

PLAT OF CEDAR RIDGE ADDITION INCLUDING A REPLAT OF LOT 1, BLOCK 6, OF MARIPOSA BLOCKS 1-6 AN ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

SHEET 1
OF 2

BLANCH, WILLIS & BATHURF
CORPORATION
609 WEST NORTH STREET
SALINA, KANSAS 67401
785-827-3603
SURVEY
DEPARTMENT

LEGAL DESCRIPTION

A tract of land situated in the Southwest Quarter (SW 1/4) of Section 20, and the Northwest Quarter (NW 1/4) of Section 29, Township 14 South, Range 2 West of the Sixth Principal Meridian, including Block 6, Lot 1 of the Mariposa Subdivision, Salina County, Kansas, and being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Section 20; Thence N 89°49'41" E along the South line of Section 20, a distance of 40.00 feet to a point where the East Right of Way line of Marymount Road intersects the South line of Section 20, and the true POINT OF BEGINNING; thence N 00°38'43" E along the East Right of Way line of Marymount Road, a distance of 825.00 feet; thence in a Northerly direction along the East Right of Way line of Marymount Road, on a curve to the right having a radius of 200.00 feet, the long chord of which bears N 26°24'07" E and measures 173.82 feet, a central angle of 51°30'47"; an arc distance of 179.81 feet; thence in an Easterly direction along the South Right of Way line of Mariposa Drive (Proposed Cedar Ridge Drive), along a curve to the left having a radius of 350.00 feet, the long chord of which bears S 71°28'54" E, and measures 214.84 feet, a central angle of 35°44'45"; an arc distance of 214.84 feet; thence S 89°21'16" E along the South Right of Way line of Mariposa Drive (Proposed Cedar Ridge Drive), a distance of 218.36 feet; thence S 77°45'50" E, and measures 148.68 feet, a central angle of 23°10'52"; an arc distance of 149.70 feet; thence S 54°42'34" E, and measures 371.31 feet, a central angle of 70°55'30"; an arc distance of 396.12 feet to a point on the South line of Section 20; thence S 89°49'41" W along the South line of Section 25, a distance of 157.12 feet to the Northwest Corner of Valley View Addition; thence S 00°05'02" E, along the West line of Valley View Addition, a distance of 16.00 feet; thence S 89°49'41" W along a line 16.00 feet South of and parallel to the North line of said Section 20, a distance of 1775.35 feet; thence N 45°10'19" W, a distance of 22.63 feet to a point on the South line of said Section 20; thence S 89°49'41" W along the South line of Section 20, a distance of 235.00 feet to the POINT OF BEGINNING.

The above described tract of land contains 1,504,021 Square Feet or 34.53 acres, more or less

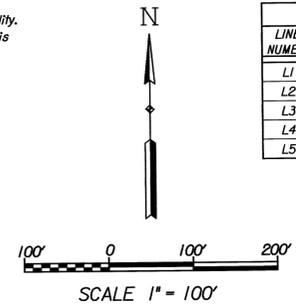
NOTES

- Tract "A" is a portion of the existing Cloud Street right of way dedicated as part of the plat of Block 6 of the Mariposa Addition. This tract is to become property of the Elks Country Club upon completion of Cedar Ridge Drive and the vacation of Cloud Street right of way west of Cedar Ridge Drive.
- A Temporary Roadway Easement is hereby dedicated across the south forty-six (46) feet of Block 1 for public roadway purposes said easement being more particularly described as follows: That portion of Block 1, Cedar Ridge Addition, lying thirty (30) feet north, and sixteen (16) feet south of the South line of the Southwest Quarter of Section 20, Township 14 South, Range 2 West of the Sixth Principal Meridian. This Roadway Easement shall remain in place until Cedar Ridge Drive is completed and opened to traffic and alternative means of access to the RiverRun Addition and the Elks Country Club is constructed which, in the opinion of the City Engineer, accomplishes the same purpose and makes it no longer necessary to keep Cloud Street open to the public. Upon completion of the street improvements making Cloud Street no longer necessary in the opinion of the City Engineer, the City Commission shall rescind this Temporary Roadway Easement and full right of use shall revert to the current legal property owner.
- RIGHT OF WAY NOTE
Cedar Ridge Drive Right of Way - 60'
Pinecrest Circle Right of Way - 60'
Timber Ridge Drive Right of Way - 60'
Timber Ridge Court Right of Way - 50'
Timber Ridge Place Right of Way - 50'
- The Temporary Utility Easement in Block 1 is shown to encompass the existing location of the Westar overhead power line along the north side of Cloud Street. Upon completion of the relocation of the existing power line to dedicated 35' utility easement along the south boundary of Block 1, the Temporary Utility Easement shall be abandoned.
- Purchase and subsequent improvement and use of the land within the Cedar Ridge addition shall be subject to and regulated by the provisions of the "Declaration of Covenants, Conditions and Restrictions for the Cedar Ridge Addition" submitted separately herewith.
- Acceptance by the City of the drainage easements shown on this plat shall not constitute acceptance of maintenance responsibility. Maintenance of all drainage ways and other drainage improvements contained within the drainage easements delineated on this final plat shall be the responsibility of the abutting property owner or the Cedar Ridge Homeowners Association.

