

BENCHMARK:
Bench Mark Disk A 263 1940 set in the top of a concrete post, 2.8 miles west of Wamego along the Union Pacific RR from the station at Wamego, at a road crossing, 63' SW of the crossing, 45' S of the South rail, 23' W of the fence corner post, 10' N of center of driveway to the farmhouse, and 1' E of a metal witness post and sign. Elevation = 983.22

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____.

Whispering Meadows Development, LLC
a Kansas Limited Liability Company

By: Doug Phelps, 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 _____ Member of Whispering Meadows Development, 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 _____

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.

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.

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.

CURVE DATA					
R	L	T	CD	CB	
1) 800.00'	128.38'	64.33'	128.24'	N.47°36'37"E	
2) 300.00'	117.17'	59.34'	116.42'	N.54°12'07"E	
3) 250.00'	206.50'	109.85'	200.68'	S.23°19'27"E	
4) 250.00'	167.51'	87.03'	164.39'	N.18°35'51"E	

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 _____ Register of Deeds
By _____ Deputy

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 _____

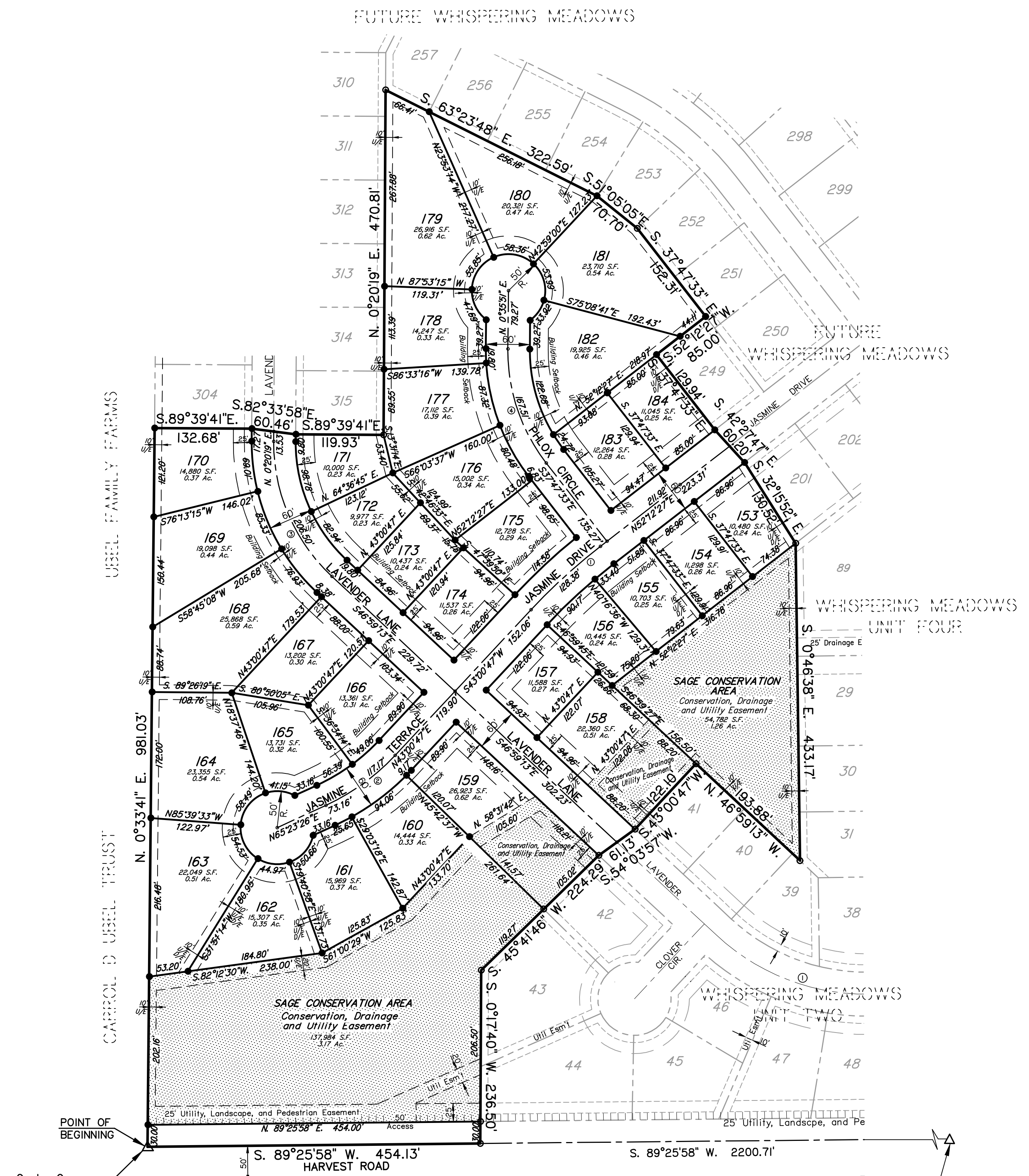
POTTAWATOMIE COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK

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. 58-2025 and with the requirements of Pottawatomie County Resolution No. 2015-586 other warranties are extended or implied.

