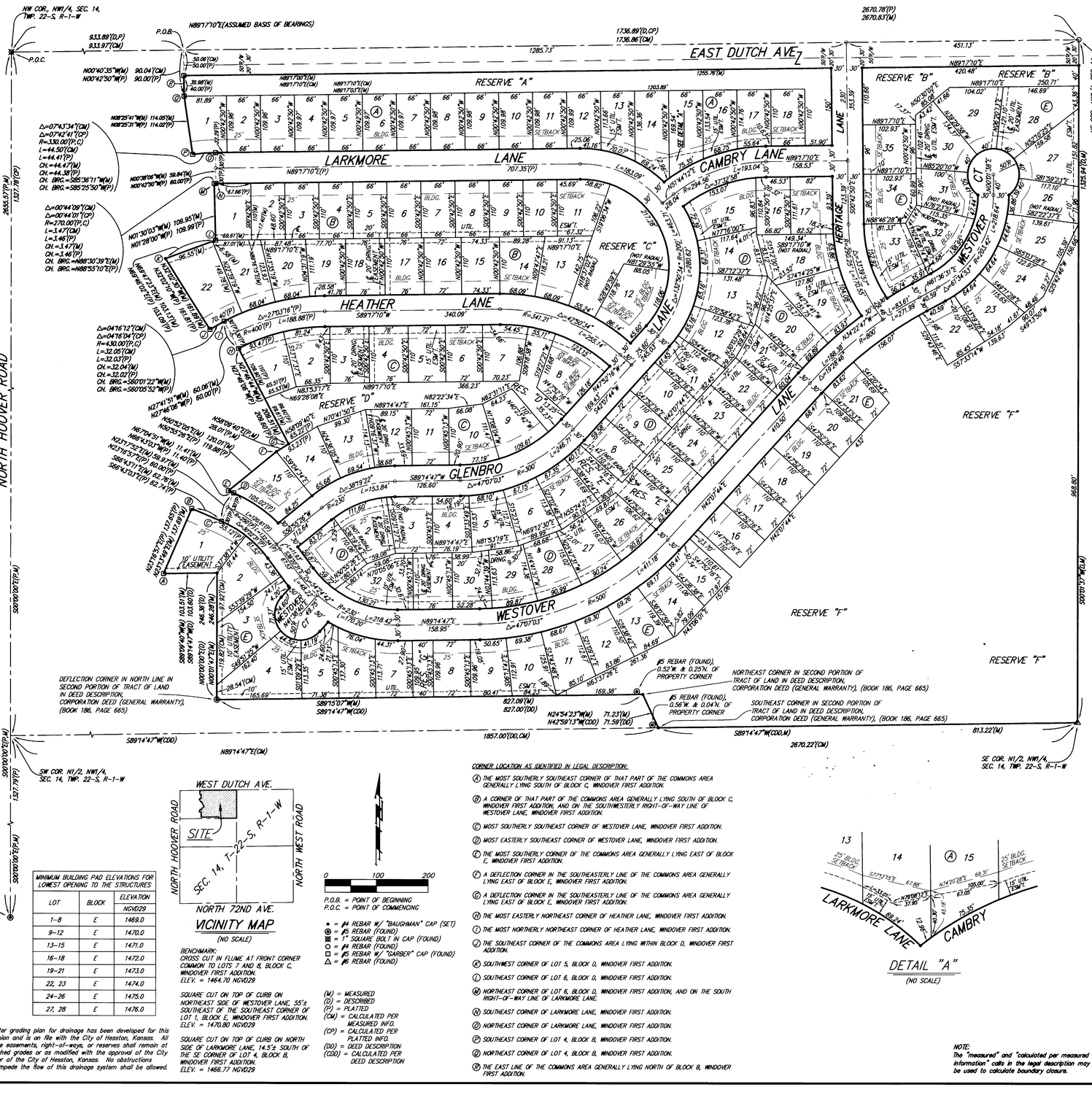
FINAL PLAT

WINDOVER 2ND ADDITION

HESSTON, HARVEY COUNTY, KANSAS

LOCATED IN THE NW1/4 OF SEC. 14, TWP. 22-S, R-1-W OF THE 6TH P.M.



