

AIRPORT INDUSTRIAL CENTER NO. 2

A REPLAT OF PART OF "LOT 2, BLOCK 4, AIRPORT INDUSTRIAL CENTER SUBDIVISION"
&
A REPLAT OF "LOT 3, BLOCK 1 OF THE REPLAT OF LOT 1, BLOCK 1 IN THE REPLAT OF LOT 3, BLOCK 5, AIRPORT INDUSTRIAL CENTER SUBDIVISION AND A REPLAT OF LOTS 1 & 3, BLOCK 4, LOT 2, BLOCK 5, AIRPORT INDUSTRIAL CENTER SUBDIVISION"

LEGAL DESCRIPTION:

A tract of land being a part of the Lot 2, Block 4 of the "Airport Industrial Center Subdivision" and all of Lot 3, Block 1 of the "Re-plat of Lot 1, Block 1 in the Re-plat of Lot 3, Block 5 Airport Industrial Center Subdivision and a Re-plat of Lots 1 & 2, Block 4, Lot 2, Block 5 of the Airport Industrial Center Subdivision", all lying in the Southeast Quarter (SE 1/4) of Section Three (3), Township Fifteen (15) South, Range Three (3) West, located in the City of Salina, Saline County, Kansas, and being described as follows:

Commencing at the Southwest (SW) corner of said Southeast Quarter (SE 1/4); thence N-00°17'06"-W along the West line of said Southeast Quarter (SE 1/4), a distance of 50.01 feet to the POINT OF BEGINNING; thence continuing N-00°17'06"-W along the West line of said Southeast Quarter (SE 1/4), a distance of 1335.90 feet; thence N-89°37'11"-E, a distance of 587.13 feet; thence S-00°09'22"-W, a distance of 118.62 feet; thence on a Non-tangent curve to the left having a Radius of 75.00 feet, a Delta of 133°56'32", a Tangent length of 176.44 feet, a Chord of which bears S-22°07'19"-W and measures 138.05 feet, a distance of 175.33 feet; thence on a Non-tangent curve to the right having a Radius of 50.00 feet, a Delta of 43°56'45", a Tangent length of 20.17 feet, a Chord of which bears S-22°23'00"-E and measures 37.42 feet, a distance of 38.35 feet; thence S-00°24'37"-E along the West Right of Way line of Vortex Avenue, a distance of 68.55 feet; thence on a tangent curve to the left having a Radius of 340.00 feet, a Delta of 81°53'51", a Tangent length of 295.02 feet, a Chord of which bears S-41°17'16"-E and measures 445.66 feet, a distance of 485.99 feet; thence S-00°22'38"-E, a distance of 631.58 feet to the North Right of Way line of Waterwell Road; thence S-88°23'12"-W along the North Right of Way line of Waterwell Road, a distance of 841.46 feet to the POINT OF BEGINNING.

The above described tract contains 939,808 square feet or 21.58 acres, more or less.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	175.33'(M)(P)	75.00'	133°56'32"	176.44'	138.05'	S-22°07'19"-W
C2	38.35'(M)(P)	50.00'	43°56'45"	20.17'	37.42'	S-22°23'00"-E
C3	485.99'(M)	340.00'	81°53'51"	295.02'	445.66'	S-41°17'16"-E
C4	267.08'(M)	340.00'	45°00'28"	140.86'	260.27'	S-22°50'34"-E
C5	218.91'(M)	340.00'	36°53'23"	113.40'	215.15'	S-63°47'30"-E

