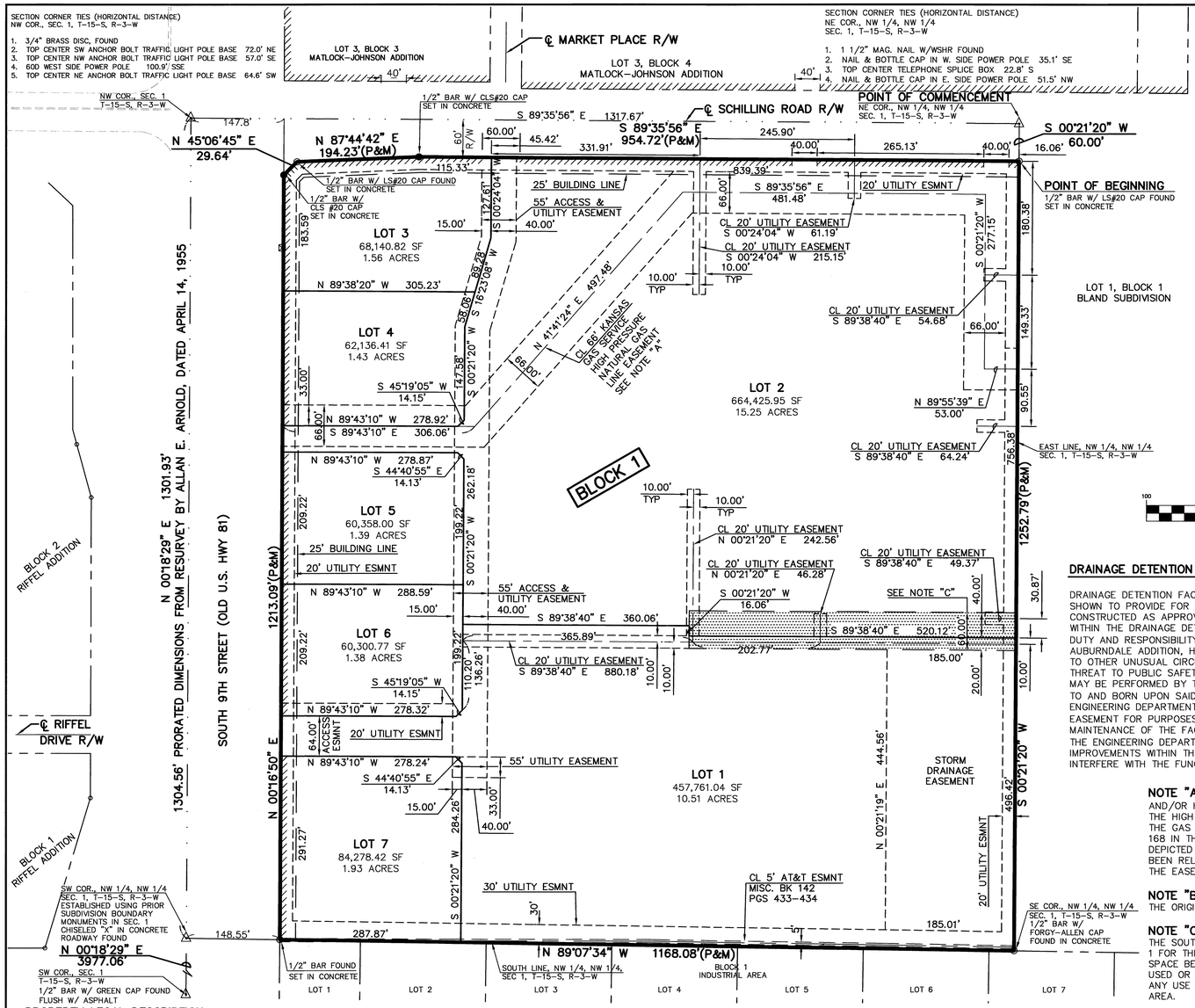


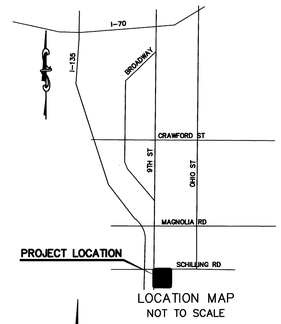


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

## DRAINAGE DETENTION FACILITY EASEMENT:

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE REPLAT OF AUBURNDALE ADDITION, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

**NOTE "A":** IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR HIS CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE HIGH PRESSURE GAS LINE PRIOR TO ANY CONSTRUCTION. THE GAS LINE EASEMENT RECORDED IN MISC. BOOK 59, PAGE 168 IN THE SALINE COUNTY REGISTER OF DEEDS OFFICE AND DEPICTED ON THE ORIGINAL AUBURNDALE ADDITION PLAT HAS BEEN RELEASED BY KANSAS GAS SERVICE AND REPLACED BY THE EASEMENT DEPICTED ON THIS PLAT.

