

FINAL PLAT "PIPER COMMONS"

A subdivision of land located in the Southeast Quarter of Section 22, Township, 10, Range 23, Wyandotte County, Kansas

2016R-03152

LEGAL DESCRIPTION
A tract of land located in the Southeast Quarter of Section 22, Township, 10, Range 23, Wyandotte County, Kansas more particularly described as follows:

Tract F, HERITAGE AT PIPER ESTATES, a subdivision in the City of Kansas City, Wyandotte County, Kansas.

LESS
A tract of land in Tract F, Heritage At Piper Estates, a subdivision in Kansas City, Wyandotte County, Kansas described as follows: BEGINNING at the Southeast corner of said Tract F; FIRST COURSE, thence on an assumed bearing of South 87° degrees 51 minutes 59 seconds West, 342.23 feet along the South line of said tract; SECOND COURSE, thence North 02° degrees 08 minutes 07 seconds West, 32.61 feet; THIRD COURSE, thence North 88° degrees 11 minutes 52 seconds East, 342.33 feet to the East line of said tract; FOURTH COURSE, thence South 01° degree 58 minutes 07 seconds East, 30.63 feet along said East line to the POINT OF BEGINNING as deeded for highway right of way, removal of borrow material or for other highway purposes to the Unified Government of Wyandotte County/Kansas City, Kansas in Warranty Deed recorded December 19, 2006 in Book 5318, Page 18 and as Document No. 2006R-30616.

EXCEPT AND SUBJECT TO: Easements, restrictions, and assessments of record, and all the taxes and assessment that may be levied, imposed or become payable hereafter.

Containing 337794.507401 Square Feet or 7.755 acres.

RESTRICTIONS:
1) This plat will not be subject to any covenants or restrictions of the Plat of Heritage at Piper Estates.
2) No further Lot Splits will be permitted for Lot 1.

DEDICATIONS:
The undersigned proprietors and current owners of Tract F, Heritage at Piper Estates, proposes that it to be divided in the manner shown hereon, which subdivision shall hereafter be known as "Piper Commons". There are no street or right of way dedications.

IN TESTIMONY WHEREOF, we, the proprietors of the property described herein, have hereunto set our hands this 16 day of Feb, 2016

Michael A. Rhodes Date
Cheri A. Rhodes Date

APPROVALS:
STATE OF KANSAS)
COUNTY OF WYANDOTTE) SS
BE IT REMEMBERED that on this 16 day of Feb, 2016, before me, a notary public in and for said County and State, came Michael A. Rhodes and Cheri A. Rhodes, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Appointment Expires: 8/30/18

CERTIFICATE OF PLANNING COMMISSION:
This Plat of Piper Commons has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

Dated this 8th day of February, 2016.
Wyandotte County/Kansas City, Kansas Planning Commission.

By: *Joanna Hildebrand* Chairman
By: *Robin H. Richardson* AICP

DEDICATION ACCEPTANCE:
The dedications shown hereon, if any, are accepted this ___ day of ___ / 2016.

Mark R. Holland U.G. Mayor/CEO
Brigitte D. Cobbins U.G. Clerk

CERTIFICATE OF COUNTY ENGINEER:
Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, on this 16th day of February, 2016.

William J. Heatherman
William J. Heatherman, P.E.

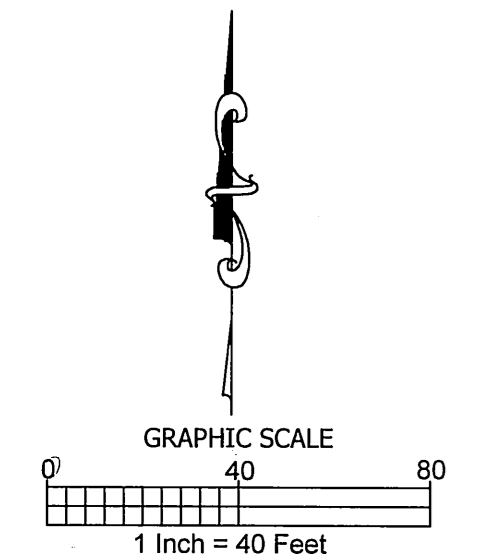
REGISTER OF DEEDS:
STATE OF KANSAS)
COUNTY OF WYANDOTTE) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office on this 15 day of March, 2016, at 11:48:18 AM and is duly recorded.