SECTION CORNER TIES

- SE Corner S3-T15S-R3W**
- Found 5/8" rebar in Thimble (Origin Unknown).
 - Chiseled "+" on top center west end RCP. 58.92' SW
 - Chiseled "+" on top center east end RCP. 61.33' SE
 - Spike & Washer in SW face Power Pole. 159.95' NE
 - MAG Nail & Shiner in South face Power Pole. 55.83' NW
 - 2-1/2" USC&GS Alum. Cap stamped "RM". 97.46' SE
- SW Corner, SE 1/4, S3-T15S-R3W**
- Found 5/8" rebar & Cap in Thimble (Origin Unknown).
 - Top center south end RCP. 57.75' SE
 - Top center north end RCP. 61.67' NE
 - MAG Nail in NE face lone 4" hedge post. 86.15' SW
 - Chiseled "+" in concrete base of fence corner post. 83.61' NW
 - Top operating nut on Fire Hydrant. 68.64' NNE
 - 5/8" rebar & "W & C" Cap. 50.01' North
 - Treeline south. 70.00' West
 - Centerline of Waterwell Road. 2.0' South

- Center Corner S3-T15S-R3W**
- Found 5/8" rebar (Origin Unknown).
 - Centerline of gravel airport perimeter road. +200.00' East
 - 5/8" rebar & Alum. Cap in concrete. 563.20' South
 - N.O.R.A.

- NE Corner, SE 1/4, S3-T15S-R3W**
- Found 1/2" rebar & illegible Cap in Thimble (Origin Unknown).
 - Chiseled "+" on top center east end RCP. 37.36' West
 - MAG Nail in NE face of Power Pole. 60.30' SW
 - Top center Telephone Pedestal. 53.10' NE
 - Centerline of Centennial Road. 7.60' East
 - In line with Tree row running East.

SURVEYOR'S NOTES:

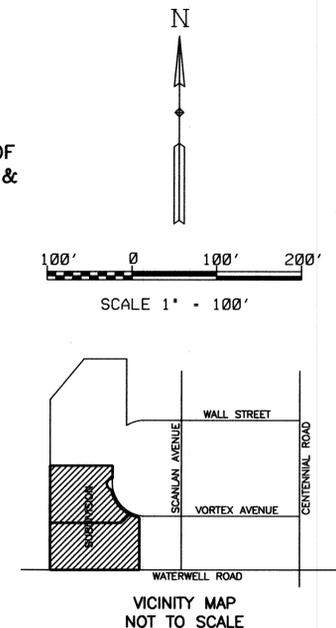
- ALL DISTANCES & BEARINGS ARE MEASURED UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS = N-00°17'06"-W ALONG THE WEST LINE OF THE S.E.1/4 OF SECTION 3, T-15-S, R-3-W.
- ALL FOUND MONUMENTS ARE OF UNKNOWN ORIGIN UNLESS OTHERWISE NOTED.
- CONCRETE IS PLACED AROUND ALL FOUND AND SET EXTERIOR PLAT CORNERS.
- THIS PLAT IS LOCATED IN FEMA FLOOD ZONE B. REFERENCE MAP FIRM PANEL NUMBER 200316 0090, DATE: FEBRUARY 5, 1986.

PLAT NOTES:

- PLANS AND SPECIFICATIONS FOR THE PROPOSED DRAINAGE FACILITIES FOR EACH LOT WILL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IN CONJUNCTION WITH AN APPLICATION FOR A BUILDING PERMIT. REQUIRED DRAINAGE IMPROVEMENTS WILL BE COMPLETED AND ASSOCIATED ON-SITE DRAINAGE EASEMENTS WILL BE RECORDED BY SEPARATE INSTRUMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DRAINAGE EASEMENTS WILL BE PROVIDED FOR THE DETENTION PONDS FOR ACCESS AND MAINTENANCE PURPOSES.
- NO PERMANENT BUILDINGS WILL BE PERMITTED ON DRAINAGE EASEMENTS.
- ALL UTILITY EASEMENTS ARE 20' WIDE UNLESS OTHERWISE NOTED. ALL EASEMENTS ARE UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- ALL SETBACKS ARE 75' WIDE FROM THE CENTER OF RIGHT-OF-WAY.
- THE BOARD OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY SHALL APPROVE EACH SITE DEVELOPMENT PRIOR TO SUBMITTAL TO THE CITY FOR APPROVAL.

OWNER:

SALINA AIRPORT AUTHORITY
3237 Arnold Avenue
Salina, Ks.



