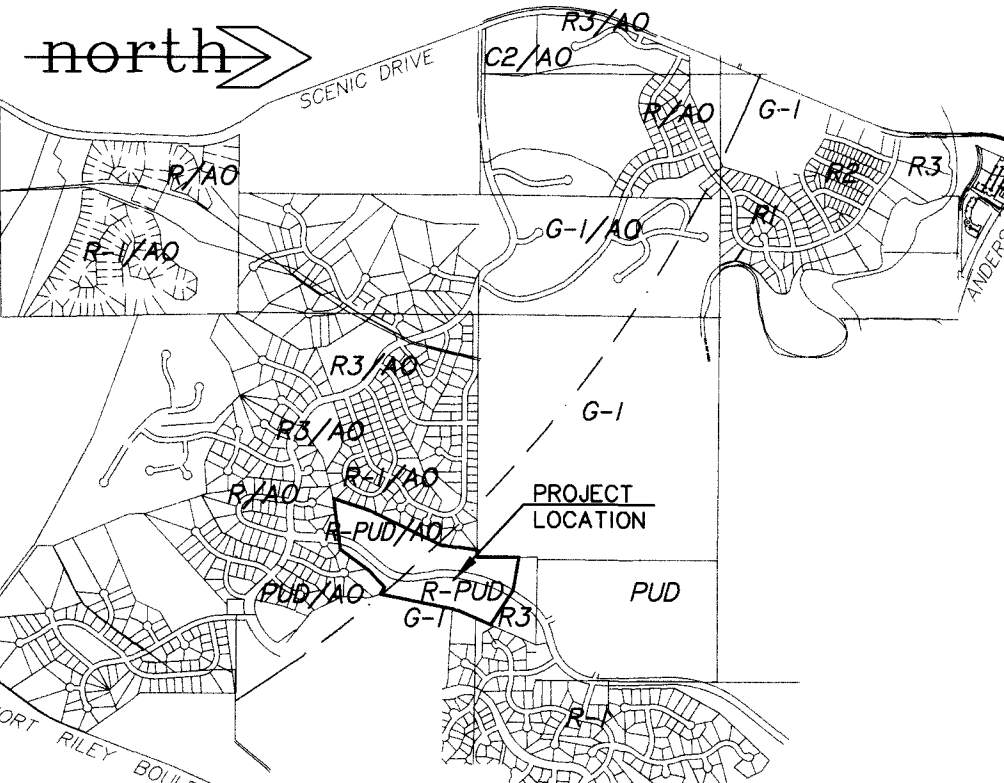
**GENERAL NOTES:**

- Bearings used on this survey are based on the North line of the Northeast Quarter Section 22-10-7 assumed to bear S. 89°51'02" E, shown on sheet 2 of 2.
- No gaps or overlaps were found on this property.
- Easements, setbacks, restrictions or encumbrances of record, if any, affecting the title to this tract are shown.
- No buildings exist on the lots being replated.
- The area being replated is in Flood Zone X, area's determined to be outside the 0.2% and 1% annual chance flood plain. Found on FIRM (Flood Insurance Rate Map) Community Panel Numbers 20161C0342G and 20161C0361G, Maps Revised March 16, 2015.
- All new utilities shall be constructed underground, except high voltage lines. Any relocation of utilities shall be at the cost of the owner or developer of the property.
- Oakbrook Place and Peppertree Circle shall be owned and maintained by the City of Manhattan. Mockernut Place and Wildoak Place will be privately owned and maintained streets, accessible by the public and within public Travel and Utility Easements. A Median island in Peppertree Circle will be necessary to maintain proper traffic flow. The maintenance for said Median island will fall on the owners of lots 8 thru 10 of this plat.
- The purpose of this replat is to remove the restriction of town home lots and tracts surrounding them within Lee Mill Village, Unit Four and create new options for single-family, two-family, three-family and four-family lots.
- All future storm water design shall conform to the Stormwater Management Plan or as approved by the City Engineer.
- The Fire Department requires that all structures be no more than 150 feet from the edge of a public road. Lots 7 and 10 in particular will need to meet these requirements.
- Financing of Public Improvements will be completed by the City of Manhattan. Roads and Utilities exist on the property currently, any extension of those will be financed by the City of Manhattan or the future owner of the property.
- Any public improvements necessary or any modification to existing public improvements will be financed by the City of Manhattan or the future owner of the property.
- Existing Utility Easements shown within the Utility Drainage and Conservation Easement in Tract A are to remain in place and will not be vacated.



