

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 Manhattan, Kansas, this 11 day of December, A.D. 2020.

David D. Nelson Trust Agreement, dated January 12, 2005.

David D. Nelson
By: David D. Nelson, Trustee

Leon Harold Borck Trust Agreement, dated September 23, 1994.

Leon Harold Borck
By: Leon Harold Borck, Trustee

Unified School District No. 383, Riley County Kansas

Karla Hagemeister
Karla Hagemeister, President of the Board of Education

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

BE IT REMEMBERED, That on this 11 day of December, A.D. 2020 Before me, the undersigned, a Notary Public in and for the County and State aforesaid came David D. Nelson, Trustee of the David D. Nelson Trust Agreement, dated January 12, 2005 and Leon Harold Borck, Trustee of the Leon Harold Borck Trust Agreement, dated September 23, 1994 who are personally known to me to be the same persons who executed, as trustee, the within instrument of writing on behalf of said Trusts, and such person duly acknowledged the execution of the same to be the act and deed of said Trusts.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

My commission expires 04/2024

Diana M Cook
Diana M Cook
Notary Public



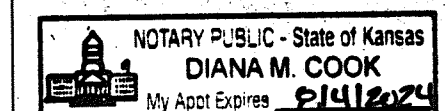
NOTARY CERTIFICATE
STATE OF KANSAS)
COUNTY OF POTTAWATOMIE) SS:

BE IT REMEMBERED, That on this 11 day of December, A.D. 2020 Before me, the undersigned, a Notary Public in and for the County and State aforesaid came Karla Hagemeister, President of the Board of Education, Unified School District #383, Riley County, 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 board, and such person duly acknowledged the execution of the same to be the act and deed of said board.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Term expires 04/2024

Diana M Cook
Diana M Cook
Notary Public



POTTAWATOMIE COUNTY PLANNING BOARD
STATE OF KANSAS)
COUNTY OF POTTAWATOMIE) SS:

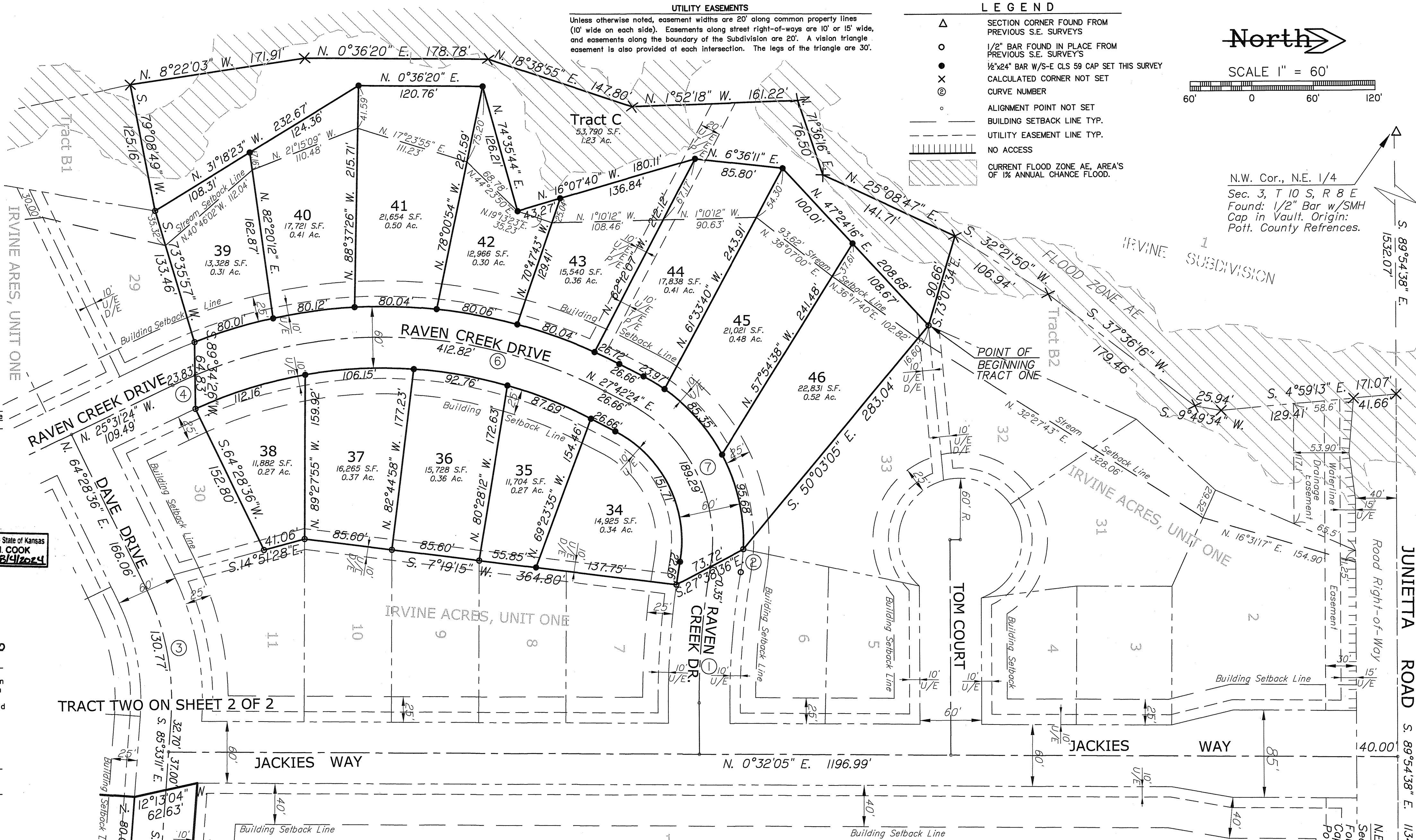
Approved this 15th day of October, A.D. 2020

