GENERAL NOTES

1. Legal Description:
The North 24.943 Acres of Lot 1, Block 1 Wheatridge Addition of Salina, Kansas, more particularly described as follows:

Commencing at a chisled square marking the southwest corner of Section 35; thence easterly on an assumed bearing of North 90 00'00" East along the south section line of said Section 35 a distance of 483.51 feet to a point; thence North 00 48'47" West a distance of 758.76 feet to the point of beginning; thence North 00 48'47" West a distance of 820.35 feet; thence North 90 00'00" East a distance of 1135.08 feet; thence on a curve to the right, having a radius of 75.00 feet through a central angle of 89 13'01" a distance of 116.78 feet; thence South 00 46'59" East a distance of 942.01 feet to a point 563.10 feet North of the south section line of said Section 35; thence North 81 05'59" West a distance of 160.94 feet; thence North 76 56'18" West a distance of 631.73 feet; thence North 86 20'17" West a distance of 437.81 feet to the point of beginning.

2. Common Space:
All club house recreational facilities and private streets will be common space.
All common space of any nature will be held in common ownership and maintained by the Home Owners Association.
Club house and recreational facilities = 37,253 sq. ft.
Private streets = 196,097 sq. ft.

3. Bulk and location of buildings and structures:
Total nonresidential floor area: 3312 sq. ft.
Total ground area covered by buildings: 155,488 sq. ft.
Bulk and location of buildings shall conform to DIVISION 6. R-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT of the Zoning Regulations of the City of Salina, Kansas with the following modifications or exceptions.
Maximum Building Height: 35 ft.
Building Location: There will be a 20 ft. minimum setback on those structures proposed in areas adjacent to private streets. A minimum 25 ft. setback will be used along Foxboro Drive. Structures with substandard front, side and/or rear yards shall not be considered nonconforming but shall not be expanded within the affected yard.

4. Streets:
All streets within the P.D.D. will be private and will be owned and maintained by the Home Owners Association.

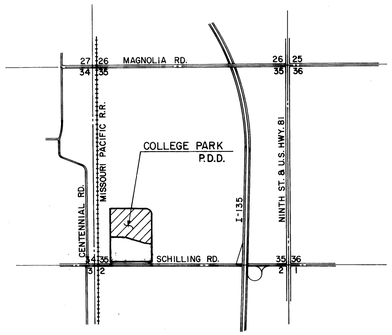
5. Parking:
Parking will be allowed on all private streets. Each duplex unit will be provided with two private drive spaces for a total of 220 spaces. 15 off street parking spaces will be provided for the club house recreational facility.

6. Density:
Residential uses are proposed for all but the club house area. The maximum number of dwelling units proposed for this area is 110 or a density of 4.5 units per acre.

7. Uses:
The following uses will be included within the club house;
Administration Offices, Laundry, Security Office, Maintenance Office, Storage and Shop, Kitchen, Dining Rooms, Recreation Facilities, Swimming Pool, Bulk Storage Units, Library and Child Care Center. The club house serving the College Park PDD shall not be used for activities which require more than the existing paved parking spaces and no certificate of occupancy shall be issued for remaining floor space until such time as the proposed access drive and 15 space parking area is installed and paved in accordance with Section 42-552(e)(2) of the Salina Code.

8. Utility Easements:
Utility easements shown are as dedicated to the City of Salina as part of the plat of the Wheatridge Addition.

9. Utility Corridors:
Utility corridors as shown on this plan shall be deemed to be upon, across, over and under all existing utility lines as now installed, as referenced in Article x on page 9 of the Amended Declaration of Covenants, Conditions and Restrictions for College Park Planned Development District.



