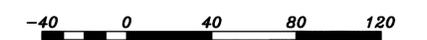
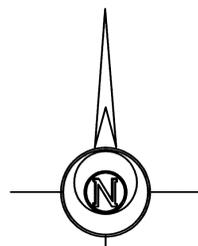


FINAL PLAT

BOLEN ADDITION

A REPLAT AND CORRECTED PLAT OF A REPLAT OF BLOCK ONE LESS THE WEST 75.00 FEET, RIVERDALE ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS. A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN.

NE Cor. SE 1/4
Sec. 13, T14S, R3W
Fd. 5/8" Rebar
from County Reference Ties



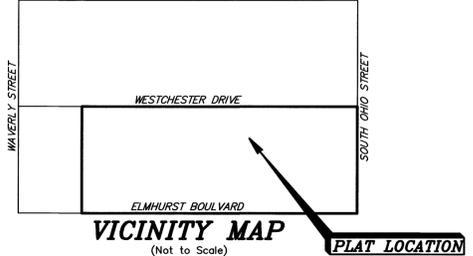
BASIS OF BEARING = THE SOUTH LINE OF THE REPLAT OF BLOCK ONE LESS THE WEST 75.00 FEET, RIVERDALE ADDITION, TO THE CITY OF SALINA, KANSAS

CLOSURE TABLE

Northing = 0.0012
Easting = 0.0066
Precision = 1640.37/0.0067 = 1:244,531

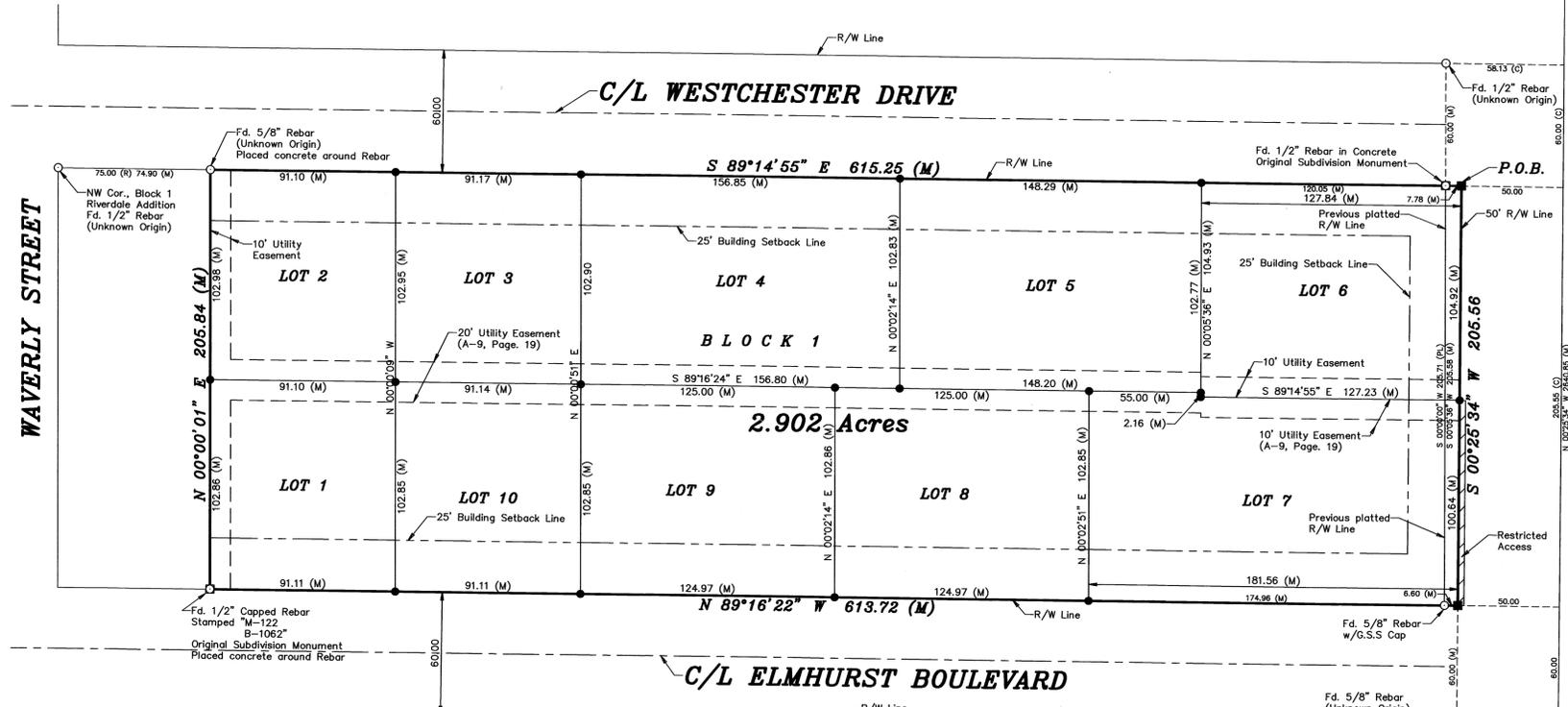
LEGEND

- △ - Sectional Monument Found
- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - Set 5/8" x 24" Rebar w/G.S.S. cap in Concrete
- (C) - Calculated
- (M) - Measured
- (P) - Prorated
- (PP) - Calculated from Proration
- P.O.B. - Point of Beginning
- (PL) - Platted
- - Subdivision Boundary Line
- - Lot line
- - Easement lines
- - Building Setback Line
- - Restricted Access
- - EDISON PLACE



FLOOD NOTE

According to Flood Insurance Rate Map No. 2003190015B February 5, 1986, published by the Federal Emergency Management Agency, the subject property lies within Zone B 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 (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."



