

DESCRIPTION:

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S 1/2, SE 1/4) OF SECTION TWENTY SIX (26), TOWNSHIP FOURTEEN (14) SOUTH, RANGE THREE (3) WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SALINE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION TWENTY SIX (26); THENCE ALONG THE EAST LINE OF SAID SECTION TWENTY SIX (26) ON AN ASSUMED BEARING OF NORTH 00°03'11" WEST A DISTANCE OF ONE HUNDRED FIFTY AND FORTY FIVE HUNDREDTHS (150.45) FEET; THENCE SOUTH 89°56'49" WEST A DISTANCE OF EIGHTY FIVE AND NINETY NINE HUNDREDTHS (85.99) FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF US 81 HIGHWAY (NINTH STREET); THENCE SOUTH 43°44'36" WEST A DISTANCE OF EIGHTY SIX AND SIXTEEN HUNDREDTHS (86.16) FEET TO A POINT EIGHTY EIGHT AND ONE HUNDREDTH (88.01) FEET NORTH OF THE SOUTH LINE OF SAID SECTION TWENTY SIX (26); THENCE NORTH 87°02'44" WEST A DISTANCE OF TWO HUNDRED TWENTY AND SEVENTY NINE HUNDREDTHS (220.79) FEET TO A POINT NINETY NINE AND TWENTY HUNDREDTHS (99.20) FEET NORTH OF THE SOUTH LINE OF SECTION TWENTY SIX (26); THENCE NORTH 00°01'13" WEST A DISTANCE OF FORTY AND THREE HUNDREDTHS (40.03) FEET; THENCE NORTH 87°12'16" WEST A DISTANCE OF FOUR HUNDRED AND ONE HUNDREDTH (400.01) FEET TO A POINT ONE HUNDRED FIFTY EIGHT AND FORTY HUNDREDTHS FEET (158.40) NORTH OF THE SOUTH LINE OF SECTION TWENTY SIX (26); THENCE NORTH 00°03'27" EAST A DISTANCE OF ONE HUNDRED SEVENTY FOUR AND ONE HUNDREDTH (174.01) FEET; THENCE NORTH 89°56'59" WEST A DISTANCE OF THIRTY NINE AND EIGHTY NINE HUNDREDTHS (39.89) FEET; THENCE NORTH 00°03'27" EAST A DISTANCE OF THREE HUNDRED NINETY AND ONE HUNDREDTH (390.01) FEET; THENCE SOUTH 89°55'54" EAST A DISTANCE OF SEVEN HUNDRED TWENTY TWO AND THIRTEEN HUNDREDTHS (722.13) FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US 81 HIGHWAY; THENCE SOUTH 00°18'52" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF FIVE HUNDRED SEVENTY ONE AND EIGHTY EIGHT HUNDREDTHS (571.88) FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 419.997 SQUARE FEET (9.642 ACRES).

GENERAL NOTES:

PROTECTIVE COVENANTS

PROTECTIVE COVENANTS PROVIDING FOR MAINTENANCE OF THE DRAINAGE FACILITIES WILL BE FILED CONCURRENTLY WITH THE FINAL PLAT.

HAGEMAN AVE. ENTRANCE AT MAGNOLIA ROAD

A 60' ROAD RIGHT-OF-WAY NORTH OF MAGNOLIA ROAD AND ACROSS THE CITY DRAINAGE EASEMENT WILL BE PROVIDED BY THE CITY OF SALINA. THE CENTERLINE OF THE RIGHT-OF-WAY IS 371.16' WEST OF THE SOUTHEAST CORNER SEC. 25, T 14 S, R 3 W.

CORNER TIES:

SOUTHWEST CORNER OF SE 1/4 SECTION 26, T 14 S, R 3 W:

- 1. CADASTRAL MARKER AT CORNER.
2. CADASTRAL REFERENCE 23.6' SOUTH.
3. CADASTRAL REFERENCE 31.7' SOUTHEAST.

SOUTHEAST CORNER OF SE 1/4 SECTION 26, T 14 S, R 3 W:

- 1. "X" CUT IN CONCRETE AT SECTION CORNER.
2. CADASTRAL REFERENCE 91.6' SOUTHWEST.
3. CADASTRAL REFERENCE 98.4' NORTHWEST.