Andrew J Klein Chairman
Marcie Wood Secretary

COUNTY OFFICIALS

Greg Webster County Planning Administrator
John Watt County Counselor
Stephan Metzger County Planner
Nathan Bergman County Engineer
Scott Schwan County Sanitarian
Jared Barnes County Fire Supervisor
Jennifer Marrow Emergency Management Director

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



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' or 15' wide, and easements along the boundary of the Subdivision are 20'. A vision triangle easement is also provided at each intersection. The legs of the triangle are 30'.

LEGEND

- SECTION CORNER FOUND FROM PREVIOUS S.E. SURVEYS
- 1/2" BAR FOUND IN PLACE FROM PREVIOUS S.E. SURVEYS
- CALCULATED CORNER NOT SET
- CURVE NUMBER
- ALIGNMENT POINT NOT SET
- BUILDING SETBACK LINE TYP.
- UTILITY EASEMENT LINE TYP.
- NO ACCESS
- CURRENT FLOOD ZONE AE, AREA'S OF 1% ANNUAL CHANCE FLOODS



SCALE 1" = 60'
60' 0 60'

LAND BOUNDARY DESCRIPTION:

TRACT ONE:
A tract of land located in the Northeast One-Quarter (NE 1/4) of Section 3, Township 10 South, Range 8 East of the Sixth Principal Meridian in Pottawatomie County, Kansas, more particularly described as follows:
BEGINNING at the Northwest Corner of Lot 33 of Irvine Acres Subdivision, Unit One, a planned unit development in said NE 1/4 of said Section 3, Thence along the West line of said Irvine Acres, Unit One the following EIGHT COURSES:
COURSE ONE: South 50°03'05" East, 283.04 feet;
COURSE TWO: South 27°38'36" East, 73.78 feet;
COURSE THREE: South 7°01'51" West, 364.80 feet;
COURSE FOUR: South 14°51'28" East, 41.06 feet;
COURSE FIVE: South 64°28'38" West, 152.80 feet;
COURSE SIX: South 83°34'28" West, 64.83 feet;
COURSE SEVEN: South 73°35'57" West, 133.46 feet;
COURSE EIGHT: South 79°08'49" West, 125.18 feet to a point on the East line of the Elbo Creek Estates West Homeowners Association Tract Recorded in Deed Book 748, Page 81 of the Pottawatomie County Register of Deeds Office;
Thence along the Easterly line of said Elbo Creek Estates West Homeowners Association Tract the following SIX COURSES:
COURSE ONE: North 82°02'31" West, 171.81 feet;
COURSE TWO: North 0°36'20" East, 178.78 feet;
COURSE THREE: North 18°38'55" East, 147.80 feet;
COURSE FOUR: North 73°07'34" East, 147.80 feet;
COURSE FIVE: North 71°36'16" East, 76.50 feet;
COURSE SIX: North 25°08'47" East, 141.71 feet to the Southwest corner of Tract B2, Irvine Acres, Unit One;
Thence South 15°28'18" West, 182.25 feet;