**CONSERVATION AND DRAINAGE EASEMENT NOTE:**

Conservation and Drainage Easement is for the Maintenance of the drainage way and the care and preservation of the stream, banks and natural vegetation along the stream. The area designated as Conservation and Drainage Easement hereon will be dedicated to the City of Manhattan, pursuant to Owner's Certification and shall be for the purpose of the flow of water, including surface water, storm water, natural stream or other water, and shall further be for the purpose of preserving and conserving the stream banks and natural vegetation within such easement. There shall be no structures, fill, excavation, storage of materials or equipment, nor the alteration of natural contours, nor any other activity which adversely affects the stream banks, allowed within this easement. Except for removal of stream impairments, such as fallen trees. Trees may be trimmed and small trees (Less than 2" caliper) removed. The removal of fallen trees shall be the responsibility of the property owners. Grasses may be mowed and underbrush removed. These restrictions shall not prevent the construction of improvements by the City of Manhattan, or its agents or employees, necessary to accomplish public improvements related to drainage, storm water detention, pedestrian travel or any other public improvements permitted and deemed necessary by the City.



**NOTICE OF POTENTIAL IMPACT DUE TO MILITARY TRAINING:** The lots within this subdivision are situated in an area that may be subject to conditions resulting from military training at a nearby military installation. 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 ordinary and necessarily produce, noise, dust, smoke and other conditions that may not be compatible with permitted improvement according to established federal guidelines, state guidelines or both.

**© CURVE DATA**

R	L	CD	N	CB
① 522.41'	275.39'	272.21'	N.25°37'18" E.	
② 400.00'	340.72'	330.51'	N.16°19'17" E.	
③ 800.00'	278.96'	277.56'	N.01°54'33" E.	
④ 1200.00'	448.86'	446.24'	N.22°36'52" E.	
⑤ 100.00'	31.93'	31.79'	N.09°56'56" E.	
⑥ 359.06'	41.01'	41.01'	N.22°20'08" E.	
⑦ 111.00'	64.97'	64.05'	N.42°20'35" E.	
⑧ 51.00'	45.80'	44.09'	N.33°29'51" E.	
⑨ 773.50'	261.80'	260.58'	N.17°27'33" E.	

**OWNER/DEVELOPER:**  
City of Manhattan, Kansas  
1101 Poyntz Avenue  
Manhattan, KS 66502  
(785) 587-2424

**ENGINEER:**  
Schwab-Eaton P.A.  
5410 Ledge Stone Drive  
Manhattan, KS 66503  
(785) 539-4687

**EXISTING ZONING:**  
PD with RL/O-A  
Planned Development District  
with Airport Overlay

**EXISTING LAND USE:**  
Multi Family Residential  
Common Area

**RILEY COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK**

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. 58-2005 and with the requirements of Riley County Resolution No. 98293-58. No other warranties are extended or implied.  
Approved: [Signature] Date: 07.02.22  
License: 523

A REPLAT OF A PORTION OF LEE MILL VILLAGE, UNIT THREE  
A RESIDENTIAL PLANNED UNIT DEVELOPMENT  
FINAL PLAT / AMENDED FINAL DEVELOPMENT PLAN  
**LEE MILL VILLAGE  
UNIT FOUR**  
A RESIDENTIAL PLANNED UNIT DEVELOPMENT

AN ADDITION TO THE CITY OF  
MANHATTAN, KANSAS



CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS  
5410 LEDGE STONE DR., STE 100 - MANHATTAN, KANSAS - PH 785-539-4687