**NOTE "B":** ALL MONUMENTS FOUND WERE AS ESTABLISHED ON THE ORIGINAL PLAT OF AUBURNDALE ADDITION.

**NOTE "C":** A 60 FOOT EASEMENT IS HEREBY DEDICATED ON THE SOUTH 40 FOOT OF LOT 2 AND THE NORTH 20 FOOT OF LOT 1 FOR THE PURPOSE OF PROVIDING A NO BUILD STRIP OR OPEN SPACE BETWEEN TWO BUILDINGS. CONSTRUCTION OF ANY BUILDING USED OR INTENDED TO BE USED FOR SUPPORTING OR SHELTERING ANY USE OR OCCUPANCY IS PROHIBITED WITHIN THIS EASEMENT AREA.

## SURVEYOR'S CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF GEARY

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; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL 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 JUNCTION CITY, KANSAS, THIS 4TH DAY OF SEPT ,2001.
DATE OF SURVEY: JULY 2, 2001
ERROR OF CLOSURE: 1:92,445

JOHN L. SHEETS, LAND SURVEYOR
REGISTRATION NUMBER 583

JOHN L. SHEETS REGISTERED LS-583 KANSAS LAND SURVEYOR

## OWNER'S CERTIFICATE

STATE OF Kansas }SS
COUNTY OF Saline

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, AUBURNDALE SALINA LIMITED PARTNERSHIP, A KANSAS LIMITED PARTNERSHIP 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 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.

GIVEN UNDER MY HAND AT SALINA, KS THIS 4th DAY OF SEPT. ,A.D. 2001.

AUBURNDALE SALINA LIMITED PARTNERSHIP, A KANSAS LIMITED PARTNERSHIP
BY: AUBURNDALE INVESTMENTS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER
ROBERT K CARLIN, PRESIDENT

STATE OF KANSAS }SS
COUNTY OF SALINE

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

DATED THIS 4th DAY OF Sept ,A.D. 2001.

Robert G. Frederick
THE C.W. LYNN ABSTRACT COMPANY, INC.

## NOTARY CERTIFICATE

STATE OF Kansas }SS
COUNTY OF Saline

I, LaDonna Bennett, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AUBURNDALE SALINA LIMITED PARTNERSHIP, A KANSAS LIMITED PARTNERSHIP BY: AUBURNDALE INVESTMENTS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, ROBERT K CARLIN, PRESIDENT IS 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 THE FREE AND VOLUNTARY ACT OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 4th DAY OF September, A.D., 2001.

LaDonna BENNETT
Notary Public - State of Kansas
My Appt. Expires Oct. 23, 2002

LaDonna Bennett
, NOTARY PUBLIC

## 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 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 25th DAY OF September, A.D., 2001.

Donald R. Merriman
COUNTY CLERK

Lucille M. Nicola
CITY CLERK

SEAL OF THE COUNTY CLERK SALINE COUNTY, KANSAS — SEAL OF THE CITY CLERK SALINA, KANSAS ORGANIZED

## CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS }SS
COUNTY OF SALINE

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT 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 25th DAY OF September, A.D. 2001.

Donald R. Merriman
COUNTY CLERK

Lucille M. Nicola
CITY CLERK

SEAL OF THE COUNTY CLERK SALINE COUNTY, KANSAS — SEAL OF THE CITY CLERK SALINA, KANSAS ORGANIZED

## SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF SALINE

APPROVED THIS 4th DAY OF Sept. , A.D. 2001.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Gary Shirey
CHAIRMAN

ATTEST: Dean Andrews
SECRETARY

APPLICATION #P98-4B
AUBURNDALE SALINA LIMITED PARTNERSHIP, A KANSAS LIMITED PARTNERSHIP

## PROPERTY LEGAL DESCRIPTION:

LOTS 1 THRU 7, BLOCK 1, AUBURNDALE ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS AND BEING DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SALINE COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;
THENCE S 00°21'20" W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHILLING ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF BLAND SUBDIVISION, SALINE COUNTY, KANSAS SAID POINT BEING THE **POINT OF BEGINNING** OF THE TRACT TO BE DESCRIBED;
THENCE S 00°21'20" W ON THE WEST LINE OF SAID BLAND SUBDIVISION A DISTANCE OF 1252.79 FEET TO THE SOUTHWEST CORNER OF SAID BLAND SUBDIVISION, SAID POINT BEING ON THE NORTH LINE OF INDUSTRIAL AREA PLAT, SALINE COUNTY, KANSAS;
THENCE N 89°07'34" W ON SAID NORTH LINE A DISTANCE OF 1168.08 FEET TO THE NORTHWEST CORNER OF SAID INDUSTRIAL AREA PLAT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 9TH STREET ALSO KNOWN AS OLD U.S. HIGHWAY 81;
THENCE N 00°16'50" E ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1213.09 FEET TO A POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SCHILLING ROAD;
THENCE N 45°06'45" E ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 29.64 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 87°44'42" E A DISTANCE OF 194.23 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, S 89°35'56" E A DISTANCE OF 954.72 FEET TO THE POINT OF BEGINNING.
CONTAINS 33.46 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END OF DESCRIPTION

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 89°35'56" E ON THE NORTH LINE OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 3 WEST.