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1–8	E	1469.0
9–12	E	1470.0
13–15	E	1471.0
16–18	E	1472.0
19–21	E	1473.0
22, 23	E	1474.0
24–26	E	1475.0
27, 28	E	1476.0

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Hesston, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Hesston, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

VICINITY MAP
(NO SCALE)

BENCHMARK:
CROSS CUT IN FLUME AT FRONT CORNER COMMON TO LOTS 7 AND 8, BLOCK C, WINDOVER FIRST ADDITION.
ELEV. = 1464.70 NGVD29

SQUARE CUT ON TOP OF CURB ON NORTHEAST SIDE OF WESTOVER LANE, 55'± SOUTHEAST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK E, WINDOVER FIRST ADDITION.
ELEV. = 1470.80 NGVD29

SQUARE CUT ON TOP OF CURB ON NORTH SIDE OF LARKMORE LANE, 14.5'± SOUTH OF THE SE CORNER OF LOT 4, BLOCK B, WINDOVER FIRST ADDITION.
ELEV. = 1466.77 NGVD29

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◉ = #5 REBAR (FOUND)
⊠ = 1" SQUARE BOLT IN CAP (FOUND)
○ = #4 REBAR (FOUND)
□ = #5 REBAR W/ "GARBER" CAP (FOUND)
△ = #6 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(DD) = DEED DESCRIPTION
(CDD) = CALCULATED PER DEED DESCRIPTION

CORNER LOCATION AS IDENTIFIED IN LEGAL DESCRIPTION:

(A) THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT PART OF THE COMMONS AREA GENERALLY LYING SOUTH OF BLOCK C, WINDOVER FIRST ADDITION.

(B) A CORNER OF THAT PART OF THE COMMONS AREA GENERALLY LYING SOUTH OF BLOCK C, WINDOVER FIRST ADDITION, AND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WESTOVER LANE, WINDOVER FIRST ADDITION.

(C) MOST SOUTHERLY SOUTHEAST CORNER OF WESTOVER LANE, WINDOVER FIRST ADDITION.

(D) MOST EASTERLY SOUTHEAST CORNER OF WESTOVER LANE, WINDOVER FIRST ADDITION.

(E) THE MOST SOUTHERLY CORNER OF THE COMMONS AREA GENERALLY LYING EAST OF BLOCK E, WINDOVER FIRST ADDITION.

(F) A DEFLECTION CORNER IN THE SOUTHEASTERLY LINE OF THE COMMONS AREA GENERALLY LYING EAST OF BLOCK E, WINDOVER FIRST ADDITION.

(G) A DEFLECTION CORNER IN THE SOUTHEASTERLY LINE OF THE COMMONS AREA GENERALLY LYING EAST OF BLOCK E, WINDOVER FIRST ADDITION.

(H) THE MOST EASTERLY NORTHEAST CORNER OF HEATHER LANE, WINDOVER FIRST ADDITION.

(I) THE MOST NORTHERLY NORTHEAST CORNER OF HEATHER LANE, WINDOVER FIRST ADDITION.

(J) THE SOUTHEAST CORNER OF THE COMMONS AREA LYING WITHIN BLOCK D, WINDOVER FIRST ADDITION.

(K) SOUTHWEST CORNER OF LOT 5, BLOCK D, WINDOVER FIRST ADDITION.

(L) SOUTHEAST CORNER OF LOT 6, BLOCK D, WINDOVER FIRST ADDITION.

(M) NORTHEAST CORNER OF LOT 6, BLOCK D, WINDOVER FIRST ADDITION, AND ON THE SOUTH RIGHT-OF-WAY LINE OF LARKMORE LANE.

(N) SOUTHEAST CORNER OF LARKMORE LANE, WINDOVER FIRST ADDITION.

(O) NORTHEAST CORNER OF LARKMORE LANE, WINDOVER FIRST ADDITION.

(P) SOUTHEAST CORNER OF LOT 4, BLOCK B, WINDOVER FIRST ADDITION.