LOCHNER

2335 E. Crawford Street | Salina, Kansas 67401-3713
P 785.827.3603 | F 785.827.3029

SALINA AIRPORT AUTHORITY
AIRPORT INDUSTRIAL CENTER NO. 2

PROJECT NO.	7481
DRAWN BY	DLK
CHECKED BY	DEJ
DESIGNED BY	DLK
DATE	3-2013
DATE	3-2013
DATE	3-2013

ISSUE DATE: 5/9/2013

FINAL PLAT

1
SHEET 1 OF 2

AIRPORT INDUSTRIAL CENTER NO. 2

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 &
 A REPLAT OF "LOT 3, BLOCK 1 OF THE REPLAT OF LOT 1, BLOCK 1 IN THE REPLAT OF
 LOT 3, BLOCK 5, AIRPORT INDUSTRIAL CENTER SUBDIVISION AND A REPLAT OF LOTS 1 &
 3, BLOCK 4, LOT 2, BLOCK 5, AIRPORT INDUSTRIAL CENTER SUBDIVISION"

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

This is to certify that the undersigned Proprietor, Salina Airport Authority, owns the land described in the plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets right or 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 under or upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Salina, Kansas, this 15th day of May, A.D. 2013

Salina Airport Authority
 By: [Signature]
 Daran Neuschafer, Chairman

ATTEST: [Signature]
 Angela Coble, Secretary

NOTARY CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

I, Michelle R. Swanson, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Daran Neuschafer, Chairman of the Salina Airport Authority, personally know to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (they) signed and delivered the plat as his (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of May, A.D. 2013.

ABSTRACTOR'S CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

The undersigned, being a duly licensed and bonded abstractor or authorized representative thereof, hereby certifies that the above is the legal owner(s) of record of the property shown on this plat.

Dated this 16th day of May, A.D. 2013
[Signature]
 Abstractors Name



SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Salina, Kansas have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

This survey was completed in the field on March 25, 2013.

Given under my hand and seal at Salina, Kansas, this 10th day of MAY, A.D. 2013



[Signature]
 Dave L. Kneubuhl, L.S., Kansas License Number 1412
 H W Lochner, Inc., Corporate License Number 236

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

Reviewed in accordance with K.S.A. 58-2005 on this 26th day of June, A.D. 2013

[Signature]
 County Surveyor



COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

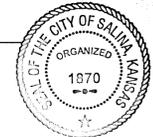
I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in this plat.

I further certify that I have received all statutory fees in conjunction with the plat.

Given under my hand and seal at Salina, Kansas, this 18th day of June, A.D. 2013.

[Signature]
 County Clerk

[Signature]
 City Clerk



CERTIFICATE AS TO SPECIAL ASSESSMENTS

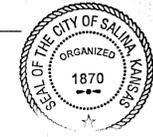
STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Given under my hand and seal at Salina, Kansas, this 18th day of June, A.D. 2013.

[Signature]
 County Clerk

[Signature]
 City Clerk



SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

Approved this 11th day of May, A.D. 2013.

SALINA CITY PLANNING COMMISSION
 SALINA, KANSAS

[Signature]
 Chairman

ATTEST: [Signature]
 Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

Approved this 3rd day of June, A.D. 2013.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

[Signature]
 Mayor

ATTEST: [Signature]
 City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) ss
 COUNTY OF SALINE)

Plat of AIRPORT INDUSTRIAL CENTER NO. 2 filed for record in my office on this _____ day of _____, 2013, at _____ M., and duly recorded in Volume _____ of Plats, at Page _____.

Register of Deeds

Filing Fee of _____ Paid.

LOCHNER

2335 E. Crawford Street | Salina, Kansas 67401-3713
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 AIRPORT INDUSTRIAL CENTER NO. 2

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PROJECT NO.	000007481
DRAWN BY	DLK
CHECKED BY	DLK
DESIGNED BY	DLK
REVISIONS	
ISSUE DATE	5/9/2013

FINAL PLAT

2

SHEET 2 OF 2