## FLOOD STATEMENT:

SUBJECT PROPERTY IS LOCATED IN ZONE B AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SALINE COUNTY, KANSAS, COMMUNITY-PANEL NUMBER 200316 0090 B, EFFECTIVE DATE FEBRUARY 5, 1986. ZONE B IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AND PROPERTY IS NOTED AS "AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100 YEAR) FLOOD BY LEVEE, DIKE OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS".

SECTION CORNER TIES (SLOPE DISTANCES)
SE COR., NW 1/4, NW 1/4
SEC. 1, T-15-S, R-3-W
1. 1/2" BAR W/ FORGY-ALLEN CAP FOUND IN CONCRETE
2. NORTH BUILDING FACE OF CRESTWOOD MANUFACTURING 5.40' SOUTH
3. 60D NAIL IN WEST FACE OF 18" TREE 31.00' NORTH
4. IN LINE WITH TREE LINE TO NORTH 0.00' EAST

SW COR., NW 1/4, NW 1/4
SEC. 1, T-15-S, R-3-W
1. CHISELED "X" IN CONCRETE ROADWAY FOUND
2. NAIL W/ WASHER IN SOUTH SIDE OF POWER POLE 40.10' EAST
3. EAST EDGE OF ASPHALT ROADWAY IN SOUTHBOUND LANES 4.60' EAST
4. NORTHEAST CORNER OF CONCRETE HEADWALL UNDER SOUTHBOUND LANES 105.00' SSE
5. 60D NAIL W/ WASHER IN WEST SIDE OF POWER POLE 178.50' NNE
6. WEST EDGE OF ASPHALT ROADWAY IN SOUTHBOUND LANES 37.70' WEST

SW CORNER
SEC. 1, T-15-S, R-3-W
1. 1/2" BAR W/ GREEN CAP FOUND FLUSH W/ ASPHALT
2. 60D NAIL W/ KDOT WASHER IN SOUTH SIDE OF POWER POLE 89.50' ENE
3. 60D NAIL W/ KDOT WASHER IN NORTH SIDE OF POWER POLE 98.57' ESE
4. CHISELED SQUARE IN NORTHEAST CORNER OF CONCRETE PAD 92.28' SW
5. 60D NAIL W/ WASHER IN NORTH SIDE OF POWER POLE 91.46' NW
6. CENTERLINE OF 9TH STREET AND WATERWELL STREET

## LEGEND

| | |
|---|---|
| △ SECTION CORNER. FOUND | BOUNDARY OF PLAT |
| AS NOTED ○ MONUMENT FOUND AT SUBDIVISION CORNER. SEE NOTE "B" | LOT LINE |
| | EASEMENT LINE |
| AS NOTED ● MONUMENT SET AT SUBDIVISION CORNER | BUILDING SETBACK LINE |
| ⊠ RIGHT-OF-WAY MARKER, FOUND | RESTRICTED ACCESS |

## COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF SALINE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS THIS 28th DAY OF September , 2001.

Jerry L. Fowler
JERRY L. FOWLER
SALINE COUNTY SURVEYOR

## CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS }SS
COUNTY OF SALINE

APPROVED THIS 17th DAY OF Sept , A.D. 2001.

BOARD OF CITY COMMISSIONERS OF THE
CITY OF SALINA, KANSAS

MAYOR

ATTEST: Lucille M. Nicola
CITY CLERK

## REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF SALINE

PLAT OF A REPLAT OF AUBURNDALE ADDITION FILED OF RECORD IN MY OFFICE ON THIS_____DAY OF _____, AT_____M., AND DULY RECORDED IN VOLUME _____OF PLATS, AT PAGE_____.

REGISTER OF DEEDS

FILING FEE OF _____ PAID.

145A

# A REPLAT OF AUBURNDALE ADDITION
TO
THE CITY OF SALINA,
SALINE COUNTY, KANSAS

KAW VALLEY ENGINEERING, INC.
2319 NORTH JACKSON – PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

PROJECT NO. A01_0285 SHEET 1 OF 1

\\JuNet\DWG\A01_0285\DESIGN\0285plat.dwg, 09/04/2001 11:55:59 AM, lilly