

# CHAPEL RIDGE SUBDIVISION

## A Replat of a portion of the "CENTRAL MALL SUBDIVISION"

### CITY OF SALINA

### SALINE COUNTY, KANSAS

**OWNER'S CERTIFICATE**

STATE OF ARKANSAS )  
 ) ss  
 COUNTY OF CRAWFORD )

This is to certify that the undersigned Proprietors, Salina Properties III, a Kansas Limited Partnership, ERC Properties, Inc., General Partner, and Warmack - Salina Limited Partnership, an Arkansas Limited Partnership 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 area marked for easements on this plat is hereby granted.

Given under my hand at Barling, Arkansas, this 4th day of March, A.D. 1996.

Rod Coleman - Pres.  
 ERC Properties, Inc.  
 Rod Coleman, President

ATTEST: Jim C. Petty - Sec.  
 Jim Petty, Secretary

Given under my hand at Fort Smith, Arkansas, this 5th day of MARCH, A.D. 1996.

Ed Warmack  
 Warmack - Salina Limited Partnership, an Arkansas Limited Partnership  
 Ed Warmack, General Partner

**NOTARY CERTIFICATE**

STATE OF ARKANSAS )  
 ) ss  
 COUNTY OF CRAWFORD )

I, Charise H. Sticker, a Notary Public in and for said County, in the State of Arkansas, do hereby certify that Rod Coleman, President of ERC Properties, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he 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 Notarial Seal this 4th day of March, A.D. 1996.

Charise H. Sticker  
 Notary Public

My Commission Expires  
 1 - 5 - 2002

**NOTARY CERTIFICATE**

STATE OF ARKANSAS )  
 ) ss  
 COUNTY OF CRAWFORD )

I, Shirley W. McCoy, a Notary Public in and for said County, in the State of Arkansas, do hereby certify that Ed Warmack, General Partner, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the plat on behalf of Warmack-Salina Limited Partnership, an Arkansas Limited Partnership for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of MARCH, A.D. 1996.

