

**DESCRIPTION**

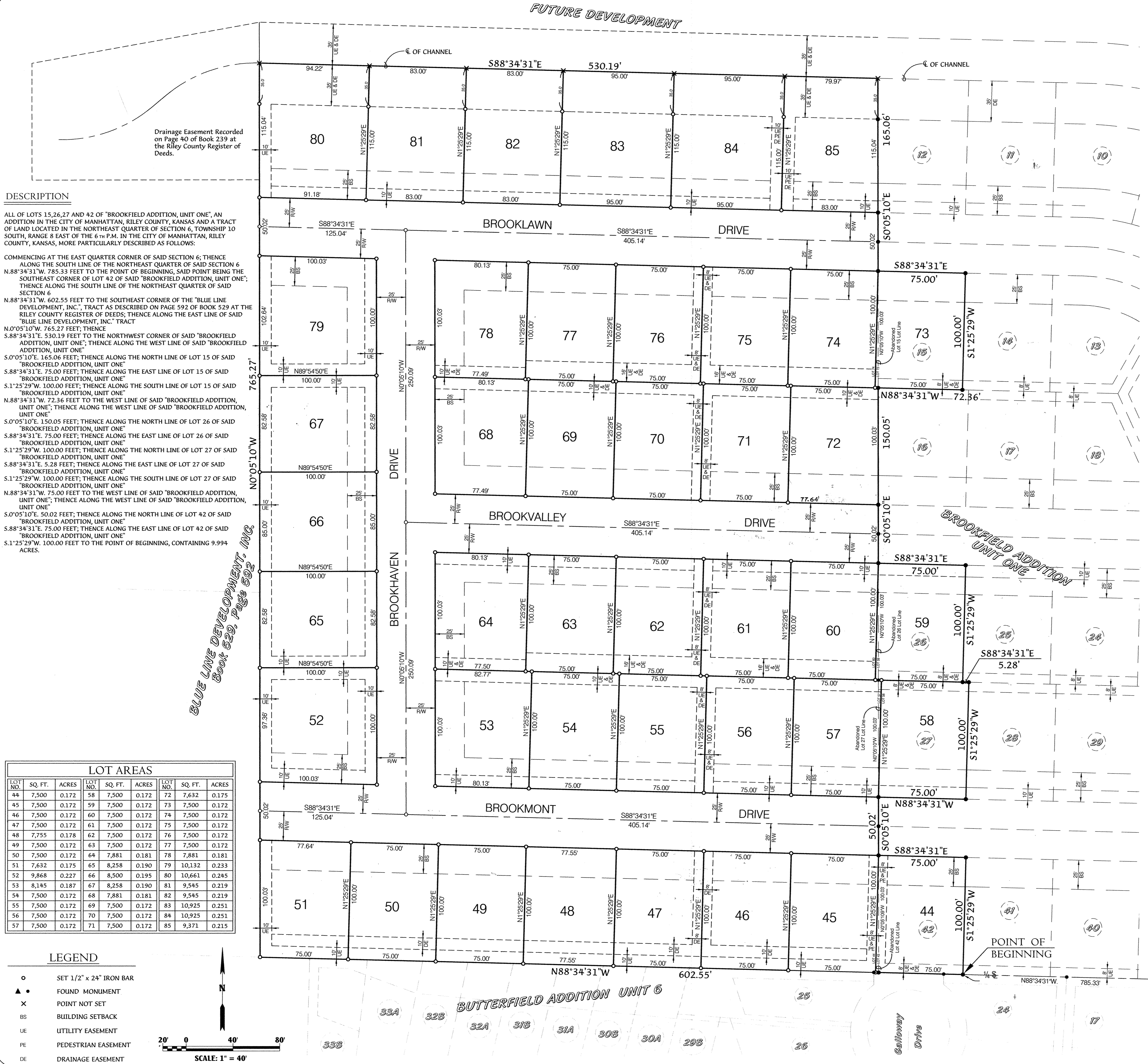
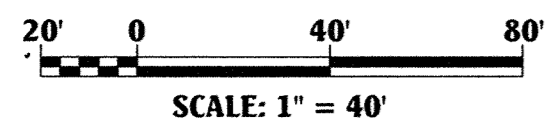
ALL OF LOTS 15, 26, 27 AND 42 OF "BROOKFIELD ADDITION, UNIT ONE", AN ADDITION IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS AND A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE 6<sup>TH</sup> P.M. IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 N.88°34'31"W, 785.33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 42 OF SAID "BROOKFIELD ADDITION, UNIT ONE"; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 N.88°34'31"W, 602.55 FEET TO THE SOUTHEAST CORNER OF THE "BLUE LINE DEVELOPMENT, INC.", TRACT AS DESCRIBED ON PAGE 592 OF BOOK 529 AT THE RILEY COUNTY REGISTER OF DEEDS; THENCE ALONG THE EAST LINE OF SAID "BLUE LINE DEVELOPMENT, INC." TRACT S.0°05'10"W, 765.27 FEET; THENCE S.88°34'31"E, 530.19 FEET TO THE NORTHWEST CORNER OF SAID "BROOKFIELD ADDITION, UNIT ONE"; THENCE ALONG THE NORTH LINE OF LOT 15 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.88°34'31"E, 75.00 FEET; THENCE ALONG THE EAST LINE OF LOT 15 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.1°25'29"W, 100.00 FEET; THENCE ALONG THE SOUTH LINE OF LOT 15 OF SAID "BROOKFIELD ADDITION, UNIT ONE" N.88°34'31"W, 72.36 FEET TO THE WEST LINE OF SAID "BROOKFIELD ADDITION, UNIT ONE"; THENCE ALONG THE WEST LINE OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.0°05'10"E, 150.05 FEET; THENCE ALONG THE NORTH LINE OF LOT 26 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.88°34'31"E, 75.00 FEET; THENCE ALONG THE EAST LINE OF LOT 26 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.1°25'29"W, 100.00 FEET; THENCE ALONG THE NORTH LINE OF LOT 27 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.88°34'31"E, 5.28 FEET; THENCE ALONG THE EAST LINE OF LOT 27 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.1°25'29"W, 100.00 FEET; THENCE ALONG THE SOUTH LINE OF LOT 27 OF SAID "BROOKFIELD ADDITION, UNIT ONE" N.88°34'31"W, 75.00 FEET TO THE WEST LINE OF SAID "BROOKFIELD ADDITION, UNIT ONE"; THENCE ALONG THE WEST LINE OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.0°05'10"E, 50.02 FEET; THENCE ALONG THE NORTH LINE OF LOT 42 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.88°34'31"E, 75.00 FEET; THENCE ALONG THE EAST LINE OF LOT 42 OF SAID "BROOKFIELD ADDITION, UNIT ONE" S.1°25'29"W, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.994 ACRES.