(Q) NORTHEAST CORNER OF LOT 4, BLOCK B, WINDOVER FIRST ADDITION.

(R) THE EAST LINE OF THE COMMONS AREA GENERALLY LYING NORTH OF BLOCK B, WINDOVER FIRST ADDITION.

DETAIL "A"
(NO SCALE)

NOTE:
The "measured" and "calculated per measured information" calls in the legal description may be used to calculate boundary closure.

SURVEYOR'S CERTIFICATE AND DESCRIPTION

State of Kansas) SS
County of Harvey)

I, the undersigned licensed Land Surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on February 10, 2009, and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief: A portion of the Northwest Quarter of Section 14, Township 22 South, Range 1 West of the 6th Principal Meridian, Harvey County, Kansas described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 14, Township 22 South, Range 1 West of the 6th Principal Meridian, Harvey County, Kansas; thence North 89°17'10" East (Basis of Bearing is Assumed) along the North line of said Northwest Quarter, 933.89 feet (described and platted), 933.97 feet (calculated per measured information), to the intersection with the northerly extension of the east line of Windover First Addition, a portion of the Northwest Quarter of Section 14, Township 22 South, Range 1 West of the 6th Principal Meridian, Harvey County, Kansas, and for a point of beginning; thence continuing North 89°17'10" East (measured), along the North line of said Northwest Quarter, 1736.89 feet (described and calculated per platted information), 1736.86 feet (measured), to the Northeast corner of said Northwest Quarter; thence South 00°01'37" West (described and measured) along the East line of said Northwest Quarter, 1325.94 feet (described and measured) to the Southeast corner of the North Half of said Northwest Quarter; thence South 89°14'47" West (calculated per the description in the second portion of the tract of land in the deed description, (Corporation Deed (General Warranty), (recorded in Book 186, Page 665)), and measured), along the South line of the North Half of said Northwest Quarter, 813.22 feet (measured), to a point 1857.00 feet (described in the second portion of the tract of land in the deed description, (Corporation Deed (General Warranty), (recorded in Book 186, Page 665)), and calculated per measured information), East of the Southwest corner of the North Half of said Northwest Quarter, said point also being the Southeast corner in the second portion of the tract of land in the deed description in said Corporation Deed; thence North 42°59'13" West (calculated per the description in the second portion of the tract of land in the deed description in said Corporation Deed), North 24°54'23" West (measured), along the East line of the second portion of the tract of land in the deed description in said Corporation Deed, 71.59 feet (described in the second portion of the tract of land in the deed description in said Corporation Deed), 71.23 feet (measured), to the Northeast corner in the second portion of the tract of land described in the deed description in said Corporation Deed, said Northeast corner also being 65.00 feet North of the South line of the North Half of said Northwest Quarter as measured parallel with the West line of said Northwest Quarter as calculated per the description in the second portion of the tract of land in the deed description in said Corporation Deed; thence South 89°14'47" West parallel with the South line of the North Half of said Northwest Quarter and along the North line of the second portion of the tract of land in the deed description in said Corporation Deed, (calculated per the description in the second portion of the tract of land in the deed description in said Corporation Deed), South 89°15'07" West (measured), 827.00 feet (described in the second portion of the tract of land in the deed description in said Corporation Deed), 827.09 feet (measured), to a deflection corner in the North line of the second portion of the tract of land in the deed description in said Corporation Deed; thence North 00°00'00" East parallel with the West line of said Northwest Quarter (described), North 00°01'47" East (measured), 246.36 feet (described), 246.28 feet (measured); thence South 89°14'47" West parallel with the South line of the North Half of said Northwest Quarter (described), South 89°09'40"W (measured), 103.60 feet (described), 103.51 feet (measured), to the most southerly Southeast corner of that part of the commons area generally lying south of Block C in said Windover First Addition; thence North 23°16'57" East (platted), North 23°17'49" East (measured), along the East line of that part of the commons area generally lying south of said Block C, 137.65 feet (platted), 137.69 feet (measured), to a corner of that part of the commons area generally lying south of said Block C, said corner