Shirley W. McCoy  
 Notary Public

My Commission Expires  
 5 - 2 - 2004

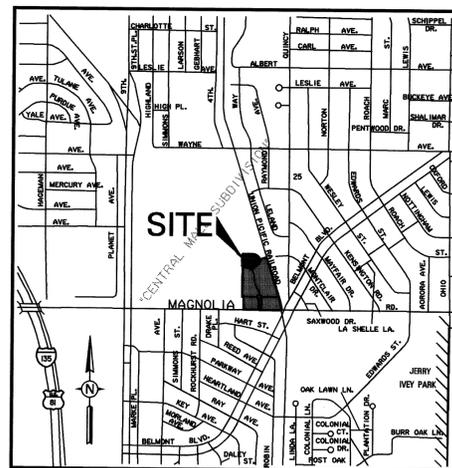
**LEGAL DESCRIPTION:**

A tract of land located in Section 25, Township 14 South, Range 3 West of the 6th P.M., being that portion of Lot 3, Block 4 lying southerly of the easterly extension of the northerly line of Lot 5, Block 4, the East 34.67 feet of the North 985.00 feet of Lot 4, Block 4, all of Lots 5 through 8, Block 4, all of Blocks 5 through 8, Collister Avenue, Monticello Avenue, Dundee Drive, and Sheryl Avenue as platted in CENTRAL MALL SUBDIVISION, a Replat of a Portion of MEADOWLARK ACRES ADDITION No. 3, to the City of Salina, Saline County, Kansas as recorded in Misc. Book 147, at Pages 436 and 437 of said county records; and being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter (SW 1/4) of Section 25, Township 14 South, Range 3 West; thence east on an assumed bearing of S 89° 34' 28" E along the South Line of said Southwest Quarter a distance of 1653.20 feet; thence N 00° 25' 32" E a distance of 30.00 feet to the Southeast Corner of Tract 2 of the Amended Final Planned Development District Plan CENTRAL MALL SUBDIVISION a Replat of a Portion of MEADOWLARK ACRES ADDITION No. 3; thence continuing N 00° 25' 32" E along the West right-of-way line of Collister Avenue a distance of 20.00 feet to the TRUE POINT OF BEGINNING; thence N 00° 25' 32" E continuing along said west right-of-way line a distance of 300.00 feet; thence N 89° 34' 28" W parallel with the North right-of-way line of Magnolia Road a distance of 34.67 feet; thence N 00° 25' 32" E parallel with the aforementioned West right-of-way line of Collister Avenue a distance of 985.00 feet; thence S 89° 34' 28" E along the North right-of-way line of Monticello Avenue and its projection a distance of 220.40 feet; thence continuing along said North right-of-way line along a curve to the right having a radius of 180.00 feet and a chord bearing S 5° 41' 14" E on an arc length of 220.34 feet to the Northwest Corner of Lot 5, Block 4 of the aforementioned CENTRAL MALL SUBDIVISION; thence N 71° 58' 22" E along the North line of said Lot 5 and its projection a distance of 170.08 feet to the westerly line of the Union Pacific Railroad right-of-way; thence S 18° 01' 38" E along said right-of-way a distance of 878.99 feet; thence continuing along said right-of-way along a curve to the right having a radius of 2831.93 feet and a chord bearing S 13° 59' 52" E on an arc distance of 399.65 feet; thence N 89° 34' 28" W along the North right-of-way line of Magnolia Road a distance of 894.42 feet to the POINT OF BEGINNING.

Said tract containing 21.18 Acres, more or less.

\* the amended Final Planned Development District Plan of the



**VICINITY MAP**  
 N.T.S.

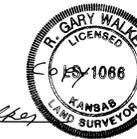
**SURVEYOR'S CERTIFICATE**

STATE OF KANSAS )  
 ) ss  
 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; 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.

Given under my hand and seal at Salina, Kansas, this 23rd day of February, A.D. 1996.

R. Gary Walker  
 R. Gary Walker, L.S. #1066



**COUNTY CLERK AND COUNTY CLERK CERTIFICATE**

STATE OF KANSAS )  
 ) ss  
 COUNTY OF SALINE )

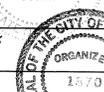
I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in this plat.

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 5th day of March, A.D. 1996.

Shirley J. Joques  
 Shirley J. Joques, County Clerk

Judy D. Long  
 Judy D. Long, 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 of 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 5th day of March, A.D. 1996.

Shirley J. Joques  
 Shirley J. Joques, County Clerk

Judy D. Long  
 Judy D. Long, City Clerk



**NOTES:**

- This tract lies entirely within the boundaries of Floodway Fringe Zone AH, as shown on FIRM Maps Community Panel No. 200319 0015 B, effective date February 5, 1986.
- The plat of "CHAPEL RIDGE SUBDIVISION" shall conform with the provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.
- No structure for human habitation shall be placed or located over an area closer than 30' to the west boundary line of K & L Easement along the property line.

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS )  
 ) ss  
 COUNTY OF SALINE )

Approved this 6th day of Feb, A.D. 1996.

SALINA CITY PLANNING COMMISSION  
 SALINA, KANSAS

Larry McCooch  
 Larry McCooch, Chairman

ATTEST: Roy Dudark  
 Roy Dudark, Secretary

**CERTIFICATE OF THE CITY COMMISSION**

STATE OF KANSAS )  
 ) ss  
 COUNTY OF SALINE )

Approved this 6th day of Feb, A.D. 1996.