Thence along the Southerly line of said Tract B2 to the POINT AND PLACE OF BEGINNING.
Said tract contains 7.01 acres, more or less.

TRACT TWO:
A tract of land in the Northeast One-Quarter (NE 1/4) of Section 3, Township 10 South, Range 8 East of the Sixth Principal Meridian in Pottawatomie County, Kansas, described as follows:
BEGINNING at the Southeast Corner of Lot 1 of Irvine Acres Subdivision, Unit One, a planned unit development in said NE 1/4 of said Section 3, said point being on the East line of said NE 1/4, South 0°32'05" West, 1126.42' from the Northeast Corner of said NE 1/4;
Thence South 0°32'05" West, 890.97 feet along said East line of said NE 1/4 to the Northeast corner of Timber Creek II, Phase VI, a Residential Planned Unit Development in said NE 1/4 of said Section 3;
Thence along the Northerly line of said Timber Creek II, Phase VI, the following TWELVE COURSES:
COURSE ONE: North 73°00'49" West, 56.33 feet;
COURSE TWO: South 76°20'22" East, 121.35 feet;
COURSE THREE: South 60°24'38" West, 46.61 feet;
COURSE FOUR: South 35°03'55" West, 86.78 feet;
COURSE FIVE: North 48°33'28" West, 81.84 feet;
COURSE SIX: South 66°00'00" West, 103.21 feet;
COURSE SEVEN: South 30°20'42" West, 26.27 feet;
COURSE EIGHT: South 10°23'39" West, 74.74 feet;
COURSE NINE: South 67°10'07" West, 104.67 feet;
COURSE TEN: South 80°00'51" West, 55.36 feet;
COURSE ELEVEN: North 85°06'32" West, 148.81 feet;
COURSE TWELVE: South 77°02'43" West, 88.14 feet to a point on the East line of said Irvine Acres Subdivision, Unit One;
Thence following the Easterly line of said Irvine Acres Subdivision, Unit One the following TWELVE COURSES:
COURSE ONE: North 4°46'40" West, 104.03 feet;
COURSE TWO: North 38°01'16" West, 82.27 feet;
COURSE THREE: North 10°23'25" East, 58.44 feet;
COURSE FOUR: North 84°14'48" East, 81.61 feet;
COURSE FIVE: North 4°26'14" East, 230.29 feet;
COURSE SIX: North 35°14'35" East, 153.92 feet;
COURSE SEVEN: North 10°39'22" West, 123.01 feet;
COURSE EIGHT: North 19°26'24" West, 211.12 feet;
COURSE NINE: North 18°51'27" West, 187.98 feet;
COURSE TEN: North 80°36'17" East, 122.18 feet;
COURSE ELEVEN: North 4°26'49" East, 153.67 feet;
COURSE TWELVE: North 12°30'4" West, 82.63 feet to the SW corner of said Lot 1, Irvine Acres Subdivision, Unit One;
Thence South 85°33'11" East, 173.00 feet along the South line of said Lot 1, Irvine Acres Subdivision, Unit One to the POINT AND PLACE OF BEGINNING.
Said tract contains 20.14 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 MEASURED, UNLESS OTHERWISE NOTED

