

SITE MAP

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_____.

Wildcat Woods, LLC
a Kansas Limited Liability Company

By: Doug Phelps, Controlling Member

CORPORATE ACKNOWLEDGMENT
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 Phelps, Controlling Member of Wildcat Woods, LLC a corporation duly organized, incorporated and existing under and by virtue of the laws of The State of Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act of deed of said corporation.

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 _____ Fire Supervisor _____

Emergency Management Director _____

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 _____.

By _____ Register of Deeds

By _____ Deputy

UTILITY EASEMENTS

Unless otherwise noted, easement widths are 20' along common property lines (10' wide on each side). Easements along street right-of-ways are 10' wide unless otherwise noted.

POTTAWATOMIE COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK

STATE OF KANSAS)
COUNTY OF POTTAWATOMIE) 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 Pottawatomie County Resolution No. 2015-52. No other warranties are extended or implied.

Approved By: _____ Date: _____
(signature)

Printed Name: _____ License: _____

FLOODPLAIN INFORMATION

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 200621 0480F for Pottawatomie County, Kansas. The Land to be platted falls in Flood Zone X, areas outside the 1% and 0.2% annual chance floodplains. Map Revised March 16th, 2015.

CERTIFICATE OF COUNTY COMMISSION
STATE OF KANSAS)
COUNTY OF POTTAWATOMIE) SS:

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

BOARD OF COUNTY COMMISSIONERS
POTTAWATOMIE COUNTY

Commissioner, Chairman _____ Commissioner _____

Commissioner _____ Attest: County Clerk _____

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.