JULY 2022

K-961

pg. 1 of 2



SCALE 1" = 60'



LEGEND

- △ SECTION CORNER AS LABELED
- 1/2" BAR FOUND FROM PREVIOUS SURVEY
- 1/2" x 24" BAR SET THIS SURVEY
- CALCULATED POINT NOT SET IN DRIVE
- SURVEY POINT NOT SET
- CURVE DATA
- NO ACCESS
- PROPERTY LINE / TRACT LINE
- PROPERTY LINE TO BE ABANDONED
- 12' BUILDING SETBACK LINE
- UTILITY EASEMENT
- OLD LOT NUMBER
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- UTILITY, DRAINAGE AND CONSERVATION EASEMENTS TO REMAIN IN PLACE.

LEGAL DESCRIPTION

All of Lots 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C, 14D, 15A, 15B, 15C, 15D, 16A, 16B, 16C, 16D, 17A, 17B, 17C, 17D, 18A, 18B, 18C, 18D, 26A, 26B, 26C, 26D, 27A, 27B, 27C, 27D, 28A, 28B, 28C, 28D, 29A, 29B, 29C, 29D, Tract 1, Tract 5, and all Common Areas and Road Rights-of-Way within the boundaries shown hereon, in Lee Mill Village, Unit Three a Residential Planned Unit Development, in the City of Manhattan, Riley County, Kansas. Together with and subject to covenants, easements, and restrictions of record. Said property contains 13.05 acres more or less. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE MEASURED UNLESS OTHERWISE NOTED

Q CURVE DATA

R	L	OD	CB
① 522.41'	275.39'	272.21'	N25°37'18"E
② 400.00'	340.72'	330.51'	N16°19'17"E
③ 800.00'	278.96'	277.56'	N01°54'33"E
④ 1200.00'	448.86'	446.24'	N22°36'52"E
⑤ 100.00'	31.93'	31.79'	N09°56'56"E
⑥ 359.06'	41.01'	41.01'	N22°20'08"E
⑦ 111.00'	64.97'	64.05'	N42°20'35"E
⑧ 51.00'	45.80'	44.09'	N33°29'51"E
⑨ 773.50'	261.80'	260.58'	N17°27'33"E

BENCH MARKS:

- B.M. 1 = North Cap Bolt on Fire Hydrant West of the Intersection of Joseph Drive and Miller Parkway. N. 12441.53, E. 24685.86 Elev. = 1284.08
- B.M. 5 = Cap Bolt at Grease Zerk on Fire Hydrant on the North side of Miller Parkway, 260' +/- West of Gated Entrance. N. 12962.09, E. 23556.65 Elev. = 1264.62

RILEY COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK

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. 082013-58. No other warranties are extended or implied. Approved: *[Signature]* Date: 07.02.22 License: 1375