POTTAWATOMIE COUNTY REVIEW SURVEYOR CERTIFICATE:

This Survey has been reviewed and approved for filing pursuant to K.S.A. 58-2005, as amended. No other warranties are extended or implied.
Date: 12/09/20
John B. York
John B. York
Signature
523
License Number

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

Approved this 10th day of May, A.D. 2021

Greg Riatt Commissioner, Greg Riatt
Dennis P. Weixelman Commissioner, Dennis P. Weixelman
Deloyce McKee Commissioner, Deloyce McKee
Dawn Henry Attest: County Clerk, Dawn Henry

CERTIFICATE OF THE REGISTER OF DEEDS
STATE OF KANSAS)
COUNTY OF POTTAWATOMIE) SS:

Given under my hand and seal this 9th day of December, A.D. 2020
BETH JO ABRAHAM, Register of Deeds
Book: F Page: 76
Date Recorded: 5/17/2021 3:52:05 PM

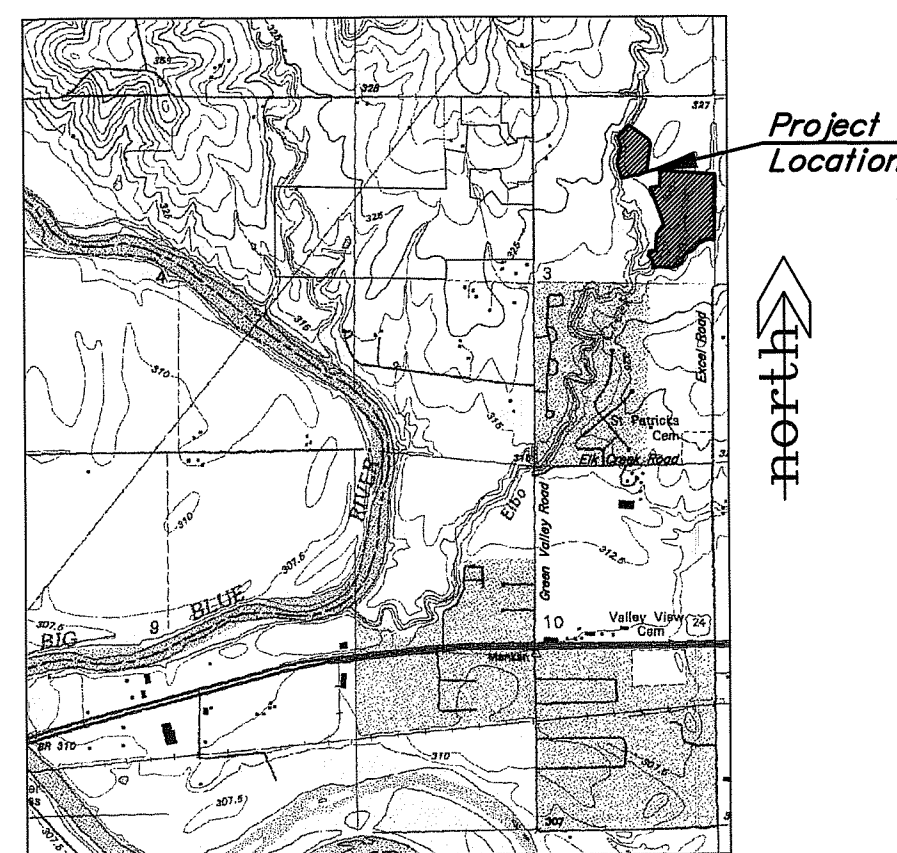
SIDE AND REAR YARD BUILDING SETBACKS:
Building setbacks may abut easements, but shall not be less than the following:
All building setbacks abutting roads or public right-of-ways are 25' or as noted.
All sideyard setbacks not abutting roads or public right-of-ways are 8'. All rear yard setbacks not abutting roads or public right-of-ways are 14'. If easement widths are greater than the distances shown above they will act as setback lines and for purposes of determining setbacks, common areas will not be considered as public right-of-way.

