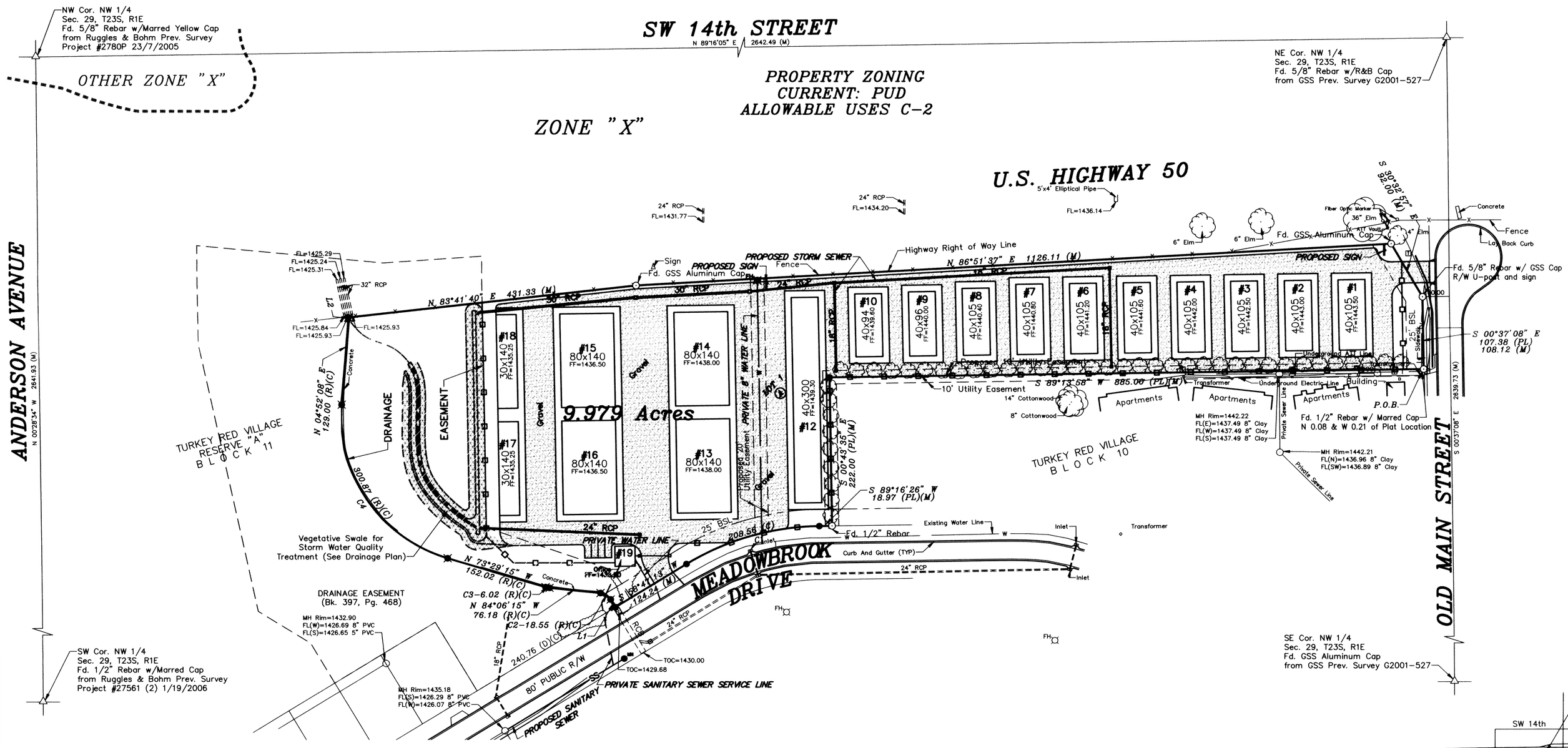
2-494

AMENDED FINAL PLAT – PLANNED UNIT DEVELOPMENT

JS MITCH PROPERTIES

A PORTION OF RESERVE A, BLOCK II, TURKEY RED VILLAGE ADDITION TO THE CITY OF NEWTON, HARVEY COUNTY, KANSAS LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, HARVEY COUNTY, KANSAS.