VICINITY MAP

CERTIFICATE OF CITY COMMISSION

STATE OF KANSAS)
SS
COUNTY OF SALINE)

APPROVED THIS 7th DAY OF May, 1990

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA

Robert E. Frank
MAYOR

Jacqueline Shiever
CITY CLERK

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
SS
COUNTY OF SALINE)

APPROVED THIS 17th DAY OF April, 1990

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Peter F. Bergquist
CHAIRMAN

ATTEST: Roy Dudash
SECRETARY

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
SS
COUNTY OF SALINE)

AMMENDED FINAL PLANNED DEVELOPMENT DISTRICT FILED OF RECORD IN MY OFFICE ON THIS_____DAY OF AT_____CLOCK_____M. AND DULY RECORDED IN BOOK _____OF MISCELLANEOUS, AT PAGE_____

FILING FEE OF $ _____PAID.

REGISTER OF DEEDS

MARILYN WEBER

"UPON THE APPROVAL AND FILING OF THIS AMENDED FINAL PDD, PAGES _____ _____ OF THE FINAL PDD FILED ON THE _____ DAY OF _____ IN MISCELLANEOUS BOOK ___ PAGES _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF SALINE COUNTY, KANSAS, ARE REVOKED AND OF NO FURTHER FORCE AND EFFECT AND SUPERSEDED BY THIS AMMENDED FINAL PDD."