Nancy Burns Register of Deeds
Susie Nelson Deputy

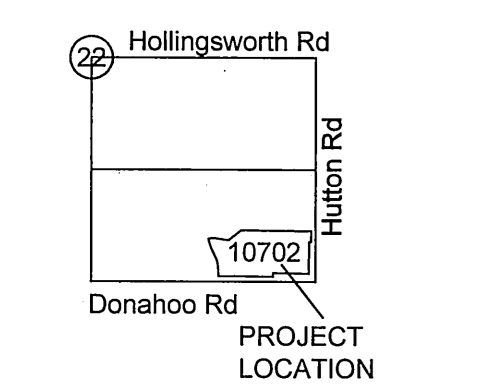
UNIFIED GOVERNMENT SURVEYOR REVIEW:
This survey has been reviewed for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Brent E. Thompson County Surveyor
KS PLS 1277



- LEGEND:**
- CLS 80 Rebar Unless Noted
 - ⊕ Broken Scale
 - P Platted Distance
 - M Measured Distance
 - ⊙ Power Pole
 - ⊖ Down Guy
 - ⊙ Manhole
 - ⊙ Water Meter
 - W- Water Line
 - E- Electric Line
 - G- Gas Line

LOCATION MAP (NTS)
Heritage at Piper Estates
Wyandotte County, Kansas
SE 1/4 22-10-23



TITLE COMMITMENT:
Commitment to Insure
Effective Date: June 1, 2015
Old Republic National Title Insurance Company
Via Kansas Secured Title - Tonganoxie
866 Northstar Court
Tonganoxie, Kansas 66086-8915
913-369-3333

OWNER:
Michael A. Rhodes & Cheri A. Rhodes
2920 Hutton Road
Kansas City, Kansas 66109

FLOOD STATEMENT:
Tract F lies within Flood Zone "X" as shown on the Wyandotte County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 20209C0037D
Panel No: 37 of 210
Map Revised Date: September 2, 2011
NOTE: This Flood Statement shall not constitute the basis for a flood certificate. No field work was performed to establish this zone.

- SURVEYOR NOTES:**
- ENCUMBRANCES: This surveyor has not searched the Wyandotte County, Kansas Register of Deeds Office, the Wyandotte County, Kansas District Court, or any Wyandotte County records for any easements, encumbrances, condemnations, court decrees, vacations, ordinances, or any other encumbrances which may affect the subject property. Only plottable easements or encumbrances provided in the title commitment are shown.
 - The following were used to establish the boundaries shown hereon: An ALTA Survey performed by PRUITT and DOOLEY SURVEYING, LLC on July 25, 2012; and 2) The Plat of Heritage at Piper Estates.
 - The title report provided indicates that this easement can be found in Book 2044 at Page 235. However, this book and page in the Wyandotte County Recorder of Deeds office is a Warranty Deed, not an easement. Thus, the position of this easement was determined from the wording in the title commitment, the Plat of Heritage at Piper Estates, and the ALTA referenced above.
 - The following Item 3 Additional Exceptions in the title commitment could not be plotted: 3a, 3i, 3j, 3k, and 3l.

REV. #	DRAWN	DATE	DESCRIPTION
1	JPM	01/24/2016	Added Legal Description, Closure Error, U/E, revised title, signatory names, and one reference tie.
2	JPM	1/31/2016	Changed distance in line 13 of Description of Exterior Boundary of from 638.09 to 638.06.