LEGEND

- △ – Sectional Monument Found
- ○ – Survey Monument Found
- ◙ – "+" Cut In Concrete Set
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- (C) – Calculated
- (M) – Measured
- (PL) – Platted
- (R) – Record measurement
- P.O.B. – Point of Beginning
- CO – Sanitary Sewer Cleanout
- MH – Proposed Manhole
- FH – Fire Hydrant
- FH – Proposed Fire Hydrant
- – Underground Telephone Pedestal
- –□– Proposed Fence
- RCB – Reinforced Concrete Box
- RCP – Reinforced Concrete Pipe
- BSL – Building Setback Line
- FF – Design Finish Floor

–100 0 100 200 300

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

BENCHMARK:
5/8" Rebar with broken red cap +/– 155 feet South of the intersection of South Anderson Road and Southwest 24th Street near the west shoulder of the road.

Elev.=1422.95 (NAVD88)

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20079C0213E (dated October 6, 2010) published by the Federal Emergency Management Agency, the Site Survey lies within Zone "X" (Other Areas), which is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

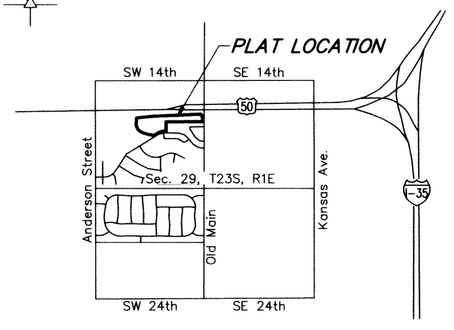
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION
I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on November 21, 2013 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION:
A portion of the Turkey Red Village Addition to the City of Newton, Harvey County, Kansas located in the Northwest Quarter of Section 29, Township 23 South, Range 1 East of the 6th Principal Meridian, Harvey County, Kansas more particularly described as follows:

Beginning at the Northeast Corner of Block 10, Reserve A, of the Turkey Red Village Addition, to the City of Newton, Harvey County, Kansas located in the Northwest Quarter of Section 29, Township 23 South, Range 1 East of the 6th Principal Meridian; thence with a Kansas State Plane Grid bearing of South 89°13'58" West along the North line of Block Ten (10) of said Addition 885.00 feet to the Northwest corner of said Block Ten (10); thence South 00°43'35" East along the West line of said Block Ten (10) a distance of 222.00 feet to the Southwest corner of said Block Ten (10) being the North Right–of–Way line of Meadowbrook Drive; thence South 89°16'26" West along said North Right–of–Way line 18.97 feet; thence continuing along said North Right–of–Way following the arc of a curve to the left having a radius of 392.34 feet a distance of 208.56 feet (Chord bears South 74°04'27" West 206.12 feet); thence continuing along said North Right–of–Way line South 58°47'13" West 124.24 feet; thence North 30°54'40" West 13.46 feet; thence following the arc of a curve to the left having a radius of 19.98 feet a distance of 18.55 feet (Chord bears North 57°30'28" West 17.89 feet); thence North 84°06'15" West 76.18 feet; thence following the arc of a curve to the right having a radius of 32.50 feet a distance of 6.02 feet (Chord bears North 78°47'45" West 6.01 feet); thence North 73°29'15" West 152.02 feet; thence following the arc of a curve to the right having a radius of 220.00 feet a distance of 300.86 feet (Chord bears North 34°18'34" West 277.96 feet); thence North 04°52'08" East 129.00 feet; thence North 11°46'14" West 1.85 feet to the South Right–of Way line of U.S. Highway 50; thence North 83°41'40" East along said South Right–of Way line 431.33 feet to a deflection point; thence North 86°51'37" East along said South Right–of Way line of a distance 1126.11 feet to a deflection point; thence South 30°32'57" East along said South Right–of–Way line 92.00 feet intersecting the West Right–of–Way line of Old Main Street; thence South 00°37'08" East along said West Right–of Way line being parallel with the East line of said Northwest Quarter 108.12 feet to the point of beginning containing **9.979 Acres**, subject to a road right–way–easement along the East 40.00 feet thereof and any other easements of record.

DANIEL E. GARBER REGISTERED LS-683 KANSAS LAND SURVEYOR 7-31-2018

Daniel E. Garber, RLS #683



VICINITY MAP
Not to Scale

EASEMENTS:
Easements are hereby dedicated to the public, the rights–of–way of which are shown as dashed lines on the accompanying plat, and said Easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

OWNER'S CERTIFICATE AND DEDICATION
The undersigned, do hereby certify that J.S. Mitch Properties L.L.C. is the owner of the property described hereon and has subdivided the same into a Lot and Block in the manner shown on the accompany plat, and hereby makes the above–recited dedications. Said subdivision shall be known as "J.S. Mitch Properties", an addition to the City of Newton, Harvey County, Kansas.

JS MITCH PROPERTIES, L.L.C.