also being on the Southwesterly right-of-way line of Westover Lane as dedicated in said Windover First Addition, said corner also being South 66°43'03" East (platted), 45.00 feet (platted), from the Northeast corner of Lot 13 in said Block C; thence South 66°43'03" East (platted), South 66°43'11" East (measured), along the Southwesterly right-of-way of said Westover Lane, 62.74 feet (platted), 62.76 feet (measured), to the most southerly Southeast corner of said Westover Lane; thence North 23°16'57" East (platted), North 23°17'52" East (measured), along the Southeasterly right-of-way line of said Westover Lane, 60.00 feet (platted), 59.97 feet (measured), to the most easterly Southeast corner of said Westover Lane; thence North 66°43'03" West (platted), North 67°04'51" West (measured), along the Northeasterly right-of-way line of said Westover Lane, 11.40 feet (platted), 11.41 feet (measured), to the most Southerly corner of the commons area generally lying east of Block E in said Windover First Addition; thence North 50°55'26" East (platted), North 50°52'05" East (measured), along the Southeasterly line of the commons area generally lying east of said Block E, 119.88 feet (platted), 120.01 feet (measured), to a deflection corner in said Southeasterly line; thence North 58°09'40" East (platted and measured), along the Southeasterly line of the commons area generally lying east of said Block E, 28.01 feet (platted and measured), to a deflection corner in said Southeasterly line; thence North 27°46'06" West (platted), North 27°46'44" West (measured), along the Northeasterly line of the commons area generally lying east of said Block E, 208.60 feet (platted), 208.51 feet (measured), to the most easterly Northeast corner of Heather Lane as dedicated in said Windover First Addition; thence continuing North 27°46'06" West (platted), North 27°41'51" West (measured), along the Northeasterly right-of-way line of said Heather Lane, 60.00 feet (platted), 60.06 feet (measured), to the most northerly Northeast corner of said Heather Lane; thence following the arc of a curve to the left, said curve being the Northwesterly right-of-way line of said Heather Lane, having a radius of 430.00 feet (platted and calculated), Southwesterly 32.03 feet (platted), 32.05 feet (calculated per measured information), (chord bears South 60°05'52" West, 32.02 feet (platted), South 60°01'22" West, 32.04 feet (measured)), to the Southeast corner of the commons area lying within Block D in said Windover First Addition; thence North 32°02'10" West (platted), North 32°02'30" West (measured), along the Northeast line of the commons area lying within said Block D, 151.82 feet (platted), 151.89 feet (measured), to the Southwest corner of Lot 5 in said Block D; thence North 69°46'02" East (platted), North 69°47'23" East (measured), along the Southeast line of said Lot 5 and Lot 6 in said Block D, 103.09 feet (platted), 103.13 feet (measured), to the Southeast corner of said Lot 6; thence North 01°28'00" West (platted), North 01°30'03" West (measured), along the East line of said Lot 6, 109.99 feet (platted), 109.95 feet (measured), to the Northeast corner of said Lot 6, said Northeast corner also being on the South right-of-way line of Larkmore Lane as dedicated in said Windover First Addition; thence following the arc of a curve to the right, said curve being the South right-of-way line of said Larkmore Lane, having a radius of 270.00 feet (platted and calculated), Easterly 3.46 feet (platted), 3.47 feet (calculated per measured information), (chord bears North 88°55'10" East, 3.46 feet (platted), North 88°30'39" East, 3.47 feet (measured)), to the Southeast corner of said Larkmore Lane; thence North 00°42'50" West (platted), North 00°38'06" West (measured), along the East right-of-way line of said Larkmore Lane, 60.00 feet (platted), 59.84 feet (measured), to the Northeast corner of said Larkmore Lane; thence following the arc of a curve to the left, said curve being the North right-of-way line of said Larkmore Lane, having a radius of 330.00 feet (platted and calculated), Westerly 44.41 feet (platted), 44.50 feet (calculated per measured information), (chord bears South 85°25'50" West, 44.38 feet (platted), South 85°36'11" West, 44.47 feet (measured)), to the Southeast corner of Lot 4, Block B, in said Windover First Addition; thence North 08°25'31" West (platted), North 08°25'41" West (measured), along the East line of said Lot 4, 114.02 feet (platted), 114.05 feet (measured), to the Northeast corner of said Lot 4; thence North 00°42'50" West (platted), North 00°38'06" West (measured), along the Northerly extension of the East line of the commons area generally lying north of said Block B, 90.00 feet (platted), 90.04 feet (calculated per measured information), to the point of beginning.