NORTHEAST CORNER OF SE 1/4 SECTION 26, T 14 S, R 3 W:

- 1. 5/8" SQUARE IRON BAR AT CORNER.
2. 72.3' WEST NORTHWEST TO SPK. IN POWER POLE.
3. 64.8' NORTHWEST TO SPK. IN STREET LIGHT POLE.
4. 70.00' NORTHEAST TO SPK. IN 12" ELM TREE.



SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER, REGISTERED LAND SURVEYOR OR REGISTERED ARCHITECT IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE MERETOFORE 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.

GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 12 DAY OF OCT. A.D. 1984.

Ralph Meagher, P.E., R.L.S.



CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, SAL KAN, INC. 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 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.

A TEMPORARY DRAINAGE PLAT EASEMENT IS HEREBY GRANTED ON LOTS TWO (2) AND THREE (3), BLOCK ONE (1) FOR STORM WATER DETENTION PURPOSES. UPON COMPLETION OF IMPROVEMENTS MAKING THE STORAGE AREA NO LONGER NECESSARY IN THE OPINION OF THE CITY ENGINEER, THE CITY COMMISSION SHALL RESCIND THE TEMPORARY EASEMENTS AND IT SHALL REVERT TO THE LEGAL PROPERTY OWNER.

GIVEN UNDER MY HAND AT SALINA, KANSAS, THIS 23 DAY OF OCTOBER, A.D. 1984.

SAL KAN, INC.
CORPORATE NAME

CORPORATE TITLE

ATTEST:
SECRETARY

STATE OF KANSAS }
COUNTY OF SALINE } SS

THE UNDERSIGNED, BEING A DULY LICENSED AND BONDED ABSTRACTOR OR AN AUTHORIZED REPRESENTATIVE THEREOF, HEREBY CERTIFIES THAT THE ABOVE IS THE LEGAL OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT.

DATED THIS 25th DAY OF OCTOBER, A.D. 1984.

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, JOHN W. HEINE, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT RALPH MEAGHER, PERSONALLY KNOWN 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 23rd DAY OF OCTOBER, A.D. 1984.



COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

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 25 DAY OF OCT, A.D. 1984.

County Clerk



City Clerk



CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS }
COUNTY OF SALINE } SS

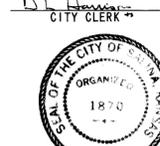
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 25 DAY OF OCT, AD 1984.