Approved By: _____ Date: _____
Printed Name: _____ License: _____

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.
Caleb Grant Rubash, RLS 1529

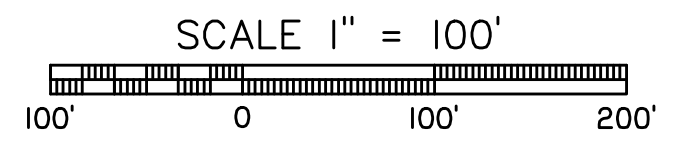


Center Corner
Sec. 2-10-8
1/2" Bar Fd.
Origin: Previous
S-E Survey (2002)

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.

- GENERAL NOTES**
1. No Caps or Overlaps were found to be present.
 2. Basis of Bearing from South line of the Northeast Quarter of Section 2, bearing S. 89°25'58" 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. No Buildings Exist on the Property being Platted.

LEGAL DESCRIPTION
A tract of land in the Northeast Quarter of Section 2, Township 10 South, Range 8 East of the 6th P.M., Pottawatomie County, Kansas, being more particularly described as follows:
BEGINNING at the Southwest corner of said Northeast Quarter (Center of Section 2), THENCE along the West line of said Northeast Quarter, N00°33'41"E (assumed bearing) a distance of 981.03 feet;
THENCE departing said West line, S89°39'41"E a distance of 132.68 feet;
THENCE S82°33'58"E a distance of 60.46 feet;
THENCE S89°39'41"E a distance of 119.93 feet;
THENCE N00°20'19"E a distance of 470.81 feet;
THENCE S63°23'48"E a distance of 322.59 feet;
THENCE S51°05'05"E a distance of 70.70 feet;
THENCE S52°12'27"W a distance of 85.00 feet;
THENCE S37°47'33"E a distance of 129.94 feet;
THENCE S42°27'47"E a distance of 60.20 feet;
THENCE S32°15'52"E a distance of 130.52 feet to the Northwest corner of Lot 89 in Whispering Meadows Unit Four as recorded in the Office of the Register of Deeds, Pottawatomie County, Kansas;
THENCE along the West line of said Lot 89 and the Westerly line of Whispering Meadows Unit Two as recorded in said Office of the Register of Deeds, S00°46'38"E a distance of 4.3317 feet to a point on the North line of Lot 39 in said Unit Two;
THENCE along the North line of Lots 39, 40, and 41 in said Unit Two, N46°59'13"W a distance of 193.86 feet to the Northwestern corner of said Lot 41;
THENCE along the Westerly line of said Unit Two, S43°00'47"W a distance of 122.10 feet to the Southwesterly corner of said Lot 41;
THENCE continuing along said Westerly line, S54°03'57"W a distance of 61.13 feet to the Northwestern corner of Lot 42;
THENCE continuing along said Westerly line, S45°41'46"W a distance of 224.29 feet to the Westerly corner of Lot 43 in said Unit Two;
THENCE continuing along said Westerly line, S00°17'40"W a distance of 236.50 feet to the Southwest corner of said Unit Two also being a point on the South line of said Northeast Quarter of said Section 2;
THENCE along said South line, S89°25'58"W a distance of 454.13 feet to the Southwest corner of said Northeast Quarter and the POINT OF BEGINNING.
Said tract containing 18.91 acres, more or less, subject to easements, restrictions, rights of way, and other conditions, if any, now being of record.



- LEGEND**
- △ SECTION CORNER FOUND FROM PREVIOUS SURVEYS
 - 1/2" BAR FOUND IN PLACE FROM PREVIOUS S.E. SURVEYS
 - 1/2"x24" BAR & GLS 59 CAP SET THIS SURVEY
 - CURVE NUMBER
 - POINT NOT SET
 - - - 25' BUILDING SETBACK LINE TYP.
 - - - EASEMENT LINE TYP.
 - NO ACCESS
 - DRAINAGE AND CONSERVATION EASEMENT

OWNERS/DEVELOPERS:
Whispering Meadows Development LLC
1110-A Laramie Street
P.O. Box 1944
Manhattan, KS 66505
(785) 539-5800
somse1@sbcglobal.net

SURVEYOR/ENGINEER:
Schwab-Eaton, P.A.
1125 Garden Way
Manhattan, KS 66502
(785) 539-4887

ZONING:
"R1" Single Family Residential

FINAL PLAT
WHISPERING MEADOWS UNIT SIX

A SUBDIVISION IN
POTTAWATOMIE COUNTY, KANSAS
PREPARED BY



CIVIL ENGINEERS | LAND SURVEYORS | LANDSCAPE ARCHITECTS
1125 GARDEN WAY | MANHATTAN, KANSAS | P. 785.539.4687
JUNE 2018