MAURIN & SONS
LAND SURVEYING & CONSULTING SERVICES, LLC
1402 HERLOCK STREET
OVERLAND PARK, KANSAS 66223
P. 913-638-7160
WEB: MAURINANDSONS.COM | EMAIL: INFO@MAURINANDSONS.COM

Description of Exterior Boundary:

A tract of land located in the Southeast Quarter of Section 22, Township, 10, Range 23, Wyandotte County, Kansas more particularly described as follows:
Beginning at the southwest corner of Tract F, HERITAGE AT PIPER ESTATES, a subdivision in Kansas City, Wyandotte County, Kansas, said corner being monumented by a found 1/2" rebar and CLS 80 plastic cap; Thence North 00° 07' 56" West along the west line of said Tract F a distance of 52.15 feet to a found 1/2" rebar and CLS 80 plastic cap; Thence, along a curve to the left and along the west line of said Tract F (said curve have a radius 311.52, a central angle of 28° 51' 04") a distance of 156.86 feet to a found 1/2" rebar and CLS 80 Cap; Thence, along a curve to the right and along the west line of said Tract F, (said curve have a radius 476.41 feet, a central angle of 17° 43' 41") a distance of 147.41 feet to a found 1/2" rebar and CLS 80 Cap; Thence North 78° 28' 32" East along the north line of said Tract F a distance of 37.39 feet to a found 1/2" rebar and George Butler plastic Cap; Thence South 82° 14' 58" East along the north line of said Tract F a distance of 144.26 feet to a found 60d nail in a plastic pipe; Thence North 50° 14' 25" East along the north line of said Tract F a distance of 146.98 feet to a found 1/2" rebar and George Butler plastic Cap; Thence South 89° 35' 56" East along the north line of said Tract F a distance of 638.06 feet to a found 1/2" rebar and LS 814 plastic cap; Thence South 00° 02' 28" West a distance of 98.11 feet to a found 1/2" rebar and LS 814 plastic cap; Thence North 89° 54' 36" West a distance of 8.31 feet to a found 1/2" rebar and LS 814 plastic cap; Thence South 00° 03' 15" West a distance of 287.19 feet to a set 1/2" rebar and CLS 276 plastic cap; Thence North 89° 47' 41" West a distance of 342.33 feet to a set 1/2" rebar and CLS 276 plastic cap; Thence South 00° 07' 40" East a distance of 32.61 feet to a set 1/2" rebar and CLS 276 plastic cap; Thence South 89° 52' 26" West a distance of 489.94 feet to the Point of Beginning.

Containing 337794.51 Square Feet or 7.75 Acres

SUBJECT TO: Easements, restrictions, and assessments of record, and all the taxes and assessment that may be levied, imposed or become payable hereafter.

EASEMENT DEDICATION:

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of electrical conduits, water, gas, and sewer pipes, poles, wires, drainage facilities, ducts, cables, and similar utility facilities upon, over and under those areas outlined and designated on this plat as "U/E" (utility easement), is hereby granted to the Unified Government of Wyandotte County / Kansas City, Kansas.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY that on 12-01-2015 - 01-26-2016 this survey was made by me or under my direct supervision and that said survey meets or exceeds the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

CLOSURE ERROR:

0.0133
Course: N68° 51' 34"E
Error North: 0.00480
Error East: 0.01241
Precision 1: 194105.26

REFERENCE TIES TO SOUTHWEST CORNER TRACT F:

- Found 1/2" Rebar and CLS 80 Platig Cap
- 1) North 21.67 Feet to the Center of a Water Valve;
- 2) Northeast 25.87 Feet to the Center of a Sanitary Sewer Manhole;
- 3) West 5.12 Feet to the Southeast Corner of a Curb Inlet.

REFERENCE TIES TO POINT A:

- Found 1/2" Rebar and LS 814 Cap
- 1) Southeast 46.57 feet to north face of power pole;
- 2) East 49.07 Feet to west edge of Hutton Road pavement;
- 3) West 8.31 Feet to a found 1/2" rebar and LS 814 Cap;
- 4) North 98.11 Feet to a found 1/2" rebar and LS 814Cap.

PROJECT:
Final Plat Piper Commons
A Replat of Tract F Heritage at Piper Estates
Kansas City, Kansas 66109

CLIENT INFORMATION:
Mr. Michael Rhodes & Cheri A. Rhodes
2920 Hutton Road
Kansas City, Kansas 66109

DWG #:	15-005 FinalPlat
PROJECT #:	15-005 FinalPlat
DRAWN BY:	JPM
DRAWN ON:	12/27/2015
SHEET SIZE:	24 X 36
SHEET:	1 OF 1