FLOOD NOTE:

FIRM (Flood Insurance Rate Map) Community-Panel No. 200621 0460F, Effective Date March 16, 2015, indicates there are portions of the area being platted that are within the 1% annual chance flood area, Flood Zone AE. The remainder of the property being platted is in Flood Zone "X", areas determined to be outside the 1% (100 yr.) and 0.2% (500 yr.) annual chance flood areas.

GENERAL NOTES

- 1. Unless otherwise noted, easement widths are 10'. Easements along street right-of-ways are 10' or 15' wide, and easements along the boundary of the Subdivision are commonly 10'. A vision triangle easement is also provided at each intersection. The legs of the triangle are 30'.
- 2. Water services to Irvine Acres, Unit Two will be provided by the Pottawatomie County Rural Water District #1. Sanitary Sewer Service to be provided by the Blue Township Sewer.
- 3. Proposed roadways shall be Concrete Pavement, 3' wide back to back of curb, and constructed to meet Pottawatomie County standards. Cross Road Pipes for drainage shall be sized as part of the Road Design construction documents.
- 4. Front yard building setbacks are 25' except as noted.
- 5. All Road Right-of-ways are a min 60' in width and all Cut-de-socs have a 60' radius.
- 6. Erosion control provisions per the requirements of the County Engineer shall be required to be installed and maintained during the entirety of the roadway, utility and home construction.
- 7. Sidewalks shall be constructed on both side of all interior streets.
- 8. All entrances have to meet the County's driveway entrance/access policy.
- 9. Tracts C, D and E are to be owned by the HOA and are to be used for Common Area's, Conservation, Drainage and Pedestrian Easements. Tract C will be accessed from the easements between Lots 43 and 44 and from Tracts B1 and B2. Tract D will be accessed from easements between Lots 19, 20, 66B, 67A and Tract A. Tract E will be accessed from Tract D.



SITE MAP

FINAL PLAT
IRVINE ACRES
SUBDIVISION
UNIT TWO

A PLANNED UNIT DEVELOPMENT IN POTTAWATOMIE COUNTY, KANSAS

PREPARED BY
Schwab Eaton

CIVIL ENGINEERS | LAND SURVEYORS | LANDSCAPE ARCHITECTS
LEDGE STONE DRIVE, STE 100 | MANHATTAN, KANSAS | P. 785.539.4687
DECEMBER 2020

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' or 15' wide, and easements along the boundary of the Subdivision are 20'. A vision triangle easement is also provided at each intersection. The legs of the triangle are 30'.

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 noted. 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'. If easement widths are greater than the distances shown above they will act as setback lines and for purposes of determining setbacks, common areas will not be considered as public rights-of-way.

LEGEND

- SECTION CORNER FOUND FROM PREVIOUS S.E. SURVEYS
1/2" BAR FOUND IN PLACE FROM PREVIOUS S.E. SURVEYS
1/2"x24" BAR W/S-E CLS 50 CAP SET THIS SURVEY
CALCULATED CORNER NOT SET
CURVE NUMBER
ALIGNMENT POINT NOT SET
BUILDING SETBACK LINE TYP.
UTILITY EASEMENT LINE TYP.
NO ACCESS
CURRENT FLOOD ZONE AE, AREA'S OF 1% ANNUAL CHANCE FLOOD.

CURVE DATA

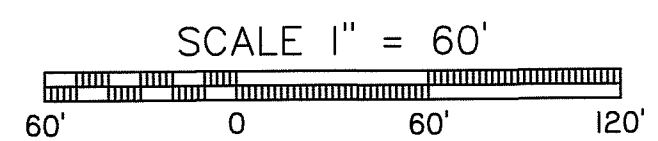
Table with columns R, L, CD, CD BEARING. Row 1: 300.00', 116.49', 115.76', N.83°19'23"E.