BOARD OF CITY COMMISSIONERS OF  
 THE CITY OF SALINA, KANSAS

John Divine  
 John Divine, Mayor

ATTEST: Judy D. Long  
 Judy D. Long, City Clerk



**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS )  
 ) ss  
 COUNTY OF SALINE )

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

Marilyn Weber, Register of Deeds

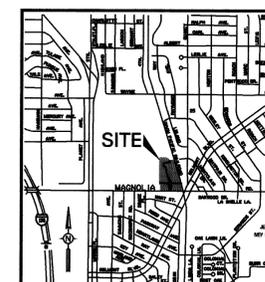
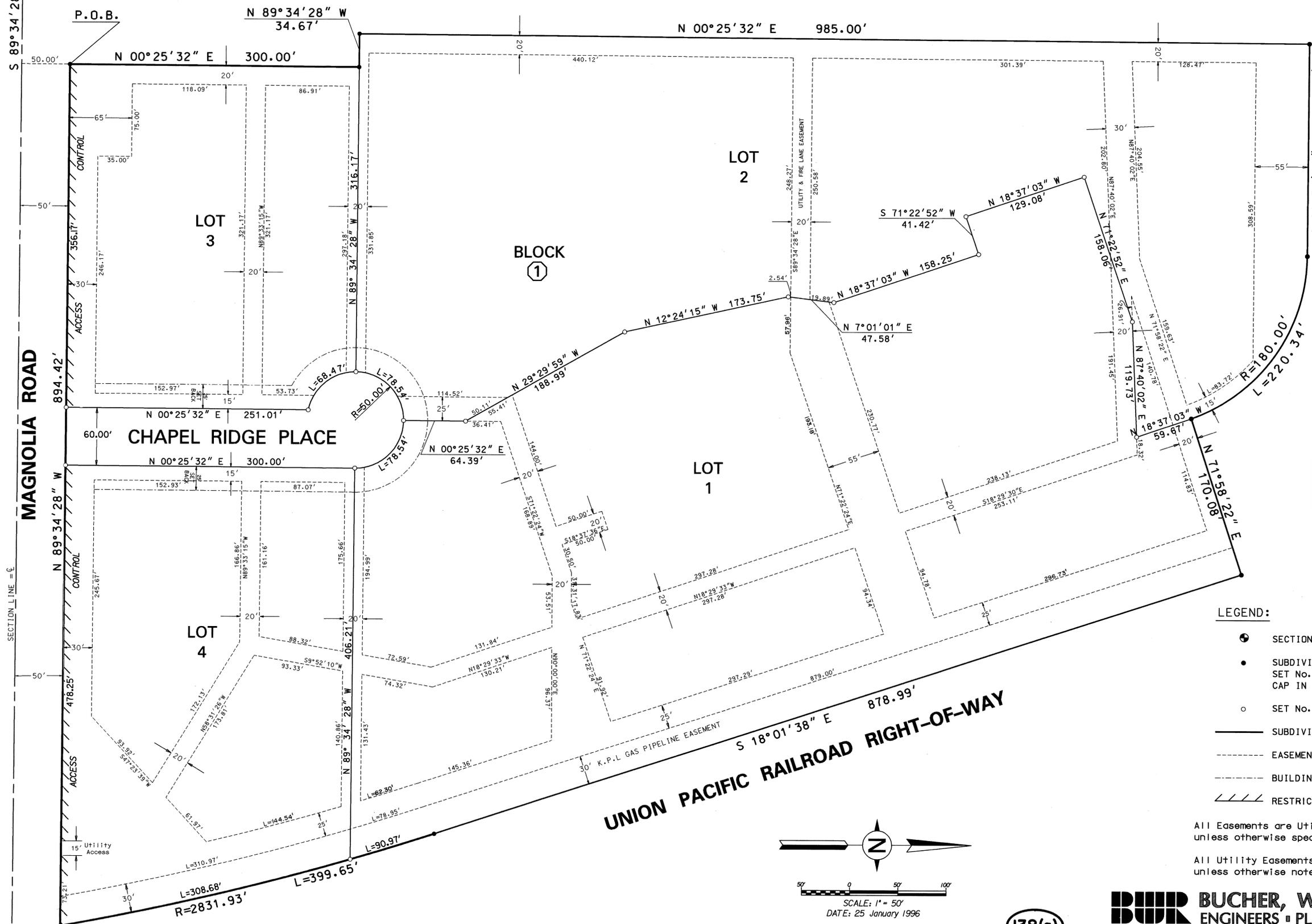
Filing Fee of \$ \_\_\_\_\_ Paid.