_____
Jason Mitchell, Owner

STATE OF KANSAS)
)SS
COUNTY OF HARVEY)

BE IT REMEMBERED:
The foregoing instrument was acknowledged before me this 16th day of _____, 20___ AD, by Jason Mitchell owner of JS Mitch Properties, L.L.C.

_____, Notary Public

My Commission Expires: _____

CARMEN S REIMER NOTARY PUBLIC STATE OF KANSAS My Appt Expires

STATE OF KANSAS)
) SS
COUNTY OF HARVEY)

This plat of "J.S. Mitch Properties L.L.C.", an addition to the City of Newton, Harvey County, Kansas Has been submitted to and approved by the Newton–North Newton Area Planning Commission and is hereby transmitted to the governing body of the City of Newton, Kansas. Dated this 16th day of July, 2018.

Carl Harris, Chairman

Kelly McElroy, Secretary

STATE OF KANSAS)
) SS
COUNTY OF HARVEY)

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Newton, Kansas, on this 16th day of July, 2018.

Kathleen Valentine, Mayor

Denise R. Duerksen, City Clerk

STATE OF KANSAS)
) SS
COUNTY OF HARVEY)

This Planned Unit Development Plan of "J.S. Mitch Properties" to the City of Newton, Harvey County Kansas has been submitted to me and the same is hereby approved on this 16th day of July, 2018.

Christopher J. Towle, City Attorney

STATE OF KANSAS)
) SS
COUNTY OF HARVEY)

This Planned Unit Development Plan of "J.S. Mitch Properties" to the City of Newton, Harvey County Kansas has been submitted to me and the same is hereby approved on this 16th day of July, 2018.

Suzanne C.S. Loomis, P.E., City Engineer

STATE OF KANSAS)
) SS
COUNTY OF HARVEY)

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K. S. A. 58–2005

License No. 885

Registered Land Surveyor

DAVID P. DORZWEILER LICENSED 885 8-3-18 KANSAS LAND SURVEYOR

STATE OF KANSAS)
) SS
COUNTY OF HARVEY)

This is to certify that this instrument was filed for record in the Register of Deeds office on 8 day of July, 2018 at 2:20 P.M. and the same is duly recorded as follows:

Miscellaneous Book: 462 Page: 24

Margaret A. Hermstein, Register of Deeds

Simone Juarez–Llamas, Deputy Register of Deeds

Entered on Transfer Record the 8th day of July, 2018

Rick Piepho, County Clerk

CURVE DATA

Curve #	Radius	Delta	Arc Length	Tangent	Chord	Chord Bearing
C1	392.34	30°27'28"	208.56	106.81	206.12	S 74°04'27" W
C2	19.98	53°11'31"	18.55	10.00	17.89	N 57°30'28" W
C3	32.50	10°36'38"	6.02	3.02	6.01	N 78°47'45" W
C4	220.00	78°21'19"	300.86	179.28	277.96	N 34°18'34" W

LINE DATA

L1	N 30°54'40" W	13.46	(R)(M)
L2	N 11°46'14" W	1.85	(C)

CLOSURE TABLE
NORTHING: –0.0052
EASTING: 0.0004
PRECISION: 3914.28/0.0052 = 1:747742

OWNER\SUBDIVIDER:
JS MITCH PROPERTIES
P.O. BOX 523
NEWTON, KS 67114
(316) 680–6456

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67502
(620) 665–7032

GENERAL NOTES:
1) Every building will have a 10 foot concrete apron surrounding it.
2) Site will be graveled between aprons with 6" compacted AB–3 rock.
3) Fence will be 6 foot chain link with 1 foot barb top.
4) Fence line will be obscured with vegetation.
5) Existing Site is a vacant field.
6) Portion of property affected by Drainage Easement as recorded in Book 397, Page 468, shall be maintained by the PUD owner.
7) Post construction Best Management Practices for erosion control shall be maintained by the PUD owner.
8) Allowable uses are limited to wholesale business and storage garages and any other uses determined by the Building and Zoning Administrator to be of the same general character.

AMENDED PLANNED UNIT DEVELOPMENT

FINAL PLAT

Description: JS MITCH PROPERTIES PUD in NEWTON, HARVEY COUNTY, KANSAS

Prepared By: GSS Garber Surveying Service, P.A.
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401
McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073

Drawn By: TJK	Scale: 1"=100'	Date of Field Work: November 21, 2013	Job No:
Checked By: DEG	Date: 04/23/2018	Sheet 1 of 1 Sheet(s)	G2018-216

AMENDED FINAL DEVELOPMENT PLAN

BOOK 2-494