LOT AREAS								
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
44	7,500	0.172	58	7,500	0.172	72	7,632	0.175
45	7,500	0.172	59	7,500	0.172	73	7,500	0.172
46	7,500	0.172	60	7,500	0.172	74	7,500	0.172
47	7,500	0.172	61	7,500	0.172	75	7,500	0.172
48	7,755	0.178	62	7,500	0.172	76	7,500	0.172
49	7,500	0.172	63	7,500	0.172	77	7,500	0.172
50	7,500	0.172	64	7,881	0.181	78	7,881	0.181
51	7,632	0.175	65	8,258	0.190	79	10,132	0.233
52	9,868	0.227	66	8,500	0.195	80	10,661	0.245
53	8,145	0.187	67	8,258	0.190	81	9,545	0.219
54	7,500	0.172	68	7,881	0.181	82	9,545	0.219
55	7,500	0.172	69	7,500	0.172	83	10,925	0.251
56	7,500	0.172	70	7,500	0.172	84	10,925	0.251
57	7,500	0.172	71	7,500	0.172	85	9,371	0.215

**LEGEND**

- SET 1/2" x 24" IRON BAR
- ▲ FOUND MONUMENT
- × POINT NOT SET
- BS BUILDING SETBACK
- UE UTILITY EASEMENT
- PE PEDESTRIAN EASEMENT
- DE DRAINAGE EASEMENT



NE Cor.  
Sec. 6-T105-RBE  
Found R.R. Spk. 4'  
below surface.

**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. 12-406, the dedication of right-of-ways and easements to the public constituted 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 29<sup>th</sup> day of MARCH, A.D., 2004.

*Roger Schultz*  
Roger Schultz, Partner  
Schultz Enterprises, LLC

*Thomas M. Farr*  
Thomas M. Farr, Partner  
SSF Development, Inc.

*Tim Schultz*  
Tim Schultz, Partner  
SSF Development, Inc.

*Angela Schultz*  
Angela Schultz, Member  
Schultz Enterprises, LLC

*Tommy G. Dillon Jr.*  
Tommy G. Dillon Jr.  
A Single Person

*Jason McDiuffett*  
Jason McDiuffett  
A Single Person

**NOTARY CERTIFICATE**

(State of Kansas) SS  
(County of Riley)

Be it remembered, that on this 29<sup>th</sup> day of MARCH, 2004, before me, the undersigned, a Notary in and for the County and State aforesaid, came Roger Schultz, Partner, Thomas M. Farr, Partner, and Tim Schultz, Partner of SSF Development, Inc. and Roger Schultz, Member, and Angela Schultz, Member of Schultz Enterprises, LLC and Tommy G. Dillon Jr. and Jason McDiuffett, each a Single Person personally known to me to be the same persons who executed the foregoing owners certificate, and duly acknowledge 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.

*Fred Gibbs*  
Notary Public  
My Appointment Expires 8-13-2005

**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 Manhattan Urban Area 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 MARCH 15, A.D., 2004.

BG CONSULTANTS, INC.  
4806 Vue Du Lac Place  
Manhattan, Kansas 66503  
(785) 537-7448 ext. 133

BY: *Fred Gibbs*  
Fred Gibbs, R.L.S. 3/15/04

**MANHATTAN URBAN AREA PLANNING BOARD**

(State of Kansas) SS  
(County of Riley)

Approved this 15<sup>th</sup> day of MARCH, A.D., 2004.

