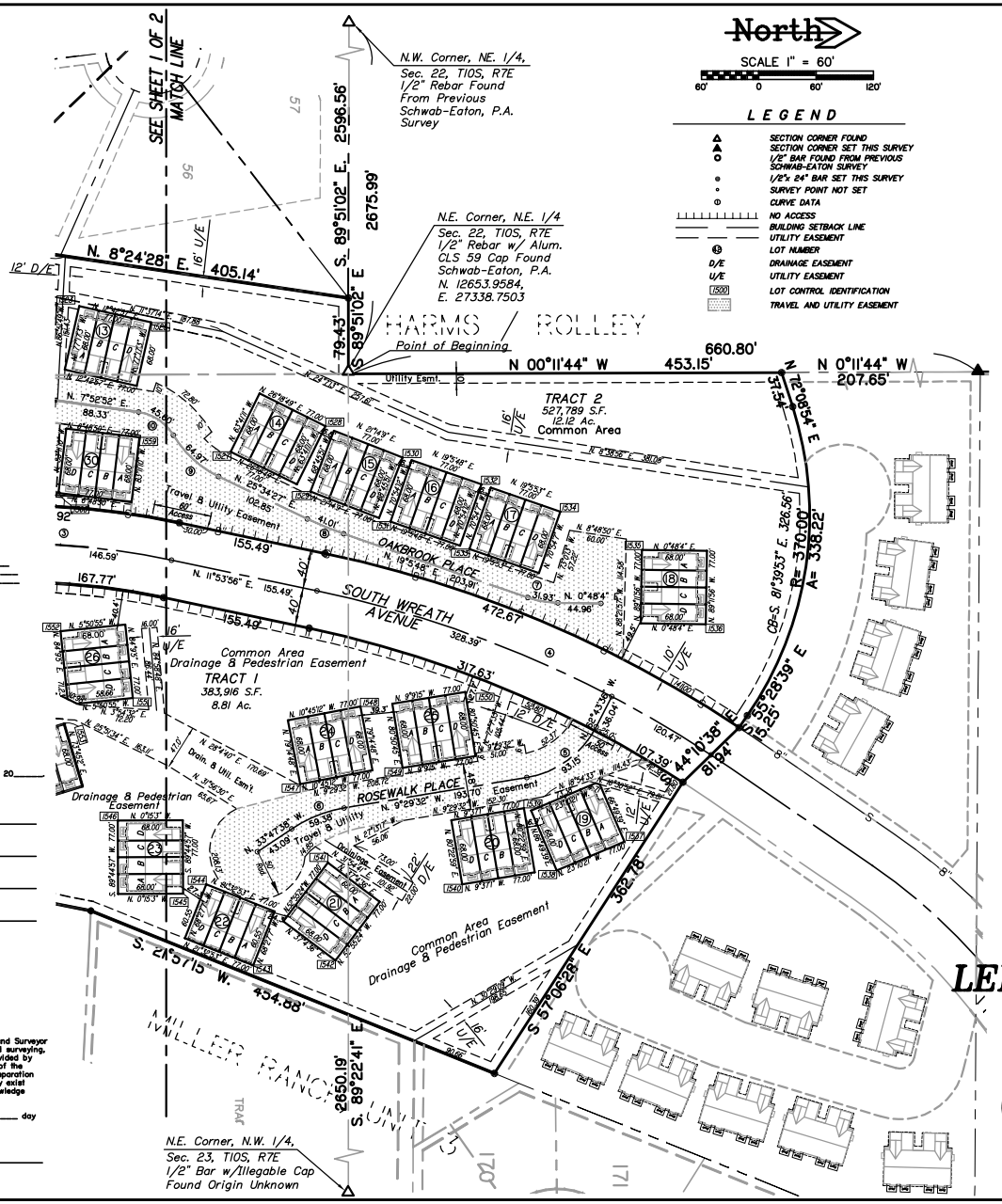
LOT CONTROL POINTS (1500—1804)