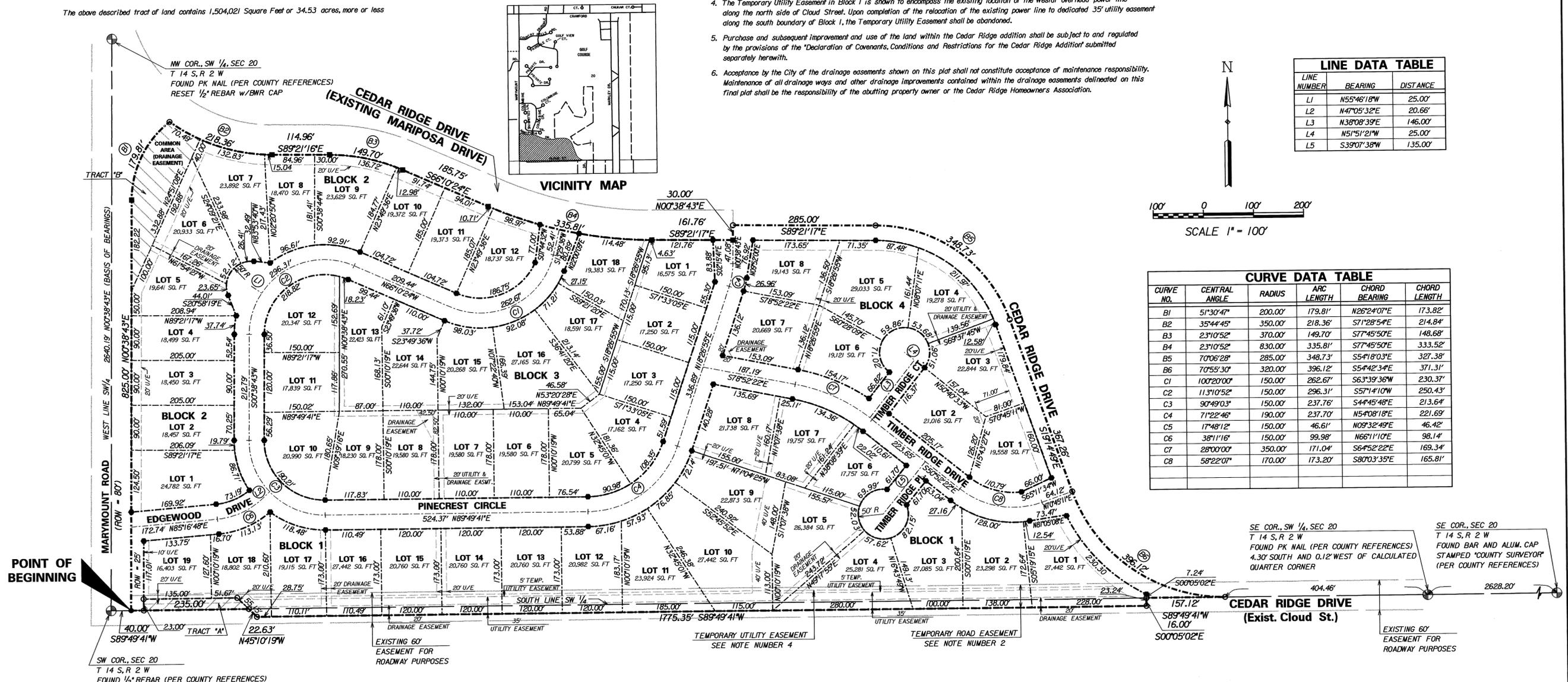
LEGEND

- SECTION LINE
- PLAT BOUNDARY
- BLOCK LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- FOUND 5/8" REBAR IN CONCRETE
- FOUND 5/8" REBAR ADDED CONCRETE
- SET 5/8" REBAR w/BWR CAP IN CONCRETE
- SET 5/8" REBAR w/BWR CAP