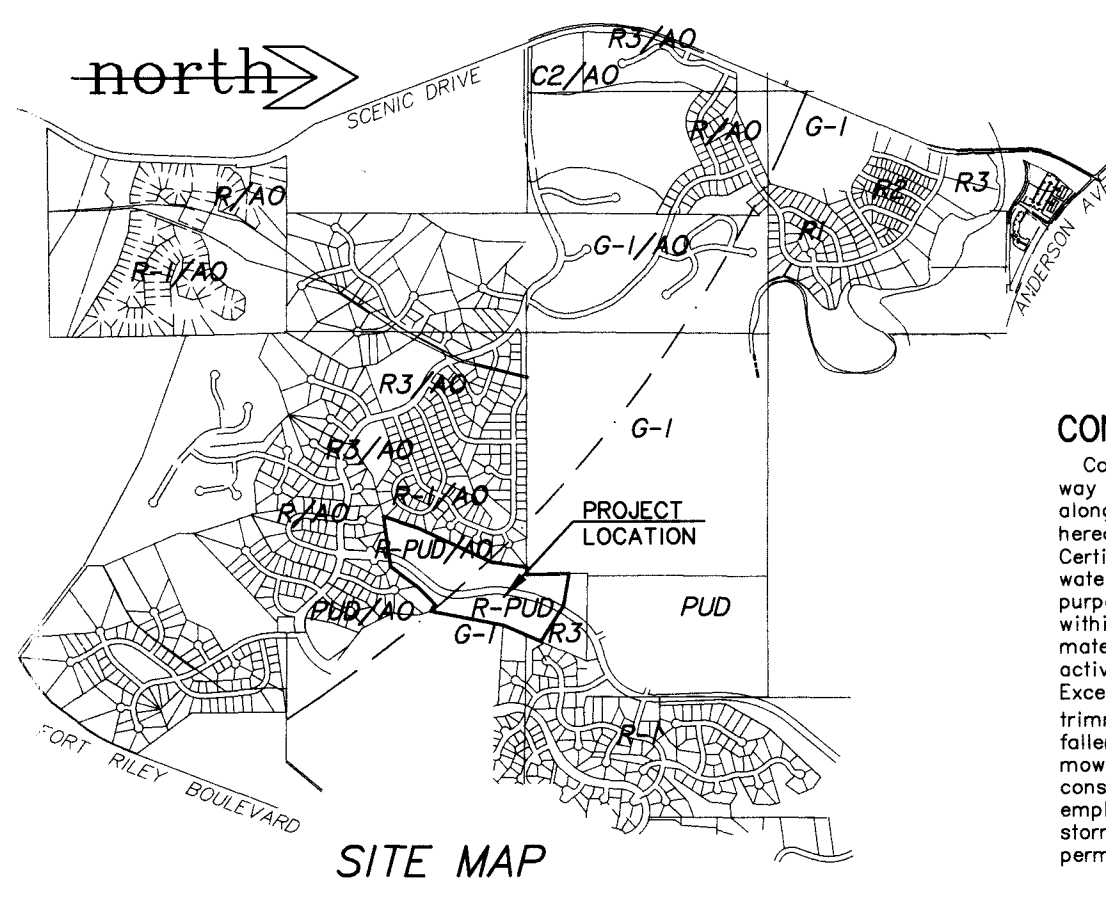
A REPLAT OF A PORTION OF LEE MILL VILLAGE, UNIT THREE A RESIDENTIAL PLANNED UNIT DEVELOPMENT  
**FINAL PLAT / AMENDED FINAL DEVELOPMENT PLAN**  
**LEE MILL VILLAGE**  
**UNIT FOUR**  
 A RESIDENTIAL PLANNED UNIT DEVELOPMENT

AN ADDITION TO THE CITY OF MANHATTAN, KANSAS

PREPARED BY **Schwab Eaton**

CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS 5410 LEDGE STONE DR., STE 100 - MANHATTAN, KANSAS - PH 785-539-4687

JULY 2022



**CONSERVATION AND DRAINAGE EASEMENT NOTE:**  
 Conservation and Drainage Easement is for the Maintenance of the drainage way and the core preservation of the stream, banks and natural vegetation along the stream. The area designated as Conservation and Drainage Easement hereon will be dedicated to the City of Manhattan, pursuant to Owner's Certification and shall be for the purpose of the flow of water, including surface water, storm water, natural stream or other water, and shall further be for the purpose of preserving and conserving the stream banks and natural vegetation within such easement. There shall be no structures, fill, excavation, storage of materials or equipment, nor the alteration of natural contours, nor any other activity which adversely affects the stream banks, allowed within this easement. Except for removal of stream impairments, such as fallen trees. Trees may be trimmed and small trees (Less than 2 1/2" caliper) removed. The removal of fallen trees shall be the responsibility of the property owners. Grasses may be mowed and underbrush removed. These restrictions shall not prevent the construction of improvements by the City of Manhattan, or its agents or employees, necessary to accomplish public improvements related to drainage, storm water detention, pedestrian travel or any other public improvements permitted and deemed necessary by the City.