Node ID	Northing	Easting	Node ID	Northing	Easting	Node ID	Northing	Easting
1500	11315.75	26952.18	1536	13027.80	27600.84	1571	11810.79	27430.81
1501	11377.86	26850.18	1537	12946.63	27827.81	1572	11713.02	27468.35
1502	11397.13	26883.51	1538	12871.84	27858.11	1573	11734.77	27398.39
1503	11419.39	26852.85	1539	12837.63	27782.79	1574	11632.07	27400.76
1504	11481.00	26952.49	1540	12773.07	27872.70	1575	11667.64	27341.93
1505	11575.26	26911.85	1541	12632.66	27849.84	1576	11564.93	27343.87
1506	11559.21	26980.98	1542	12640.49	27952.27	1577	11600.74	27283.99
1507	11659.45	26955.56	1543	12504.78	27957.15	1578	11498.03	27285.83
1508	11638.00	27020.51	1544	12505.36	27872.55	1579	11534.63	27228.54
1509	11737.41	26994.61	1545	12481.40	27882.48	1580	11431.82	27228.48
1510	11772.43	27090.61	1546	12413.07	27805.78	1581	11465.88	27165.83
1511	11871.84	27064.71	1547	12603.68	27767.71	1582	11353.35	27175.09
1512	11850.83	27130.51	1548	12686.84	27686.54	1583	11278.31	27150.55
1513	11950.34	27104.81	1549	12710.83	27750.78	1584	11370.08	27078.44
1514	11923.75	27170.77	1550	12776.13	27671.37	1585	11382.52	26982.51
1515	12029.18	27144.85	1551	12428.75	27677.59	1586	11434.70	27071.29
1516	12007.68	27210.30	1552	12353.28	27607.92	1587	11476.73	27015.22
1517	12107.17	27184.71	1553	12357.10	27704.91	1588	11521.38	27107.73
1518	12085.45	27250.04	1554	12302.20	27719.84	1589	11534.82	27088.82
1519	12184.95	27224.48	1555	12275.40	27734.82	1590	11672.05	27178.56
1520	12171.71	27291.28	1556	12172.58	27732.93	1591	11718.36	27182.72
1521	12266.18	27251.24	1557	12225.58	27673.66	1592	11749.59	27218.46
1522	12262.92	27321.22	1558	12180.03	27581.62	1593	11789.91	27162.46
1523	12349.15	27265.39	1559	12435.52	27404.96	1594	11827.14	27258.20
1524	12357.73	27334.17	1560	12350.89	27483.35	1595	11869.53	27203.00
1525	12447.87	27284.79	1561	12334.68	27469.30	1596	11937.98	27236.31
1527	12533.16	27340.18	1562	12257.72	27391.84	1597	11898.63	27300.40
1528	12630.33	27393.36	1563	12249.19	27460.61	1598	11997.28	27367.97
1529	12614.47	27461.58	1564	12165.32	27401.29	1599	11985.41	27372.21
1530	12710.87	27428.09	1565	12082.04	27470.89	1600	11900.97	27313.71
1531	12698.13	27493.24	1566	12076.69	27413.72	1601	11875.76	27379.27
1532	12793.14	27464.17	1567	11976.19	27428.48	1602	11818.62	27293.90
1533	12780.85	27531.81	1568	11908.32	27505.60	1603	11788.48	27345.32
1534	12875.88	27482.74	1569	11894.01	27440.48	1604	11751.52	27244.18
1535	12960.88	27522.70	1570	11808.63	27494.47			



LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET THIS SURVEY
- 1/2" BAR FOUND FROM PREVIOUS SCHWAB-EATON SURVEY
- 1/2"x 24" BAR SET THIS SURVEY
- SURVEY POINT NOT SET
- CURVE DATA
- NO ACCESS
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LOT NUMBER
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- 1500 LOT CONTROL IDENTIFICATION
- TRAVEL AND UTILITY EASEMENT

LEGAL DESCRIPTION

A tract of land in the Southwest Quarter of Section 14, the Northeast Quarter of Section 22, and the Northwest Quarter of Section 23, in Township 10 South, Range 7 East of the 6th Principal Meridian in Riley County, Kansas described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of said Section 22;