Manhattan Urban Area Planning Board  
City of Manhattan, Kansas

*Michael E. Toy*  
Chairperson Michael E. Toy

*Steve A. Zinke*  
Secretary Steve A. Zinke

*Mike L. Hill*  
Member Mike L. Hill

*Loren J. Peppard*  
Member Loren J. Peppard

*Larry D. Reynolds*  
Member Larry D. Reynolds

*Gay R. Riffel*  
Member Gay R. Riffel

*Mike Krutchoff*  
Member Mike Krutchoff

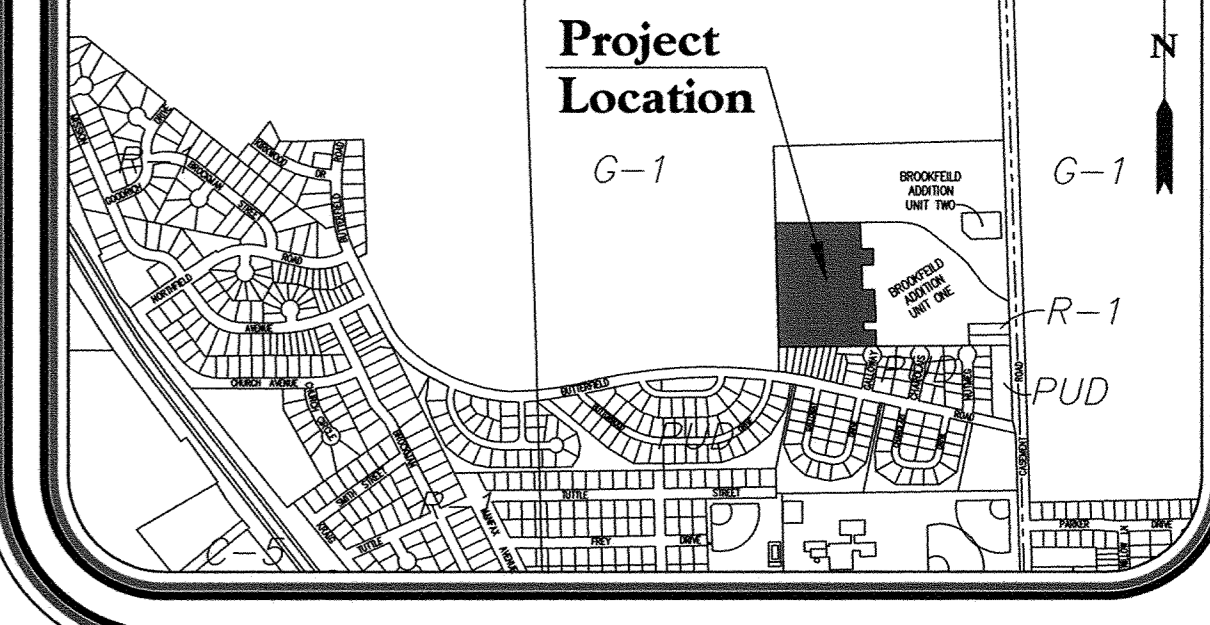
**NOTE:**

No part of this described tract lies within the 100 Year Flood Plain. This plat lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain, FIRM 0358E, Map Number 20161C0358E, Effective Date: Nov. 19, 2003.

E.V. Cor.  
Sec. 6-T105-RBE  
Found 1/2" Rebar, 3'  
below surface.

APPROVED VARIATION OF SECTION 10-203 TO ALLOW SIDEWALK ON ONLY ONE SIDE OF ALL STREETS.

**KEY MAP**



**CERTIFICATE OF THE CITY COMMISSION**

(State of Kansas) SS  
(County of Riley)

Approved this 6<sup>th</sup> day of April, A.D., 2004.

Board of Manhattan City Commissioners  
City of Manhattan, Kansas

*Mark Taussig*  
Mayor Mark Taussig

*Gary S. Fees*  
City Clerk Gary S. Fees

**CERTIFICATE OF THE REGISTER OF DEEDS**

(State of Kansas) SS  
(County of Riley)

This instrument was filed for record on the 8 day of April, A.D., 2004 at 3:01 o'clock P.m., and duly recorded in Book K on Page 466

Register of Deeds *M. Charlotte Shawver*  
M. Charlotte Shawver

**RILEY COUNTY SURVEYOR SIGNATURE BLOCK**

This survey has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005, as amended, and K.A.R. 66-12-1, as amended. No other warranties are extended or implied.

Date: 3-17-2004  
Approved: *James L. Coffey* Lic. No. 696

**FINAL PLAT**

# Brookfield ADDITION

**Unit Three**  
(Includes Re-plot of Lots 15, 26, 27, & 42, Brookfield Addition Unit One)

**An Addition in the City of Manhattan, Riley County, Kansas.**

Prepared By:  
**BG CONSULTANTS, INC.**  
ENGINEERS-ARCHITECTS-SURVEYORS  
MANHATTAN, KANSAS HUTCHINSON, KANSAS  
LAWRENCE, KANSAS EMPORIA, KANSAS

March 2004 **BAG** K-466 **03-245M**