LAND BOUNDARY DESCRIPTION:

TRACT ONE: A tract of land located in the Northeast One-Quarter (NE 1/4) of Section 3, Township 10 South, Range 8 East of the Sixth Principal Meridian in Pottawatomie County, Kansas, more particularly described as follows: BEGINNING at the Northwest Corner of Lot 33 of Irvine Acres Subdivision, Unit One, a planned unit development in said NE 1/4 of said Section 3, Thence along the West line of said Irvine Acres, Unit One the following EIGHT COURSES: COURSE ONE: South 50°03'05" East, 283.04 feet; COURSE TWO: South 27°33'36" East, 73.72 feet; COURSE THREE: South 7°19'15" West, 364.80 feet; COURSE FOUR: South 14°51'28" East, 41.06 feet; COURSE FIVE: South 64°28'35" West, 152.80 feet; COURSE SIX: South 68°34'25" West, 64.83 feet; COURSE SEVEN: South 73°35'57" West, 133.46 feet; COURSE EIGHT: South 79°08'49" West, 125.16 feet to a point on the East line of the Elbo Creek Estates West Homeowners Association Tract Recorded in Deed Book 748, Page 81 at the Pottawatomie County Register of Deeds Office; Thence along the Easterly line of said Elbo Creek Estates West Homeowners Association Tract the following SIX COURSES: COURSE ONE: North 8°22'03" West, 171.91 feet; COURSE TWO: North 0°36'20" East, 178.78 feet; COURSE THREE: North 18°58'55" East, 147.80 feet; COURSE FOUR: North 1°52'18" West, 161.22 feet; COURSE FIVE: North 71°36'16" East, 76.50 feet; COURSE SIX: North 25°08'47" East, 141.71 feet to the Southwest corner of Tract B2, Thence South 73°07'34" East, 90.66 feet along the Southerly line of said Tract B2 to the POINT AND PLACE OF BEGINNING. Said tract contains 7.01 acres, more or less. AND

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TRACT ONE ON SHEET 1 OF 2



OWNERS: David D. Nelson Trust Agreement, Leon Harold Bark Trust Agreement, 8175 Lake Elbo Road, St. George, Kansas 66535, (785) 494-2100
USD #383, Karla Hagemester, President of the Board of Education, District Office, 2031 Poyntz Avenue, Manhattan, Kansas 66502, (785) 587-2000
SURVEYOR/ENGINEER: Schwab-Eaton, P.A., 5410 Ledge Stone Drive, STE. 100, Manhattan, Kansas 66503, (785) 539-4687
ZONING: "PLD" Planned Unit Development, RI = Lots 34-57, R2 = Lots 58A-71B