INDEX OF SHEETS

1. This Sheet
2. Plan Sheet for College Park
3. Housing Units

AN AMENDED FINAL DEVELOPMENT PLAN
OF PART OF THE

COLLEGE PARK

PLANNED DEVELOPMENT DISTRICT

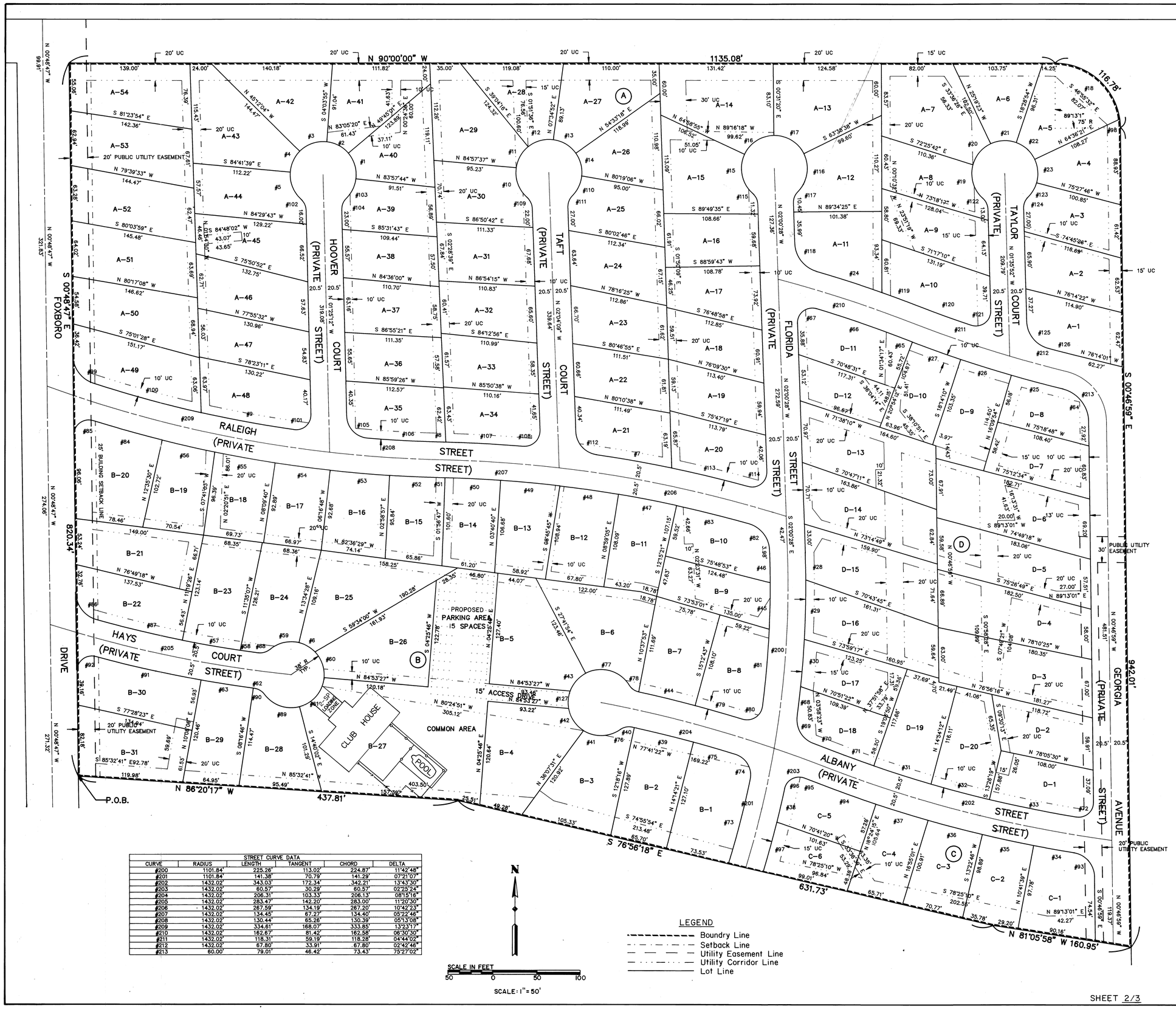
COLLEGE PARK
A KANSAS LIMITED PARTNERSHIP

OWNER, DEVELOPER
SALINA, KANSAS

BUCHER WILLIS & RAHLIFF
CONSULTING ENGINEERS, PLANNERS, & ARCHITECTS
SALINA HAYS KANSAS CITY

MADE G.D.K. DATE 4-26-90 TRACED G.D.K. DATE 4-26-90
CHECKED _____ DATE _____ SCALE 1" = 50'

18C



STREET CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
#200	1101.84'	225.28'	113.02'	224.87'	11°42'48"
#201	1101.84'	141.38'	70.79'	141.29'	07°21'07"
#202	1432.02'	343.03'	172.34'	342.21'	13°43'30"
#203	1432.02'	60.57'	30.29'	60.57'	02°25'24"
#204	1432.02'	206.31'	103.33'	206.13'	08°15'16"
#205	1432.02'	283.47'	142.20'	283.00'	11°20'30"
#206	1432.02'	267.59'	134.19'	267.20'	10°42'23"
#207	1432.02'	134.45'	67.27'	134.40'	05°22'46"
#208	1432.02'	130.44'	65.26'	130.39'	05°13'08"
#209	1432.02'	334.61'	168.07'	333.85'	13°23'17"
#210	1432.02'	162.67'	81.42'	162.58'	06°30'30"
#211	1432.02'	118.31'	59.19'	118.28'	04°44'02"
#212	1432.02'	67.80'	33.91'	67.80'	02°42'46"
#213	60.00'	79.01'	46.42'	73.43'	75°27'02"

LEGEND

- Boundry Line
- Setback Line
- Utility Easement Line
- Utility Corridor Line
- Lot Line