JOES\_95\_95288\_SURVEY\_VIC-PLAT.dgn

SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 25,  
TOWNSHIP 14 SOUTH  
RANGE 3 WEST

# CHAPEL RIDGE SUBDIVISION

A Replat of a portion of the "CENTRAL MALL SUBDIVISION"  
CITY OF SALINA  
SALINE COUNTY, KANSAS

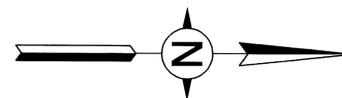


**LEGEND:**

- ⊙ SECTION CORNER
- SUBDIVISION CORNER  
SET No. 4 REBAR WITH  
CAP IN CONCRETE
- SET No. 4 REBAR WITH CAP
- SUBDIVISION BOUNDARY
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- /// RESTRICTED ACCESS

All Easements are Utility Easements  
unless otherwise specified.

All Utility Easements are 20' wide  
unless otherwise noted.



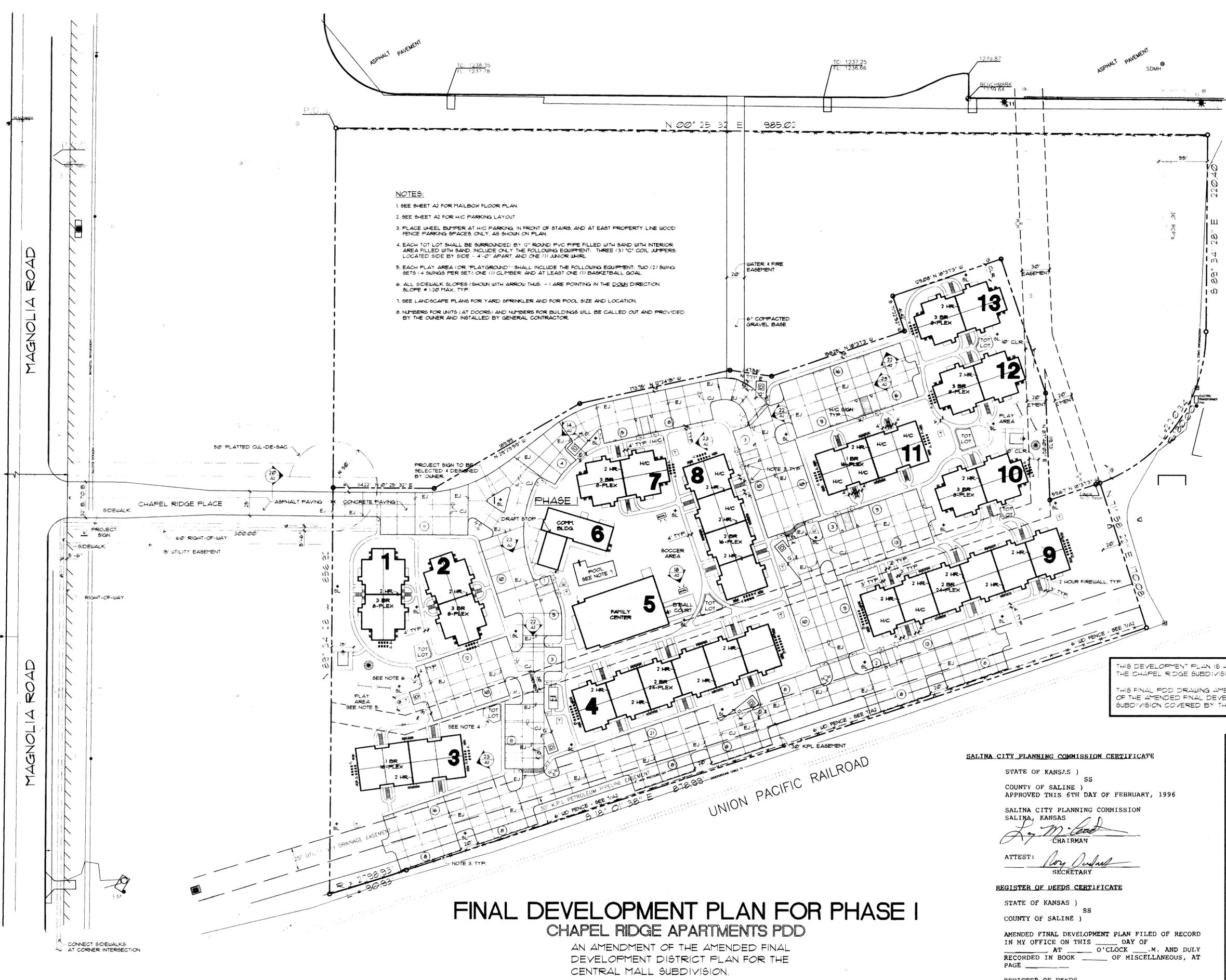
SCALE: 1" = 50'