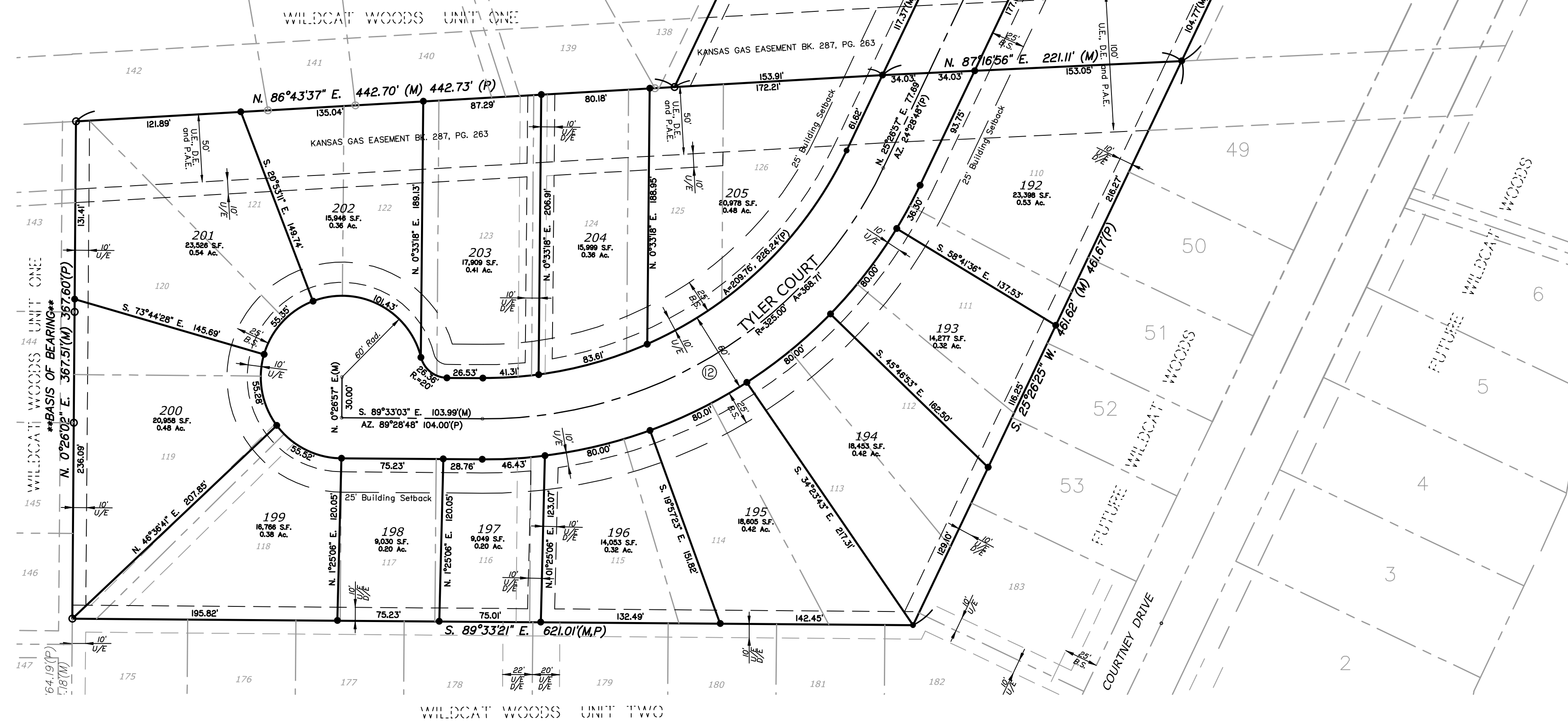
CURVE DATA

R	L	T	CD	CB
500.00'	21.61'	207.06'	21.61'	S.78°18'48"E.
500.00'	115.39'	207.06'	115.13'	N.14°22'15"E.
500.00'	38.98'	207.06'	38.97'	N.23°12'56"E.
325.00'	368.71'	207.06'	349.26'	N.57°56'57"E.

OWNERS/DEVELOPERS:
Wildcat Woods LLC
8405 E. Highway 24
Manhattan, Ks. 66502
P.O. Box 1944
Manhattan, KS 66505
(785) 539-5800
somsel@sbcglobol.net

SURVEYOR/ENGINEER:
Schwab-Eaton, P.A.
1125 Garden Way
Manhattan, KS 66502
(785) 539-4687

ZONING:
"R1" Single Family Residential



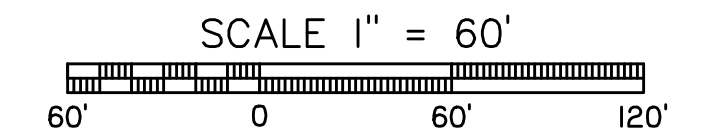
SIDE AND REAR YARD BUILDING SETBACKS:

Building setbacks may abut easements, but shall not be less than the following. All building setbacks abutting roads or public right-of-ways are 25' or as shown. All 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'. For purposes of determining setbacks, common area will not be considered as public right-of-way.

LEGAL DESCRIPTION

All of Lots 91, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131 and 132 Wildcat Woods a Subdivision in the Southwest Quarter of Section 2, Township 10 South, Range 8 East of the Sixth Principal Meridian, Pottawatomie County, Kansas. Said tract contains 11.52 acres, more or less. Subject to all public roads, easements, reservations, restrictions, covenants, and conditions, if any, now of record.

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



LEGEND

- MONUMENT FOUND IN PLACE FROM PREVIOUS S.E. SURVEYS
- 1/2"x24" BAR WITH CLS 59 CAP SET
- ⊙ CURVE NUMBER
- POINT NOT SET IN E STREETS
- 25' BUILDING SETBACK LINE TYP.
- 10' EASEMENT LINE TYP.
- PROPERTY LINE TO BE ABANDONED WITH THIS PLAT
- (P) PLATTED DISTANCES
- (M) MEASURED DISTANCES

GENERAL NOTES

1. No Gaps or Overlaps were found to be present.
2. Basis of Bearing from South line of the West Half of the Southwest Quarter Sec. 2-10-8, bearing N. 89°53'01" W.
3. All lots are to be served by Rural Water and Blue Township Sewer.
4. All lots are subject to a Restrictive Covenant.
5. Sidewalks shall be constructed along both sides of all streets.
6. Erosion Control provisions per the requirement of the County Engineer shall be required to be installed and maintained during the entirety of the roadway, utility and home construction.
7. Lots 91, 104-109 and 127-132 are included in this plat for development purposes only and do not change from the original Wildcat Woods Plat.

BENCHMARK:

Bench Mark Disk Stamped MANKAN 1947 RESET 1957 set in the top of a concrete monument, 3.0 Miles East of Manhattan, Easterly along the Union Pacific Railroad from the Station in Manhattan, 44.0' North of the near rail, 27.2' West of the Center of a paved Road, 6.2' West of a Fence Corner, 1.0' South of the fence and 1.0' W of a witness post. Mark is above level with the Tracks. NAVD 88, Elevation = 1014.97

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_____.

SCHWAB-EATON, P.A.

Harlan G. Ross, RLS 1290

A REPLAT OF LOTS 91 AND 104 THRU 132, WILDCAT WOODS
FINAL PLAT
**WILDCAT WOODS
UNIT THREE**

A SUBDIVISION IN
The Southwest Quarter of Section 2, Township 10 South,
Range 8 East of the Sixth Principal Meridian
POTTAWATOMIE COUNTY, KANSAS

PREPARED BY



CIVIL ENGINEERS | LAND SURVEYORS | LANDSCAPE ARCHITECTS
1125 GARDEN WAY | MANHATTAN, KANSAS | P. 785.539.4687

JUNE 2018