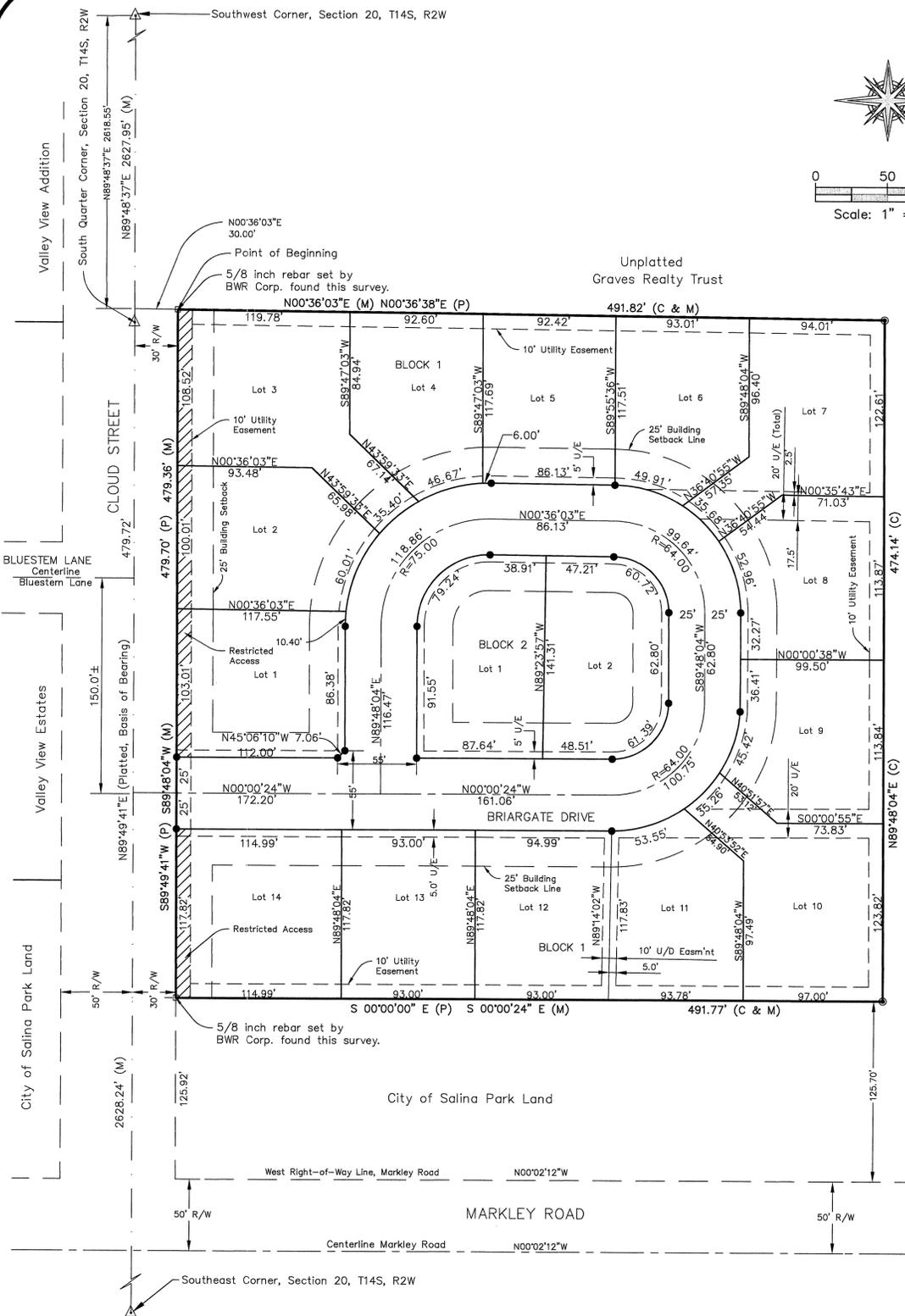
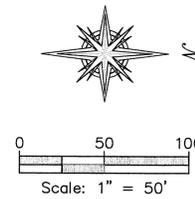