DATE: 25 January 1996

(138(a))

**BUCHER, WILLIS & RATLIFF**  
ENGINEERS ■ PLANNERS ■ ARCHITECTS

609 WEST NORTH STREET SALINA, KANSAS 67401 (913) 827-3603



- NOTES:**
- SEE SHEET A2 FOR MAILBOX FLOOR PLAN.
  - SEE SHEET A2 FOR H/C PARKING LAYOUT.
  - PLACE WHEEL BUMPER AT H/C PARKING IN FRONT OF STAIRS, AND AT EAST PROPERTY LINE WOOD FENCE PARKING SPACES ONLY, AS SHOWN ON PLAN.
  - EACH LOT SHALL BE SURROUNDED BY 12" ROUND PVC PIPE FILLED WITH SAND WITH INTERIOR AREA FILLED WITH SAND. INCLUDE ONLY THE FOLLOWING EQUIPMENT: THREE (3) "C" COIL JUMPERS, LOCATED SIDE BY SIDE - 4'-0" APART AND ONE (1) JUNIOR WHIRL.
  - EACH PLAY AREA (OR "PLAYGROUND") SHALL INCLUDE THE FOLLOWING EQUIPMENT: TWO (2) SWING SETS (4 SWINGS PER SET); ONE (1) CLIMBER; AND AT LEAST ONE (1) BASKETBALL GOAL.
  - ALL SIDEWALK SLOPES (SHOWN WITH ARROW THIS -) ARE POINTING IN THE DOWN DIRECTION. SLOPE = 1:20 MAX. TYP.
  - SEE LANDSCAPE PLANS FOR YARD SPRINKLER AND FOR POOL SIZE AND LOCATION.
  - NUMBERS FOR UNITS (AT DOORS) AND NUMBERS FOR BUILDINGS WILL BE CALLED OUT AND PROVIDED BY THE OWNER AND INSTALLED BY GENERAL CONTRACTOR.

**LEGEND**

- (6) FIRE HYDRANTS (PHASE I & II)
- (3) PRIMARY WATER METERS (PHASE I)
- (9) TRANSFORMERS (PHASE I)
- ELEC. METERS AT BUILDINGS
- (6) DUMPSTER LOCATIONS (PHASE I)

**SITE TABULATION PHASE I**

(NOTE: AREAS ARE CALCULATED TO OUT OF STUD)

UNIT TYPE	IN. SQ. FOOTAGE	NUMBER OF UNITS	TOTAL SQ. FT. FOR UNIT TYPE
1BR/DM	675 SQ. FT.	28	18,900 SQ. FT.
1BR/DM H/C	682 SQ. FT.	4	2,728 SQ. FT.
2BR/DM	913 SQ. FT.	60	54,780 SQ. FT.
2BR/DM H/C	913 SQ. FT.	4	3,652 SQ. FT.
3BR/DM	1,075 SQ. FT.	47	50,525 SQ. FT.
3BR/DM H/C	1,072 SQ. FT.	1	1,072 SQ. FT.
TOTAL RESIDENTIAL UNITS		144	131,680 SQ. FT.
FAMILY CENTER			5,222 SQ. FT.
COMMUNITY BUILDING			2,360 SQ. FT.
TOTAL			139,242 SQ. FT.
TOTAL SQUARE FEET OF EXTERIOR PORCHES @ UNITS			8,848 SQ. FT.
TOTAL SQUARE FEET OF EXTERIOR PORCHES @ FAM. CENTER			243 SQ. FT.
TOTAL SQUARE FEET OF EXTERIOR STORAGE @ COMM. BLDG.			1,103 SQ. FT.
TOTAL SQUARE FEET OF EXTERIOR STORAGE @ UNITS			2,276 SQ. FT.
TOTAL SQUARE FEET OF EXTERIOR STORAGE @ COMM. BLDG.			641 SQ. FT.
TOTAL SITE AREA			+/- 370,200 SQ. FT. (8.5 ACRES)
PARKING SPACES			271 SPACES
BLDG. PARKING SPACES			12 SPACES
TOTAL PARKING SPACES			283 SPACES
TOTAL NUMBER OF DUMPSTERS			6 DUMPSTERS