**AIRPORT OVERLAY NOTE:**  
 The property shown in the Lee Mill Village, Unit Four Final Plat is within the Airport Overlay District and under Federal Air Regulation Part 77-Objects Affecting Navigable Airspace for the Manhattan Regional Airport. As such, any construction projects on these properties are subject to the Federal Aviation Administration FAA Form 7460, Notice of Proposed Construction or Alterations, for review prior to issuance of a building permit and construction.

OWNER'S CERTIFICATE

STATE OF KANSAS) COUNTY OF RILEY) SS: 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 acknowledge 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.

Given under my hand at Manhattan, Kansas, this 14th day of July, 2022  
 City of Manhattan, Kansas  
 A Municipal Corporation  
*[Signature]*  
 Linda Morse, Mayor  
 Attest:  
*[Signature]*  
 Brenda K. Wolf, City Clerk

NOTARY CERTIFICATE

STATE OF KANSAS) COUNTY OF RILEY) SS: BE IT REMEMBERED, that on this 14th day of July, 2022, before me, the undersigned, a notary public in and for the County and State aforesaid, came Linda Morse, Mayor of the City of Manhattan, Kansas, A Municipal Corporation, Attested by Brenda K. Wolf, MMC, City Clerk, personally known to me to be the same persons who executed the foregoing Owner's Certificate and Quitclaim 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  
*[Signature]*  
 Chelsea Johnson  
 Notary Public  
 My appointment expires: 04/15/2023

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 14th day of July, 2022.  
 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.  
*[Signature]*  
 Brenda K. Wolf, City Clerk  
*[Signature]*  
 Linda Morse, Mayor

**NOTICE OF POTENTIAL IMPACT DUE TO MILITARY TRAINING:** The lots within this subdivision are situated in an area that may be subject to conditions resulting from military training at a nearby military installation. 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 ordinary and necessarily produce, noise, dust, smoke and other conditions that may not be compatible with permitted improvement according to established federal guidelines, state guidelines or both.

CERTIFICATE OF DEEDS REGISTER OF DEEDS

STATE OF KANSAS) COUNTY OF RILEY) SS: Acce # 641.00  
 This instrument was filed for record on the day of July, A.D. 2022 at 4:01 o'clock P.M., and duly recorded in Book 5161