County Clerk



City Clerk



SALINA CITY PLANNING COMMISSION CERTIFICATE

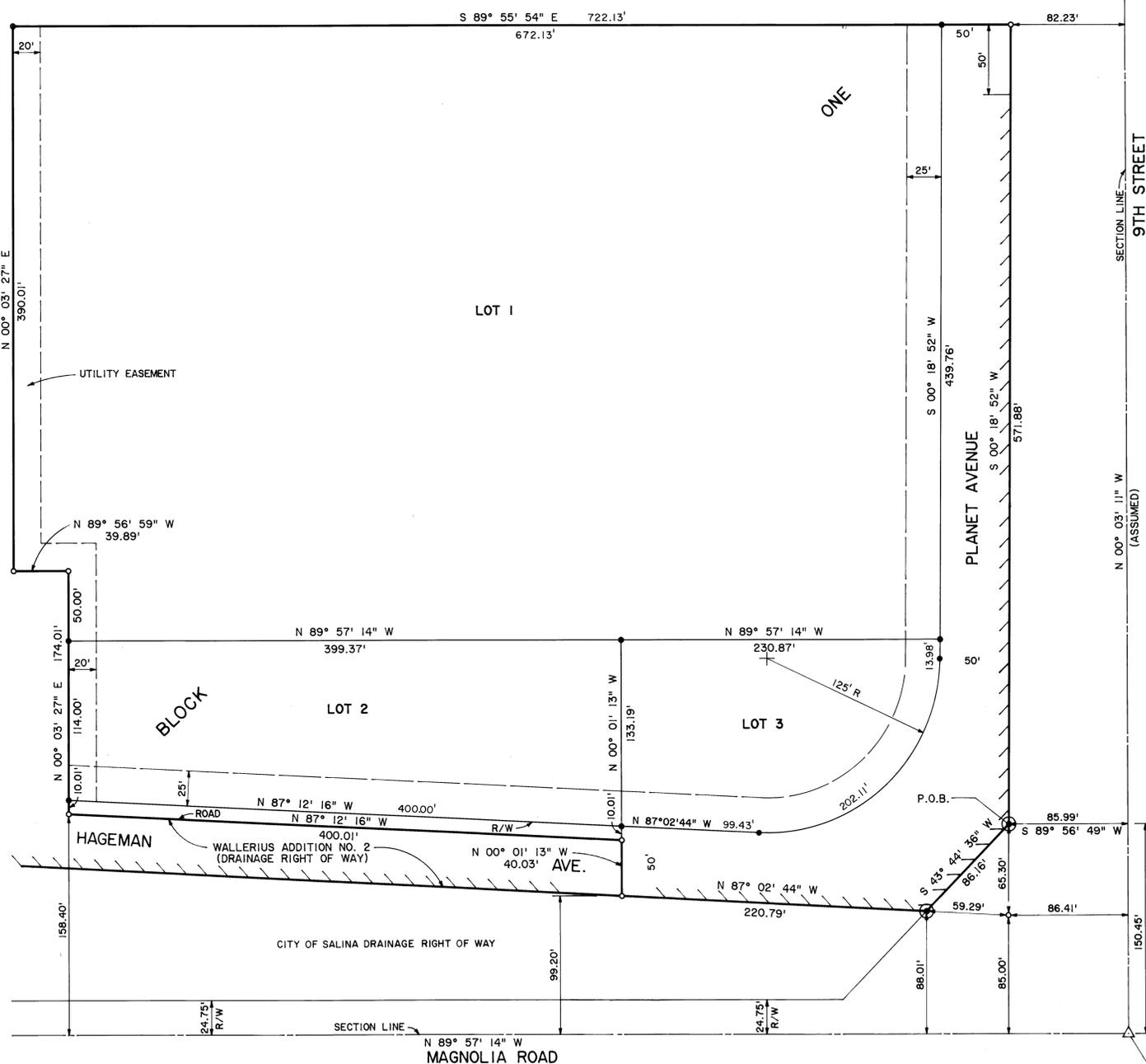
STATE OF KANSAS }
COUNTY OF SALINE } SS

APPROVED THIS 25th DAY OF NOV, AD 1984.

SALINA CITY PLANNING COMMISSION, SALINA, KANSAS

Chairman

Secretary



CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS }
COUNTY OF SALINE } SS

APPROVED THIS 14th DAY OF NOV, A.D. 1984.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Attest: Mayor, City Clerk

CERTIFICATE OF THE COUNTY COMMISSIONERS

STATE OF KANSAS }
COUNTY OF SALINE } SS

APPROVED THIS 26 DAY OF OCT, A.D. 1984.

BOARD OF COUNTY COMMISSIONERS OF SALINE COUNTY, KANSAS

Attest: Chairman, County Clerk

LEGEND

- 3/4" IRON BAR SET
3/4" IRON BAR IN CONCRETE (FOUND)
3/4" IRON BAR IN CONCRETE (SET)
"X" IN CONCRETE (SET)
LIMITED ACCESS
EASEMENT LINE
BUILDING SET-BACK LINE
P.O.B. POINT OF BEGINNING
CITY LIMIT LINE



FINAL PLAT
AMERICAN STORES PROPERTIES, INC.
ADDITION
TRACT IN S 1/2, SE 1/4, S 26-T 14 S, R 3 W
SALINA, SALINE COUNTY KANSAS

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

PLAT OF AMERICAN STORES PROPERTIES, INC. ADDITION FILED OF RECORD IN MY OFFICE ON THIS 25th DAY OF NOVEMBER, A.D. 1984, AND DULY RECORDED IN VOLUME 277 OF PLATS, AT PAGE 22.

Attest: Register of Deeds

FILING FEE OF 20.00 PAID.

Table with columns: REV. PER DP & CD LETTER, REV. RADIUS AT S.E. COR. PLAT, REV. NOTES, SURVEYED BY, DRAWN BY, DATE OF SURVEY, DATE DRAWN, FILE NO., SHEET NO.

WILSON & COMPANY ENGINEERS & ARCHITECTS SALINA - KANSAS

DATE OF SURVEY: APRIL 1984
DATE DRAWN: OCT. 1984
FILE NO.: 84-037
SHEET NO.: 1 OF 1