BUILDING DESCRIPTION (AREA IN 'IN' STUD)	WEIGHT PORCHES
BUILDING #1	8,600 SQ. FT.
BUILDING #2	8,600 SQ. FT.
BUILDING #3	10,800 SQ. FT.
BUILDING #4	21,912 SQ. FT.
BUILDING #5	5,222 SQ. FT.
BUILDING #6	2,360 SQ. FT.
BUILDING #7	8,600 SQ. FT.
BUILDING #8	14,608 SQ. FT.
BUILDING #9	21,912 SQ. FT.
BUILDING #10	8,600 SQ. FT.
BUILDING #11	10,808 SQ. FT.
BUILDING #12	8,600 SQ. FT.
BUILDING #13	8,600 SQ. FT.

THIS DEVELOPMENT PLAN IS A PDD OVERLAY OF LOT 1, BLOCK 1 OF THE CHAPEL RIDGE SUBDIVISION.

THIS FINAL PDD DRAWING AMENDS AND SUPERSEDES THAT PORTION OF THE AMENDED FINAL DEVELOPMENT PLAN FOR THE CENTRAL MALL SUBDIVISION COVERED BY THIS AMENDED PLAN.

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS )  
 COUNTY OF SALINE ) SS  
 APPROVED THIS 6TH DAY OF FEBRUARY, 1996

SALINA CITY PLANNING COMMISSION  
 SALINA, KANSAS

*[Signature]*  
 CHAIRMAN

ATTEST: *[Signature]*  
 SECRETARY

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS )  
 COUNTY OF SALINE ) SS  
 AMENDED FINAL DEVELOPMENT PLAN FILED OF RECORD IN MY OFFICE ON THIS DAY OF JAN AT O'CLOCK P.M. AND DULY RECORDED IN BOOK OF MISCELLANEOUS, AT PAGE

REGISTER OF DEEDS

**SQ. FT. OF BUILDING LAND COVERAGE PHASE I**

BLDG. NO.	SQ. FT.
1	4,376
2	4,376
3	5,528
4	11,184
5	5,222
6	3,001
7	4,376
8	7,456
9	11,184
10	4,376
11	5,528
12	4,376
13	4,376
BLDG. AREA	75,359 SQ. FT.
370,280 SQ. FT. OF LAND	
TOTAL LAND = 664,726 SQ. FT.	
TOTAL BLDG. AREA = 146,871 SQ. FT.	

TOTAL OF 19.35 BLDG.'S PER ACRE FOR PHASE I & PHASE II COMBINED.

BLDG. LAND COVERAGE OF 22% TOTAL FOR PHASE I & PHASE II COMBINED.

**FINAL DEVELOPMENT PLAN FOR PHASE I  
 CHAPEL RIDGE APARTMENTS PDD**

AN AMENDMENT OF THE AMENDED FINAL DEVELOPMENT DISTRICT PLAN FOR THE CENTRAL MALL SUBDIVISION.

**SITE PLAN**  
 SCALE: 1 INCH = 50'-0"

**THE HILL GROUP, INC.** ARCHITECTS-PLANNERS  
 1001 WEST 34TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 (303) 440-7346 FAX (303) 444-9348

