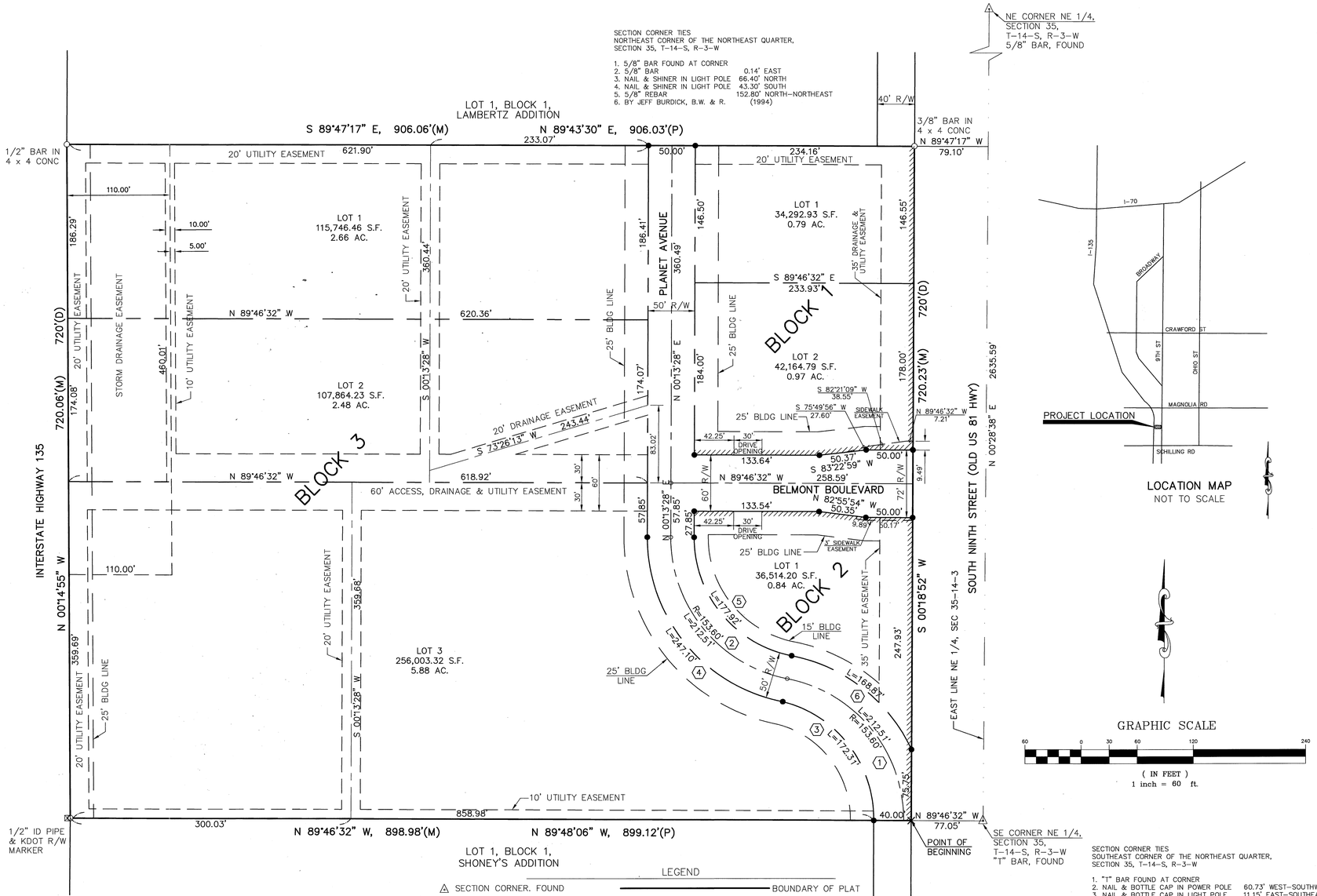

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CENTERLINE	1	153.60'	212.51'	127.23'	195.96'	N 39°24'38" W	79°16'12"
CENTERLINE	2	153.60'	212.51'	127.23'	195.96'	N 39°24'38" W	79°16'12"
RIGHT-OF-WAY	3	128.60'	172.31'	101.87'	159.70'	S 37°28'53" E	76°46'07"
RIGHT-OF-WAY	4	178.60'	247.10'	147.93'	227.86'	N 39°24'38" W	79°16'12"
RIGHT-OF-WAY	5	128.60'	177.92'	106.52'	164.07'	N 39°24'38" W	79°16'12"
RIGHT-OF-WAY	6	178.60'	168.87'	91.34'	162.65'	S 51°57'33" E	54°10'22"

PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SALINE COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE N 89°46'32" W ON THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 77.05 FEET TO THE NORTHEAST CORNER OF SHONEY'S ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH NINTH STREET (OLD U.S. HIGHWAY 81) AND BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE N 89°46'32" W ON THE NORTH LINE OF SAID SHONEY'S ADDITION A DISTANCE OF 898.98 FEET TO THE NORTHWEST CORNER OF SAID SHONEY'S ADDITION, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 135;
THENCE N 00°14'55" W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 720.06 FEET TO THE SOUTHWEST CORNER OF LAMBERTZ ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS;
THENCE S 89°47'17" E ON THE SOUTH LINE OF SAID LAMBERTZ ADDITION A DISTANCE OF 906.06 FEET TO THE SOUTHEAST CORNER OF SAID LAMBERTZ ADDITION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH NINTH STREET;
THENCE S 00°18'52" W ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 720.23 FEET TO THE POINT OF BEGINNING. CONTAINS 14.92 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.
END OF DESCRIPTION

LEGEND

- △ SECTION CORNER. FOUND
- ○ MONUMENT FOUND AT SUBDIVISION CORNER (AS NOTED)
- ● MONUMENT SET AT BLOCK CORNER 1/2" REBAR W/ KVE "LS20" CAP
- ⊠ RIGHT-OF-WAY MARKER, FOUND
- × CHSD "X" IN CONC, FOUND
- (1) CURVE NUMBER
- ○ STREET INTERSECTION POINT, STREET ℄ CURVE, PC OR PT
- BOUNDARY OF PLAT
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- RESTRICTED ACCESS
- N 89°48'06" W, 899.12'(P) PLATTED BEARING & DISTANCE
- N 89°46'32" W, 898.98'(M) MEASURED BEARING & DISTANCE
- 720'(D) DEEDED DISTANCE

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 HERETO FORE 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 THE POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS 6TH DAY OF JUNE, A.D. 1996.

JOHN L. SHEETS, LAND SURVEYOR
REGISTRATION NUMBER 583

JOHN L. SHEETS REGISTERED LS-583 KANSAS LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF JOHNSON }

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, WOOD DICKINSON, PRESIDENT, DICKINSON, 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.

GIVEN UNDER MY HAND AT MISSION, KANSAS THIS 31st DAY OF May, A.D. 1996.

ATTEST: DICKINSON, INC.

PRES. SECRETARY — WOOD DICKINSON, 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 31st DAY OF May, A.D. 1996.

NOTARY CERTIFICATE — THE C.W.LYNN ABSTRACT COMPANY, INC.

STATE OF KANSAS } SS
COUNTY OF JOHNSON }

I, Patricia D. Jones, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Wood Dickinson President of Dickinson Inc 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 CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 31st DAY OF May, A.D., 1996.

NOTARY PUBLIC

PATRICIA D. JONES
Notary Public - State of Kansas
My Appt. Expires 9/13/97

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 17th DAY OF June, A.D., 1996.

COUNTY CLERK — CITY CLERK

SEAL OF THE CITY OF SALINA, KANSAS ORGANIZED 1870

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 17th DAY OF June, A.D. 1996.

COUNTY CLERK — CITY CLERK

SEAL OF THE CITY OF SALINA, KANSAS ORGANIZED 1870

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

APPROVED THIS 15th DAY OF May, A.D. 1996.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

CHAIRMAN — ATTEST: SECRETARY

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

PLAT OF BELMONT PLAZA 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.

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS } SS
COUNTY OF SALINE }

APPROVED THIS 3rd DAY OF June, A.D. 1996.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

MAYOR

CITY CLERK

SEAL OF THE CITY OF SALINA, KANSAS ORGANIZED ATTEST: 1870

SECTION CORNER TIES
SOUTHEAST CORNER OF THE NORTHEAST QUARTER, SECTION 35, T-14-S, R-3-W

1. "T" BAR FOUND AT CORNER
2. NAIL & BOTTLE CAP IN POWER POLE 60.73' WEST-SOUTHWEST
3. NAIL & BOTTLE CAP IN LIGHT POLE 11.15' EAST-SOUTHEAST
4. NAIL & BOTTLE CAP IN LIGHT POLE 140.28' NORTH-NORTHEAST
5. CENTERLINE OF SOUTHBOUND LANE 17.0' WEST

NOTE: THE BASIS OF BEARINGS OF THIS PLAT ARE ASSUMED N 89°50'07" W ON THE SOUTH LINE OF SHONEY'S ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS.

FLOOD STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE B AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SALINA, SALINE COUNTY, KANSAS. COMMUNITY-PANEL NUMBER 200319 0015 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 THEN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD".

FINAL PLAT

BELMONT PLAZA ADDITION

TO

THE CITY OF SALINA
SALINE COUNTY, KANSAS

NO.	DATE	REVISION	BY
		WOOD DICKINSON - APPLICATION # P 96-3	

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS 66441
(913)762-5040
FAX 913-762-7744

KAW VALLEY ENGINEERING, INC

122 N.W. PARKWAY
RIVERSIDE, MISSOURI 64150
(816)587-5032
9571 ALDEN ROAD
LENEXA, KANSAS 66215
(913)894-5100

PROJ. NO.	96-1773
DATE	MAY 28, 1996
DESIGNER	SDM
DRAWN BY	DBA
CHECKED BY	JLS
CFN	1773PLAT
SHEET	1 OF 1

D:\1773\1773PLAT Tue May 28 12:00:41 1996 DENISE BOYD-ANDERSON