THENCE North 00 degrees 11 minutes 44 seconds West for a distance of 453.15 feet along the West line of the Southwest Quarter of said Section 14;
THENCE North 72 degrees 08 minutes 54 seconds East for a distance of 317.54 feet;
THENCE along a curve to the right having a radius of 370.00 feet and an arc length of 338.22 feet, being subtended by a chord of South 81 degrees 39 minutes 53 seconds East for a distance of 326.56 feet;
THENCE South 55 degrees 28 minutes 39 seconds East for a distance of 15.25 feet;
THENCE South 44 degrees 10 minutes 38 seconds East for a distance of 81.94 feet;
THENCE South 57 degrees 06 minutes 28 seconds East for a distance of 362.78 feet to the West line of Miller Ranch, Unit Three, an Addition to the City of Manhattan;
THENCE South 21 degrees 57 minutes 15 seconds West for a distance of 454.88 feet to the Southwest Corner of said Miller Ranch, Unit Three;
THENCE South 11 degrees 15 minutes 30 seconds West for a distance of 808.90 feet along the West line of a U S D 383 tract to the Southwest Corner thereof;
THENCE North 59 degrees 12 minutes 58 seconds West for a distance of 88.46 feet along the North line of Lee Mill Heights, Unit Two, an Addition to the City of Manhattan;
THENCE South 46 degrees 44 minutes 16 seconds West for a distance of 243.19 feet along the Northwesterly line of said Lee Mill Ranch, Unit Three;
THENCE South 36 degrees 31 minutes 32 seconds West for a distance of 397.02 feet along the Northwesterly line of said Lee Mill Heights, Unit Two;
THENCE South 82 degrees 38 minutes 18 seconds West for a distance of 529.65 feet along the North line of said Lee Mill Heights, Unit Two;
THENCE South 75 degrees 38 minutes 39 seconds West for a distance of 38.63 feet along the North line of said Lee Mill Heights, Unit Two;
THENCE North 18 degrees 12 minutes 24 seconds East for a distance of 410.85 feet;
THENCE North 25 degrees 47 minutes 30 seconds East for a distance of 876.70 feet;
THENCE North 08 degrees 24 minutes 28 seconds East for a distance of 405.14 feet to the North line of the Northeast Quarter of said Section 22;
THENCE North 89 degrees 51 minutes 02 seconds East for a distance of 79.43 feet along the North line of the Northeast Quarter of said Section 22 to the point of beginning.

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

Said property contains 30.987 acres more or less.

BENCH MARKS:

B.M. J = Spike in East Power Pole, 440'± N.E. of int. Amherst Ave. & Miller Pkwy.
N. 11439.38, E. 28837.37
Elev. = 1207.86

B.M. H = "M" in "Mueller" on Fire Hydrant near Water Tower.
N. 10086.88, E. 27936.22
Elev. = 1231.57

NOTE

All Development within the Lee Mill Village Planned Unit Development shall conform to the approved Final Development Plan and Ordinance No._____ Dated_____ or as may be amended.

ZONING: "R-PUD/AO AND R-PUD"

OWNER'S CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)

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 acknowledges that pursuant to K.S.A. 12-408, 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 ___day of_____,2007

LEE MILL LAND COMPANY, LLC,
A KANSAS LIMITED LIABILITY COMPANY

_____
Angela Schultz, Authorized Officer

NOTARY CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)

BE IT REMEMBERED, that on this _____ day of _____ 2007, before me, the undersigned, a notary public in and for the County and State aforesaid, came Angela Schultz, Authorized Officer of Lee Mill Land Company, LLC, a Kansas Limited Liability Company _____ personally know 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: _____

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS) SS:
COUNTY OF RILEY)

Approved this _____ day of _____, 20____
Board of City Commissioners of the City of Manhattan, Kansas.

_____
Tom Phillips, Mayor

Attest:
Gary S. Fees, CMC, City Clerk

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. 20_____ 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) SS:
COUNTY OF RILEY)

Approved this _____ day of _____, 20____
Manhattan Urban Area Planning Board
Manhattan, Kansas

_____ _____
Chairperson

_____ _____

_____ _____

Attest: _____ _____

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

_____
John R. Young

FINAL PLAT

LEE MILL VILLAGE

A RESIDENTIAL PLANNED UNIT DEVELOPMENT
AN ADDITION TO THE CITY OF
MANHATTAN, KANSAS
PREPARED BY

Schwab-Eaton, P.A.
CIVIL ENGINEERS · LAND SURVEYORS
AND LANDSCAPE ARCHITECTS
1125 Garden Way · Manhattan, Kansas 66502
Phone (785)539-4687 · Fax (785)539-6419

AUGUST 2007