**ERC Properties, Inc.**  
 3345 East South Avenue, Suite 1213  
 ANCHORAGE, ALASKA 99503  
 (907) 452-9950

**CHAPEL RIDGE APARTMENTS  
 SALINA, KANSAS**

**SITE PLAN**

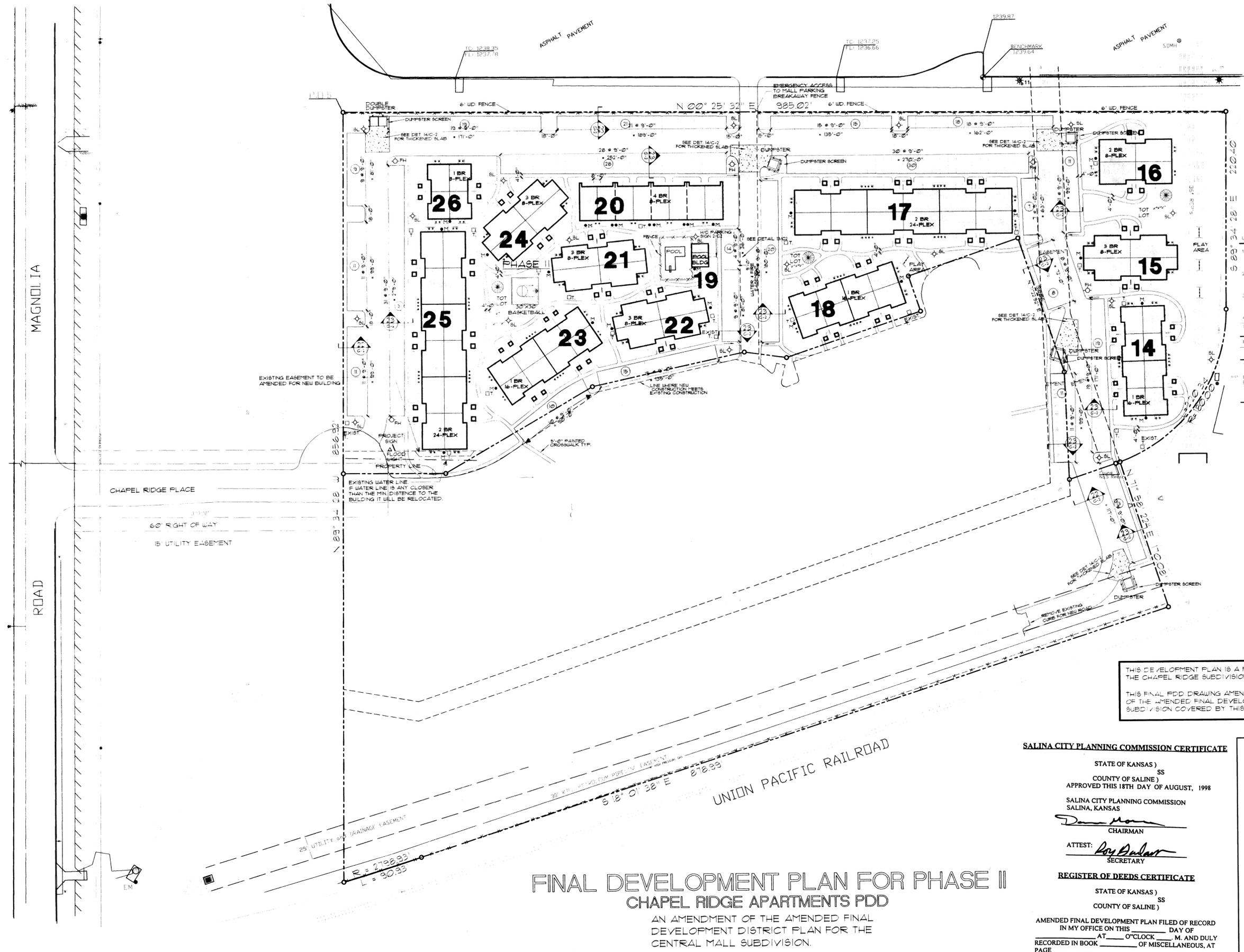
PAUL D. HILL  
 LICENSED ARCHITECT  
 KANSAS