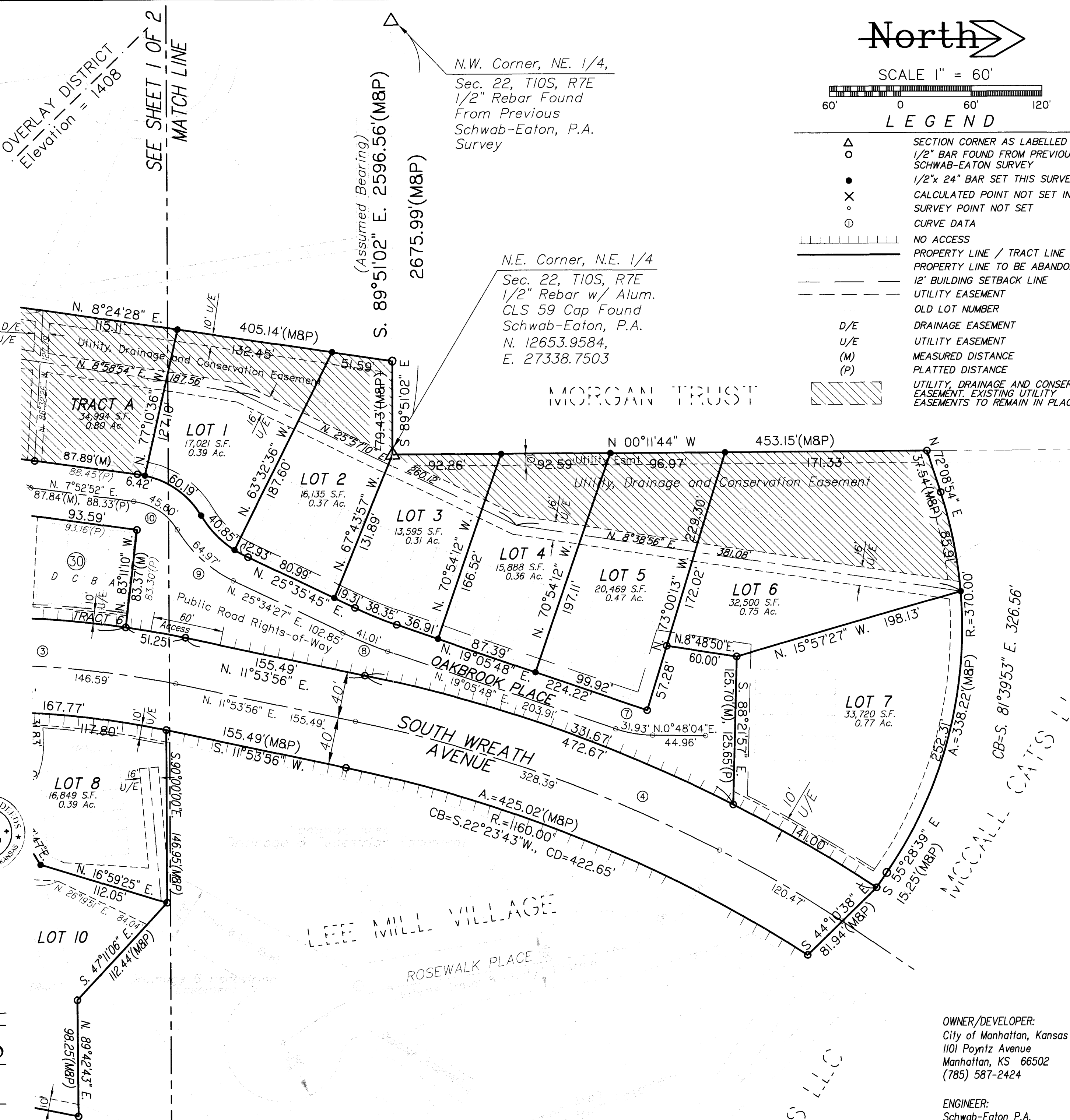
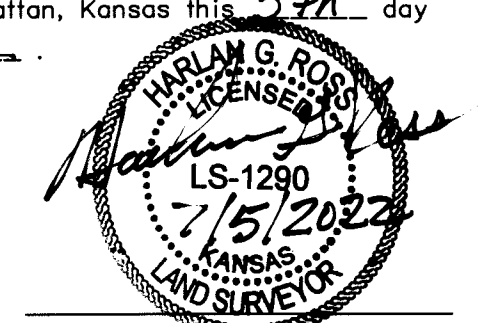
*[Signature]* Register of Deeds  
*[Signature]* Deputy

MANHATTAN URBAN AREA PLANNING BOARD CERTIFICATE

STATE OF KANSAS) COUNTY OF RILEY) SS: Approved this 7 day of JULY, 2022. Manhattan Urban Area Planning Board  
 Chairman, John E. Ball  
 Vice Chair, Phil Anderson  
 Ben Burton  
 Jerry Reynard  
 Ken Ebert

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 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 5th day of July, A.D. 2022.



N.W. Corner, NE. 1/4, Sec. 22, T10S, R7E 1/2" Rebar Found From Previous Schwab-Eaton, P.A. Survey

N.E. Corner, N.E. 1/4 Sec. 22, T10S, R7E 1/2" Rebar w/ Alum. CLS 59 Cap Found Schwab-Eaton, P.A. N. 12653.9584, E. 27338.7503

(Assumed Bearing) S. 89°51'02" E. 2596.56'(MBP) 2675.99'(MBP)

2650.19'(MBP) S. 89°22'41" E.

N.E. Corner, N.W. 1/4, Sec. 23, T10S, R7E 1/2" Bar w/Illegible Cap Found Origin Unknown