

**DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 9 Township 10 South, Range 8 East of the South Principal Meridian, Pottawatomie County, Kansas described as follows:

Beginning at a point that is S 89°39'14" W 20.01 feet from the Northwest Corner of the Northwest Quarter of said Section 9, said point being on the North Line of the Northwest Quarter of the Northwest Quarter of said Section 9; thence S 1°02'49" E 650.42 feet; thence S 84°47'17" W 13.80 feet; thence S 20°50'07" W 886.12 feet; thence S 01°29'42" E 35.20 feet; thence S 89°15'34" W 162.28 feet; thence N 63°02'12" W 158.85 feet; thence S 88°49'00" W 143.14 feet; thence N 20°02'27" W 184.89 feet; thence N 10°23'05" W 250.35 feet; thence N 90°50'07" W 144.77 feet; thence N 02°13'18" W 750.64 feet; thence N 23°55'08" E 122.12 feet to the North Line of the Northwest Quarter of the Northwest Quarter of said Section 9; thence N 89°01'14" E 605.00 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 9; thence N 89°39'14" E 1295.00 feet to the point of beginning, containing 54.3 acres. Tim Sloan, PLS 783, May 1, 2023.

Subject to easements and restrictions of record.

**OWNER'S CERTIFICATE**

STATE OF KANSAS )  
COUNTY OF POTTAWATOMIE ) SS

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-way 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 tv, 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. 12-4201, the dedication of right-of-way and easements to the public constitutes a conveyance intended to Pottawatomie County, Kansas, in trust, for the uses named, expressed or intended.

Given under my hand at \_\_\_\_\_ Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Hartwich Brothers, LLC, a Kansas Limited Liability Company

Will Hartwich, Manager/Member  
Cody Hartwich, Manager/Member

**NOTARY CERTIFICATE**

STATE OF KANSAS )  
COUNTY OF POTTAWATOMIE ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, a notary public in and for the County and State aforesaid, came Will Hartwich and Cody Hartwich, both Managers/Members of Hartwich Brothers, LLC.

Personally known to me to be the same persons who executed the foregoing Owners' 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.

Notary Public  
My appointment expires: \_\_\_\_\_

**CERTIFICATE OF THE COUNTY COMMISSION**

STATE OF KANSAS )  
COUNTY OF POTTAWATOMIE ) SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2023.  
Pottawatomie County Commission, Pottawatomie County, Kansas.

Dennis P. Westman, Chair  
Greg Riatt, Member  
DeLoyce McKee, Vice-Chair  
Attest: Dawn R. Henry  
County Clerk

**POTTAWATOMIE COUNTY PLANNING BOARD CERTIFICATE**

STATE OF KANSAS )  
COUNTY OF POTTAWATOMIE ) SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2023.  
Pottawatomie County Planning Board.

Chairman  
County Officials  
County Zoning Administrator  
County Planning Director  
County Sanitarian  
Public Works Director  
Secretary  
County Engineer  
Emergency Management Director  
Fire Supervisor  
County Counselor

**POTTAWATOMIE COUNTY PLAT REVIEW SURVEYOR SIGNATURE BLOCK**

This survey 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. 2023-22. No other warranties are extended or implied.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature License: \_\_\_\_\_  
Print Name

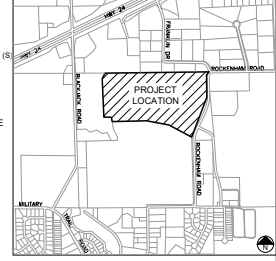
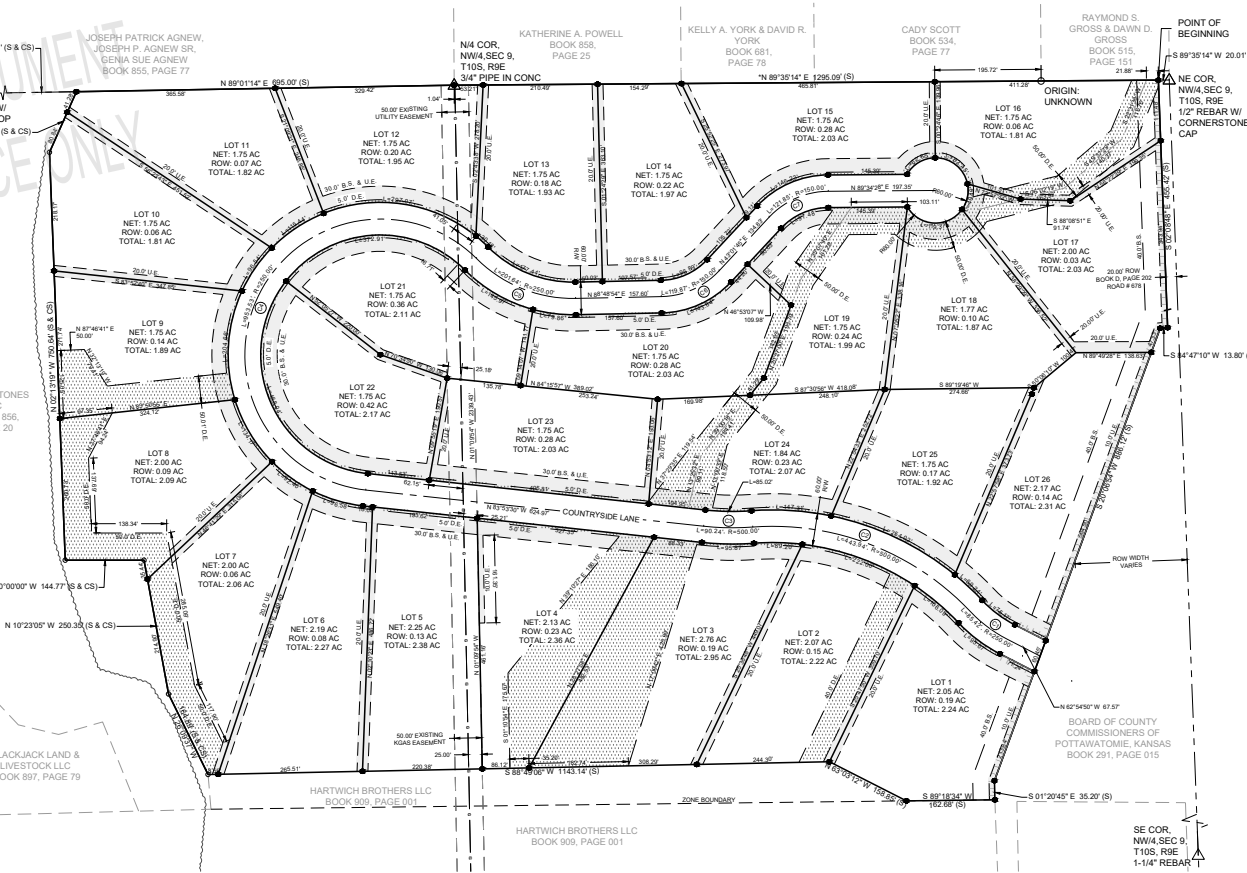
**SURVEYOR'S CERTIFICATE**