Containing 47.74 Acres to the existing right-of-way.

Existing public easements, dedications, building setback lines, and access controls being vacated by virtue of K.S.A. 12-512(b).

Date signed: 12-22-2009

Baughman Company, P.A.

LICENSED LAND SURVEYOR LS-971

Michael D. Conrey 12-22-2009 Surveyor
Michael D. Conrey

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas) SS
County of Harvey)

This is to certify that the undersigned owners of the land described in the Surveyors Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Blocks, Streets, Reserves, and other public easements, under the name of "WINDOVER 2ND ADDITION", Hesston, Harvey County, Kansas; that all easements as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining, and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Harvey County, Kansas. The Minimum Building Pad Elevations for the lowest opening to the selected structures shall be as indicated on the face of the plat. Reserves "A", and "B", are hereby reserved for open space, landscaping, berms, entry monuments, drainage purposes, and utilities. Reserve "C" is hereby reserved for open space, landscaping, berms, playground and related facilities, drainage purposes, and utilities. Reserves "D" and "E" are hereby reserved for open space, landscaping, berms, drainage purposes, and utilities. Reserve "F" is hereby reserved for open space, landscaping, berms, lakes, floodplain, drainage purposes, and utilities. Reserve "G" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F" and "G" shall be owned and maintained by the owners association for the addition.

Hesston Project, LLC

Date signed: 12/22/09

Andrew L. Bliss, President

NOTARY CERTIFICATE

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 22nd day of December, 2009, by Andrew L. Bliss, President of Hesston Project, LLC, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11/7/13

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11/7/13

PLANNING COMMISSION CERTIFICATE

This plat of "WINDOVER 2ND ADDITION", Hesston, Harvey County, Kansas has been submitted to and approved by the Hesston Planning Commission.

Dated this 25th day of June, 2009.

John Ploutz, Chairman

John Carder, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon accepted by the City Council of the City of Hesston, Kansas, this 13th day July, 2009.

John Waltner, Mayor

ATTEST:

Jason Thrasher, City Clerk

COUNTY SURVEYOR'S CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this 22nd day of December, 2009.

DANIEL E. GARBER REGISTERED LS-683 KANSAS LAND SURVEYOR

Daniel E. Garber
Appointed Land Surveyor
Harvey County, Kansas

HARVEY COUNTY TRANSFER RECORD Seal KANSAS

Entered on transfer record this 22 day of January, 2010

Joyce J. Truskett, County Clerk
By Patty J. Klaus

REGISTER OF DEEDS CERTIFICATE

137164

State of Kansas) SS
County of Harvey)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 22 day of Jan, 2010 at 8:30 o'clock A.M. and is duly recorded. Book 417 misc pg 779

Margaret A. Hernandez, Register of Deeds

Lori Tedder, Deputy Register of Deeds

LIENHOLDER CERTIFICATE

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WINDOVER 2ND ADDITION", Hesston, Harvey County, Kansas.

First Bank of Newton

Melvin R. Schadler, EVP (Title)

State of Kansas) SS
County of Harvey)

The foregoing instrument acknowledged before me, this 23rd day of December, 2009, by Melvin R. Schadler, EVP (Title) of First Bank of Newton, on behalf of the bank.

Bonita Janzen, Notary Public

My App't. Exp. 6/19/12

BONITA JANZEN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6/19/12

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\WINDOVER ADDITION 2ND_\PLAT\DRAWINGS\WINDOVER2-F.DWG-MGC

BOOK 2 PG 441

BOOK 2 PG 441