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
#1	38.00'	31.49'	16.71'	30.59'	47°28'27"
#2	38.00'	28.74'	15.10'	28.06'	43°20'05"
#3	38.00'	34.23'	18.38'	33.09'	51°37'00"
#4	38.00'	26.88'	14.03'	26.32'	40°31'56"
#5	38.00'	34.95'	18.82'	33.73'	52°42'03"
#6	38.00'	21.63'	11.11'	21.33'	32°36'21"
#7	1452.52'	87.78'	43.90'	87.77'	03°27'45"
#8	1452.52'	2.93'	1.47'	2.93'	00°06'57"
#9	1411.52'	108.82'	54.44'	108.79'	04°25'02"
#10	38.00'	38.07'	20.81'	36.50'	57°24'14"
#11	38.00'	28.26'	14.82'	27.61'	42°36'29"
#12	38.00'	30.94'	16.39'	30.09'	46°39'06"
#13	38.00'	31.15'	16.51'	30.29'	46°58'25"
#14	38.00'	27.42'	14.34'	26.83'	41°20'29"
#15	38.00'	49.11'	28.66'	45.76'	74°02'25"
#16	38.00'	42.39'	23.71'	40.23'	63°54'59"
#17	38.00'	42.92'	24.07'	40.67'	64°42'34"
#18	75.00'	107.05'	64.94'	98.19'	81°46'39"
#19	38.00'	42.47'	23.76'	40.30'	64°02'34"
#20	38.00'	32.66'	17.42'	31.66'	49°14'45"
#21	38.00'	30.20'	15.95'	29.41'	45°32'18"
#22	38.00'	29.44'	15.50'	28.71'	44°23'26"
#23	38.00'	27.57'	14.42'	26.97'	41°34'08"
#24	1452.52'	79.07'	39.54'	79.06'	03°07'08"
#25	1452.52'	60.80'	30.41'	60.80'	02°23'54"
#26	1452.52'	61.02'	30.52'	61.02'	02°24'25"
#27	1452.52'	59.10'	29.56'	59.10'	02°19'53"
#28	1122.34'	31.51'	15.76'	31.51'	01°36'32"
#29	1122.34'	68.51'	34.26'	68.50'	03°29'50"
#30	1122.34'	54.40'	27.21'	54.40'	02°46'39"
#31	1411.52'	69.05'	34.53'	69.05'	02°48'11"
#32	1411.52'	69.53'	34.77'	69.52'	02°49'20"
#33	1411.52'	101.91'	50.98'	101.89'	04°08'12"
#34	1452.52'	47.09'	23.55'	47.08'	01°51'27"
#35	1452.52'	60.33'	30.17'	60.32'	02°22'46"
#36	1452.52'	64.56'	32.29'	64.55'	02°32'48"
#37	1452.52'	62.82'	31.42'	62.82'	02°28'41"
#38	1122.34'	39.41'	19.71'	39.41'	02°00'43"
#39	1411.52'	70.01'	35.01'	70.01'	02°50'31"
#40	1411.52'	2.72'	1.36'	2.72'	00°06'37"
#41	38.00'	45.03'	25.58'	42.44'	67°53'20"
#42	38.00'	31.57'	16.76'	30.67'	47°36'13"
#43	38.00'	27.68'	14.49'	27.08'	41°44'33"
#44	1452.52'	66.89'	33.45'	66.88'	02°38'19"
#45	1081.34'	53.53'	26.77'	53.53'	02°50'12"
#46	1081.34'	33.34'	16.67'	33.34'	01°46'00"
#47	1411.52'	67.97'	33.99'	67.96'	02°45'32"
#48	1411.52'	68.21'	34.11'	68.21'	02°46'08"
#49	1411.52'	68.49'	34.25'	68.48'	02°46'48"
#50	1411.52'	64.16'	32.09'	64.15'	02°36'16"
#51	1411.52'	3.00'	1.50'	3.00'	00°07'18"
#52	1452.52'	60.83'	30.42'	60.83'	02°23'59"
#53	1452.52'	68.64'	34.33'	68.63'	02°42'27"
#54	1452.52'	63.93'	31.97'	63.93'	02°31'19"
#55	1452.52'	70.58'	35.30'	70.58'	02°47'03"
#56	1452.52'	62.01'	31.01'	62.01'	02°26'46"
#57	1411.52'	67.63'	33.82'	67.63'	02°44'43"