Final Development Plan Briargate PDD

A Replat of a part of
Block Seven, Mariposa Addition to the City of Salina,
Saline County, Kansas

Prepared February 7th, 2000

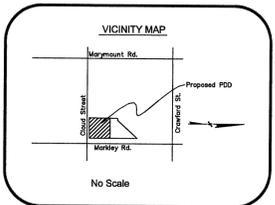


ANNOTATION LEGEND

- (P) Platted Measurement
- (C) Calculated Measurement
- (M) Field Measurement
- U/E Utility Easement
- U/D Utility & Drainage Easement

LEGEND

- Property Pin Found
- Subdivision Corner set in concrete
- 1/2" Rebar with Plastic Cap Embossed AG INC/106 Set This Survey
- ▲ Cadastral Corner
- Existing Right-of-Way
- Section Line
- Centerline Roadway
- Easement Line
- Setback Line
- Subdivision Boundary Line
- Lot Line



LEGAL DESCRIPTION
The South 491.77' of Lot One (1), Block Seven (7), Mariposa, an Addition to the City of Salina, Saline County, Kansas, described by metes and bounds from an on the ground survey as follows:
Commencing at the Southwest corner of Section Twenty (20), Township Fourteen (14) South, Range Two (2) West of the Sixth Principal Meridian, Saline County, Kansas; thence on an assumed bearing of North 89 degrees 48 minutes 37 seconds East along the south line of said section a distance of Two thousand Six Hundred Eighteen and Fifty-five hundredths feet (2618.55'); thence North 00 degrees 36 minutes 03 seconds East a distance of Thirty feet (30.00') to the Southwest corner of said Lot One (1), said point being the point of beginning; thence North 00 degrees 36 minutes 03 seconds East along the West line of said Lot One (1) a distance of Four Hundred Ninety-one and Eighty-two hundredths feet (491.82'); thence North 89 degrees 48 minutes 04 seconds East a distance of Four Hundred Seventy-four and Fourteen hundredths feet (474.14') to a point on the East line of said Lot One (1); thence South 00 degrees 00 minutes 24 seconds East along said East line a distance of Four Hundred Ninety-one and Seventy-seven hundredths feet (491.77') to the Southeast corner of said Lot One (1); thence South 89 degrees 48 minutes 04 seconds West along the South line of said Lot One (1) a distance of Four Hundred Seventy-nine and Thirty-six hundredths feet (479.36') to the point of beginning.

The above described tract of land contains 234,451.63 square feet or 5.38 acres more or less.

- NOTES**
- Development and use of Lots 1-14, Block 1 and Lots 1 and 2, Block 2 shall be governed by the requirements of the R-2 (Multi-Family Residential) District, Salina Zoning Ordinance Sections 42-171 through 42-175.
 - Residential dwellings will be limited to single-family detached dwellings or single-family attached dwellings not to exceed two (2) units per lot. Lots shall not be split into two ownerships unless adequate street frontage exists for each lot.
 - Building site coverage shall be limited to 35% of each building lot.
 - Briargate Drive is a public street.
 - Lots drain to Briargate Drive. Inlets and/or flumes will carry run-off from Briargate Drive to a public drainage way on the west side of Markley Road.
 - All power lines in Briargate shall be underground.
 - The developer shall be responsible for the installation of a solid wood fence and entry monument sign along Cloud Street.
 - A set of protective covenants have been prepared and files for this subdivision.

SALINA CITY PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS }
COUNTY OF SALINE } SS
Approved this 15th day of February, A. D. 2000.
SALINA CITY PLANNING COMMISSION
Chairman *Clay Thompson*
ATTEST: *Dean Andrews*
Secretary

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS }
COUNTY OF SALINE } SS
Final Development Plan of the Briargate PDD filed of record in my office ___ day of ___, A. D. 2000, at ___ M., and duly recorded in Volume ___ of Plats, at Page ____.
Register of Deeds
Rebecca Seeman
Filing Fee of ___ Paid.

55G