STATE OF KANSAS )  
COUNTY OF POTTAWATOMIE ) SS

I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the hereunto described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of 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 at Manhattan, Kansas this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2023.

SMH Consultants  
By: Tim Sloan  
Tim Sloan, P.S.  
Vice-President



**VICINITY MAP (NOT TO SCALE)**

**NOTES:**  
No easements, restrictions, reservations, setbacks, or other matters of record, if any, affecting the title of the property are shown, except as stated, as per agreement with the landowner.  
No gaps or overlaps exist.  
There are no lines of possession that affect this survey.  
Plat fees as recorded in Book 908, Page 001, Register of Deeds Office, Pottawatomie County, Kansas.  
There are no buildings on the subject property.  
All building setback requirements shall be determined by the zoning district, unless otherwise noted.  
Water service to be provided by City of St. George.  
Municipal sewer systems are individual systems on each lot, to be approved by the Pottawatomie County Sanitarian.  
ZONING NOTE:  
Zone R-1, Pottawatomie County - "Single Family Residential District"  
This final plat contains easements which will be dedicated as Drainage Easements.  
MPDES Permits have not been applied for as of May 2023.

Installation of drainage easements located within private lots shall be the responsibility of the respective owner.  
Pottawatomie County is hereby authorized to enter upon Lot 3 using the defined drainage easement, for periodic maintenance of the detention pond located upon Lots 3 and 4 to assure it is operating for the design and purpose intended.

**FLOODPLAIN NOTE:**  
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain. FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 201910302C, effective date, March 19, 2015.

**UTILITY NOTES:**  
Any utility company which locates facilities on any easement shall have the right to remove, relocate, and clear away any trees, limbs, vines and brush on the utility easement and/or utility facility line, and remove and clear away any tree limbs, vines and brush on lands adjacent to the utility easement whenever, in the utility company's judgment, such removals will be necessary to ensure the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and easements located adjacent to the plat for the purpose of surveying, erecting, constructing, maintaining, repairing, rebuilding, relocating, and with or without entering the construction, operation or maintenance of said facilities.

**ROAD IMPROVEMENT NOTE:**  
SEDS FOR THE CONSTRUCTION OF ANY LOTS IN SUCH SUBDIVISION SHALL NOT BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS UNTIL THE DEVELOPER DELIVERS TO THE COUNTY ADMINISTRATOR AND THE PUBLIC WORKS DIRECTOR SATISFACTORY EVIDENCE SHOWING THAT THE DEVELOPER HAS MET AND CONSULTED WITH THE DEPARTMENT OF PUBLIC WORKS REGARDING SUCH PUBLIC IMPROVEMENTS, THAT THE PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND REQUIREMENTS, AND THAT THE COSTS THEREFORE HAVE BEEN PAID IN FULL.

**BOARD OF COUNTY COMMISSIONERS OF POTTAWATOMIE COUNTY, KANSAS**  
BOOK 291, PAGE 015

CENTERLINE CURVE DATA

CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C1	250.00	85.42	85.00	19°34'33"	43.13	N 53°07'34" W
C2	500.00	443.54	426.50	20°52'11"	237.60	N 59°42'20" W
C3	500.00	90.24	90.00	10°22'08"	45.24	S 85°07'42" W
CA	250.00	963.53	472.00	218°31'38"	715.25	N 23°34'49" E
CS	250.00	201.84	196.22	48°14'24"	106.67	S 85°54'45" E
CE	150.00	119.87	116.70	45°47'30"	63.34	N 85°50'12" E
CF	150.00	121.85	118.53	48°32'42"	64.52	N 68°18'09" E

**Final Plat SCENIC WOODS SUBDIVISION**  
A subdivision in Pottawatomie County, Kansas

**SMH CONSULTANTS**  
Civil Engineering • Land Surveying • Landscape Architecture  
www.smhconsultants.com  
Manhattan, KS • HQ P (785) 776-0541 • Dodge City, KS P (920) 250-1502  
Kansas City, MO (913) 444-8215 • Colaboro Springs, CO P (719) 426-8777  
Drawn By: JEH Project # 2212-0493 TDS #91  
**MAY 2023**