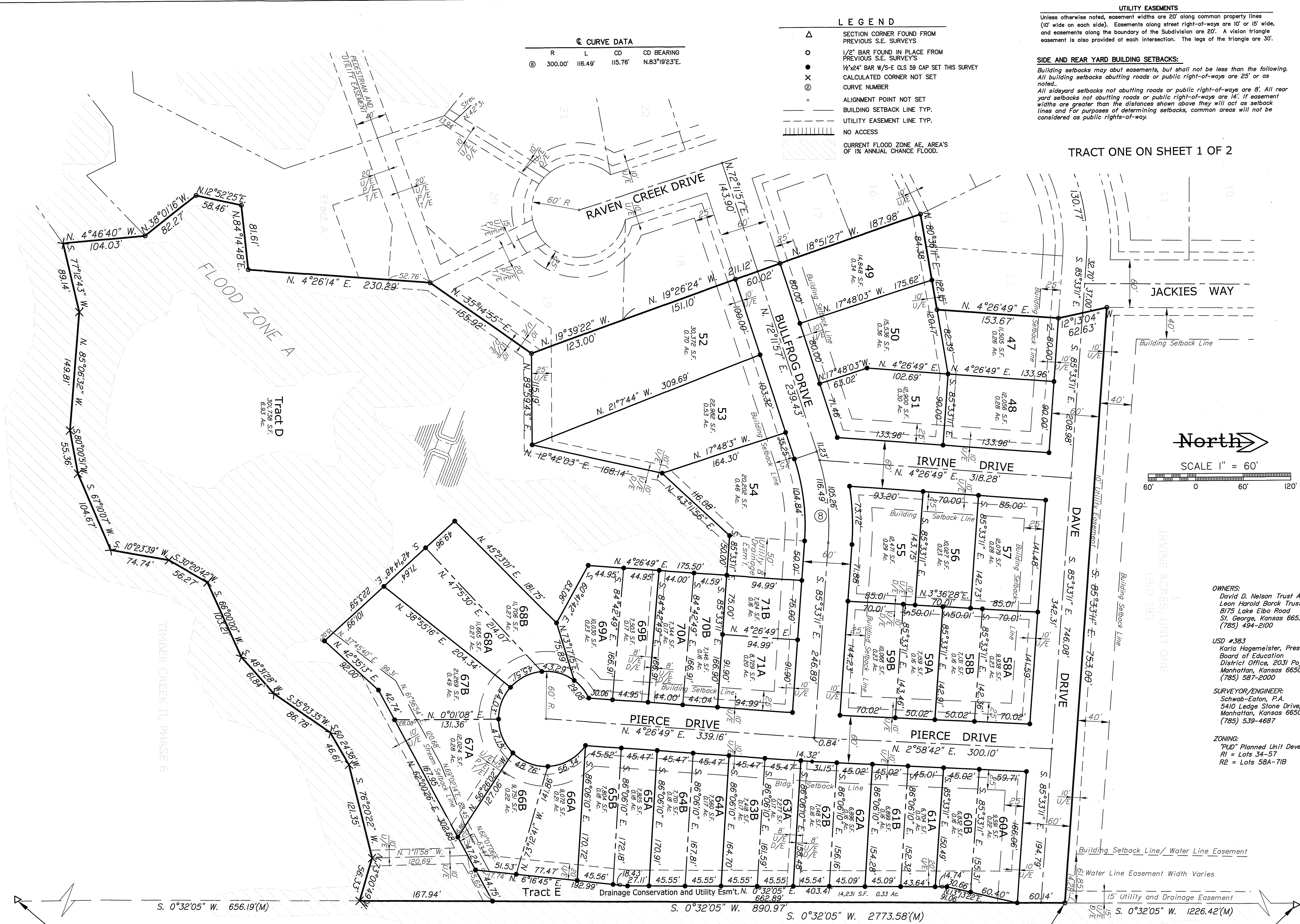
POTTAWATOMIE COUNTY REVIEW SURVEYOR CERTIFICATE: This Survey has been reviewed and approved for filing pursuant to K.S.A. 88-2005, as amended. No other warranties are extended or implied. Date: 02-19-21, Print Name: John B. York, Signature: [Signature], License Number: 523

FINAL PLAT IRVINE ACRES SUBDIVISION UNIT TWO

A PLANNED UNIT DEVELOPMENT IN POTTAWATOMIE COUNTY, KANSAS



CIVIL ENGINEERS | LAND SURVEYORS | LANDSCAPE ARCHITECTS, LEDGE STONE DRIVE, STE 100 | MANHATTAN, KANSAS | P. 785.539.4687, DECEMBER 2020



East 1/4 Corner, Sec. 3, T 10 S, R 8 E, Found: 1/2" Bar 0.6" deep, Origin: S-E Survey of Irvine Acres, Unit One

POTTAWATOMIE COUNTY

POINT OF BEGINNING TRACT TWO

NE. Corner of the NE 1/4, Sec. 3, T 10 S, R 8 E, Found: 1/2" Bar w/SMH Cap in Vault. Origin: Pott. County References.