REVISIONS: JAN 31, 1996  
 JAN 24, 1996  
 DRAWN BY: DATE  
 GARY WOOLSEY FEB 16, 1996  
 PROJECT NO.: 95-04

**A1** OF 27



D:\DRAWINGS\ERCAS\SALINA\2001\0111 - P1 - 354 - 18 - 14 - 40 - 04 - 1998 - 10/01/11 BY: TUB 1001



- LEGEND**
- ⊕ FH FIRE HYDRANT
  - ⊕ SL SITE LIGHT
  - ⊕ M ELECT. METER
  - ⊕ T TRANSFORMER
  - ⊕ EXIST. EXISTING TRANSFORMER
  - NEW DUMPSTER

**SITE TABULATION  
PHASE II**

UNIT TYPE	UNIT SQ. FOOTAGE	NUMBER OF UNITS	PER UNIT TYPE	TOTAL SQ. FT.
1BR/1RM	675 SQ. FT.	56		37,800 SQ. FT.
2BR/2RM	980 SQ. FT.	56		54,880 SQ. FT.
3BR/3RM	1,097 SQ. FT.	32		35,096 SQ. FT.
4BR/4RM	1,512 SQ. FT.	8		12,096 SQ. FT.
<b>TOTAL RESIDENTIAL UNITS</b>		<b>152</b>		<b>139,880 SQ. FT.</b>
POOL HOUSE	494 SQ. FT.	1		494 SQ. FT.
<b>TOTAL SITE AREA</b>			<b>+/- 295,762 SQ. FT.</b>	
<b>PARKING SPACES</b>			<b>308 SPACES</b>	
<b>H/C PARKING SPACES</b>			<b>2 SPACES</b>	
<b>TOTAL PARKING SPACES</b>			<b>310 SPACES</b>	

THIS DEVELOPMENT PLAN IS A PDD OVERLAY OF LOT 2 BLOCK 1 OF THE CHAPEL RIDGE SUBDIVISION.  
THIS FINAL PDD DRAWING AMENDS AND SUPERSEDES THAT PORTION OF THE AMENDED FINAL DEVELOPMENT PLAN FOR THE CENTRAL MALL SUBDIVISION COVERED BY THIS AMENDED PLAN.

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SALINE )  
 APPROVED THIS 18TH DAY OF AUGUST, 1998  
 SALINA CITY PLANNING COMMISSION  
 SALINA, KANSAS  
*Dan Moran*  
 CHAIRMAN  
 ATTEST: *Roy Dulan*  
 SECRETARY

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SALINE )  
 AMENDED FINAL DEVELOPMENT PLAN FILED OF RECORD  
 IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY  
 RECORDED IN BOOK \_\_\_\_\_ OF MISCELLANEOUS, AT  
 PAGE \_\_\_\_\_  
 REGISTER OF DEEDS  
 MARILYN WEBER

**SQ. FT. OF BUILDING  
LAND COVERAGE**

**PHASE II**

BLDG. NO.	SQ. FT.
14	5,528
15	4,364
16	3,716
17	11,149
18	5,528
19	494
20	6,536
21	4,364
22	4,364
23	5,528
24	4,364
25	11,149
26	2,764
<b>TOTAL</b>	<b>69,849 SQ. FT.</b>

294,466 SQ. FT. OF LAND  
 TOTAL LAND = 664,728 SQ. FT.  
 TOTAL BLDG. AREA = 145,208 SQ. FT.  
 TOTAL OF 19.35 BLDG.'S PER ACRE  
 FOR PHASE I & PHASE II COMBINED.  
 BLDG. LAND COVERAGE OF 22% TOTAL  
 FOR PHASE I & PHASE II COMBINED.

**FINAL DEVELOPMENT PLAN FOR PHASE II  
CHAPEL RIDGE APARTMENTS PDD**

AN AMENDMENT OF THE AMENDED FINAL DEVELOPMENT DISTRICT PLAN FOR THE CENTRAL MALL SUBDIVISION.



**ERC Properties, Inc.**  
 810 East Street, Salina, Kansas 67401  
 (785) 454-9950

**CL CONSULTANTS**

**CHAPEL RIDGE APARTMENTS II  
SALINA, KANSAS**

**SITE PLAN**

REVISIONS:

DRAWN BY:	DATE:
STEVEN E. ALYOND	09-11-98
PROJECT NO.:	95-04a

**C1** OF