DESCRIPTION:
A re-plat and corrected plat of a re-plat of Block 1, Less the West 75.00 feet, Riverdale Addition to the City of Salina, Saline County, Kansas. A subdivision in the Southeast Quarter of Section 13, Township 14 South, Range 3 West of the 6th Principal Meridian described as follows:
Commencing at the Northeast corner of said Southeast Quarter; thence South 00°25'34" East (basis of bearings is the South line of the Re-plat of Block 1, Less the West 75.00 feet, of said Riverdale Addition being North 89°16'22" West) along the East line of said Southeast Quarter 1349.75 feet to the extension of the North line of said Block 1; thence North 89°14'55" West along the extension of the North line of said Block 1 to the West line of Ohio Street for the point of beginning; thence South 00°25'34" East along the West line of said Block 1 and the extension thereof 613.72 feet to the Southeast corner of the West 75.00 feet of said Block 1; thence North 00°00'01" East along the East line of the West 75.00 feet of said Block 1 a distance of 205.84 feet to the North line of said Block 1; thence South 89°14'55" East along the North line of said Block 1 and the extension thereof 615.25 feet to the point of beginning, containing 2.902 Acres.

NOTE:
This plat is hereby executed as both a re-plat and a corrective plat for the purpose of re-configuring lots within said subdivision and for inclusion of the strip of land west of and adjacent to Ohio Street that was excluded from previous plat.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
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 on April 17, 2003; 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 hereon actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Hutchinson, Kansas, this 29th day of May, A.D. 2003.

Daniel E. Garber
Daniel E. Garber LS

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SALINE)
I, Angela J. Bellender, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Pat Bolen, President & Linda M. Simpson, Secretary, of Sunset Properties, Inc. and R. Michael Bostater, Managing Officer & Robert D. Bostater, Secretary, of Bostater Realty Partners, L.L.C. personally known to me to be the same persons whose names subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the plat for the uses and purposes therein set forth as a free and voluntary act of said corporations.

Given under my hand and Notarial Seal this 4th day of June, A.D. 2003.

Angela J. Bellender
Notary Public

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS)
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 24th day of June, A.D. 2003.

Donald R. Merriman
County Clerk

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
COUNTY OF SALINE)
Approved this 16th day of May, A.D. 2003.

Alan E. Jilka
Mayor
Michelle Nicola
City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF SALINE)
Approved this 20th day of May, A.D. 2003.

James Shaw
Chairman
Dean Andrew
Secretary

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
COUNTY OF SALINE)
Plat of Bolen 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.
(Ord. No. 80-8828, § 1(4.2), 12-22-80; Ord. No. 90-9386, §§ 6, 7, 6-18-90)

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SALINE)
Reviewed in accordance with K.S.A. 58-2005 on this 1st day of July, 2003.

Jimmy K. Fowler
County Surveyor

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SALINE)
This is to certify that the undersigned, Pat Bolen, President & Linda M. Simpson, Secretary, of Sunset Properties, Inc. and R. Michael Bostater, Managing Officer & Robert D. Bostater, Secretary, of Bostater Realty Partners, L.L.C. own the land described in the plat and have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and do 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 our hand at Salina, Kansas, this 4th day of June, A.D. 2003.

Pat Bolen
Pat Bolen, President, Sunset Properties, Inc.
Linda M. Simpson
Linda M. Simpson, Secretary, Sunset Properties, Inc.
R. Michael Bostater
R. Michael Bostater, Managing Officer, Bostater Realty Partners, L.L.C.
Robert D. Bostater
Robert D. Bostater, Secretary, Bostater Realty Partners, L.L.C.

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS)
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 24th day of June, A.D. 2003.

Donald R. Merriman
County Clerk
Michelle Nicola
City Clerk

74D

Prepared For: FINAL PLAT	Description: BOLEN ADDITION SALINA, KANSAS
Prepared By: GSS Garber Surveying Service, P.A. 423 West 1st Ave. 129 E. Broadway, Suite 300 Hutchinson, Kansas 67501 Newton, Kansas 67114 Phone (620) 665-7032 • FAX (620) 663-7401 Phone (316) 283-5053 • FAX (316) 283-5073	
Drawn By: <u>ELA</u> Scale: 1"=30'	Date of Field Work: February 12, 2003
Checked By: <u>LPD</u> Date: 05/30/2003	Job No: G2003-186