LINE DATA TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	N55°46'18"W	25.00'
L2	N47°05'32"E	20.66'
L3	N38°08'39"E	146.00'
L4	N51°51'21"W	25.00'
L5	S39°07'38"W	135.00'



CURVE DATA TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
B1	51°30'47"	200.00'	179.81'	N26°24'07"E	173.82'
B2	35°44'45"	350.00'	218.36'	S71°28'54"E	214.84'
B3	23°10'52"	370.00'	149.70'	S77°45'50"E	148.68'
B4	23°10'52"	830.00'	335.81'	S77°45'50"E	333.52'
B5	70°08'28"	285.00'	348.73'	S54°42'34"E	327.38'
B6	70°55'30"	320.00'	396.12'	S54°42'34"E	371.31'
C1	100°20'00"	150.00'	262.67'	S63°39'36"W	230.37'
C2	113°10'52"	150.00'	296.31'	S57°14'10"W	250.43'
C3	90°49'03"	150.00'	237.76'	S44°45'48"E	213.64'
C4	71°22'46"	190.00'	237.70'	N54°08'18"E	221.69'
C5	17°48'12"	150.00'	46.61'	N09°32'49"E	46.42'
C6	38°11'16"	150.00'	99.98'	N66°11'10"E	98.14'
C7	28°00'00"	350.00'	171.04'	S64°52'22"E	169.34'
C8	58°22'07"	170.00'	173.20'	S80°03'35"E	165.81'



CEDAR RIDGE
ADDITION

PROJECT	CEDAR RIDGE ADDITION
PROJECT NO.	2003147
DRAWN BY	DLR
CHECKED BY	DEJ
DRAWING	CRP-FINI.DGN
REVISIONS	
DATE	MARCH 16, 2004

1

163A

JOBS 2003.0475 SURVEY\FINAL\DGN\CRP-FINI.DGN

BUCHER, WILLIS & RATLIFF
609 WEST NORTH STREET
SALINA, KANSAS 67401
785-987-9603
SURVEY DEPARTMENT



CEDAR RIDGE
ADDITION

PROJECT	CEDAR RIDGE ADDITION
PROJECT NO.	2003147
DRAWN BY	DLR
CHECKED BY	DEJ
DRAWING	CRP-FIN2.DGN
REVISIONS	
DATE	MARCH 16, 2004

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

This is to certify that the undersigned Proprietor, Lee Haworth Construction Co., 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 street 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 thereby granted.

Given under my hand at Salina, Kansas, this 19 day of March, A.D., 2004.

Lee Haworth Construction Company, Inc.
Robert Lee Haworth
Robert Lee Haworth, President

ATTEST:
Rhonda L. Palmquist

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

RHONDA L. PALMQUIST
Notary Public - State of Kansas
My Appt. Exp. 6-21-05

I, RHONDA L. PALMQUIST, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Robert Lee Haworth, President of Lee Haworth Construction Company, Inc., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner 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 use and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of MARCH, 2004.

ABSTRACTORS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

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 plat.

Dated this 19th day of March, A.D., 2004.

[Signature]

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 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 March, A.D., 2004.

Donald R. Merriman Lieu Ann Elsey
Donald Merriman, County Clerk Lieu Ann Elsey, City Clerk



CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS)
) SS
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 March, A.D., 2004.

Donald R. Merriman Lieu Ann Elsey
Donald Merriman, County Clerk Lieu Ann Elsey, City Clerk



CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

Approved this 22nd day of March, A.D., 2004.

BOARD OF THE CITY COMMISSIONERS OF THE
CITY OF SALINA, KANSAS

Alan E. Jilka
Alan E. Jilka, Mayor
Lieu Ann Elsey
Lieu Ann Elsey, City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

Approved this 2nd day of March, A.D., 2004.

Dane Britton
Dane Britton, Chairman
ATTEST: Dean Andrew
Dean Andrew, Secretary

SURVEYORS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

I the undersigned, do hereby certify that I am a registered land surveyor with Bucher Willis and Ratliff, 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; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Date of Survey - January, 2004

Given under my hand and seal at Salina, Kansas, this 18th day of March, A.D., 2004.

Harvey Ruder
Harvey Ruder R.L.S. 918



COUNTY SURVEYORS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

Reviewed in accordance with K.S.A. 58-2005

this 12th day of April, A.D., 2004

Jerry Fowler
Jerry Fowler, County Surveyor

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SALINE)

Plat of _____ Addition
filed in my office on this _____ day of _____, at _____ M.,
and duly recorded in Volume _____ of Plats, at Page _____.

Rebecca Seaman, Register of Deeds

Filing Fee of _____ Paid