#58	1411.52'	21.09'	10.55'	21.09'	00°51'22"
#59	38.00'	35.61'	19.23'	34.32'	53°41'14"
#60	38.00'	32.45'	17.29'	31.47'	48°55'43"
#61	38.00'	46.57'	26.72'	43.71'	70°13'25"
#62	1452.52'	1.39'	0.69'	1.39'	00°03'17"
#63	1452.52'	60.85'	30.43'	60.84'	02°24'01"
#64	39.50'	52.02'	30.56'	48.34'	75°27'02"
#65	1452.52'	7.86'	3.93'	7.86'	00°18'36"
#66	1411.52'	109.02'	54.54'	108.99'	04°25'31"
#67	17.00'	32.28'	23.74'	27.64'	108°47'45"
#68	1122.34'	34.34'	17.17'	34.34'	01°45'11"
#69	29.00'	39.08'	23.15'	36.19'	77°12'19"
#70	1452.52'	20.72'	10.36'	20.72'	00°49'03"
#71	1411.52'	53.63'	26.82'	53.62'	02°10'37"
#72	17.00'	29.70'	20.29'	26.06'	100°05'06"
#73	1081.34'	100.01'	50.04'	99.98'	05°17'75"
#74	25.00'	36.93'	22.77'	33.67'	84°38'47"
#75	1411.52'	50.29'	25.15'	50.28'	02°02'28"
#76	17.00'	14.19'	7.54'	13.78'	47°50'07"
#77	38.00'	57.21'	35.60'	51.96'	86°16'03"
#78	17.00'	13.72'	7.26'	13.35'	46°13'28"
#79	1452.52'	56.64'	28.33'	56.64'	02°14'04"
#80	18.00'	31.33'	21.35'	27.52'	99°43'21"
#81	1081.34'	88.83'	44.44'	88.81'	04°42'25"
#82	33.00'	41.62'	24.09'	38.91'	72°15'14"
#83	1411.52'	85.79'	42.91'	85.77'	03°28'56"
#84	1452.52'	82.59'	41.31'	82.58'	03°15'28"
#85	17.00'	32.09'	23.46'	27.53'	108°09'09"
#86	32.00'	41.18'	24.00'	38.40'	73°44'10"
#87	1411.52'	101.67'	50.86'	101.65'	04°07'38"
#88	17.00'	14.19'	7.54'	13.78'	47°50'07"
#89	38.00'	45.48'	25.91'	42.81'	68°34'20"
#90	17.00'	13.72'	7.26'	13.35'	46°13'29"
#91	1452.52'	124.27'	62.17'	124.23'	04°54'06"
#92	17.00'	31.41'	22.50'	27.13'	105°50'59"
#93	28.00'	39.13'	23.53'	36.02'	80°04'28"
#94	1452.52'	71.91'	35.96'	71.91'	02°50'12"
#95	1411.52'	15.95'	7.98'	15.95'	00°38'51"
#96	17.00'	29.27'	19.78'	25.79'	98°38'52"
#97	1122.34'	59.29'	29.65'	59.29'	03°01'37"
#98	75.00'	9.74'	4.88'	9.73'	07°26'22"
#99	34.00'	42.33'	24.40'	39.65'	71°20'12"
#100	1411.52'	128.61'	64.35'	128.57'	05°13'14"
#101	17.00'	29.56'	20.13'	25.98'	99°37'58"
#102	17.00'	13.95'	7.39'	13.56'	47°00'51"
#103	38.00'	25.45'	13.22'	24.97'	38°22'11"
#104	17.00'	13.95'	7.39'	13.56'	47°00'51"
#105	26.00'	38.03'	23.33'	34.73'	83°48'43"
#106	1411.52'	87.36'	43.70'	87.35'	03°32'47"
#107	1452.52'	89.27'	44.65'	89.25'	03°31'16"
#108	18.00'	30.45'	20.32'	26.95'	96°55'39"
#109	17.00'	13.95'	7.39'	13.56'	47°00'50"
#110	38.00'	25.90'	13.47'	25.40'	39°02'55"
#111	17.00'	13.95'	7.39'	13.56'	47°00'52"
#112	28.00'	38.96'	23.38'	35.89'	79°42'49"
#113	1452.52'	90.72'	45.37'	90.70'	03°34'42"
#114	17.00'	31.83'	23.09'	27.38'	107°15'58"
#115	17.00'	13.95'	7.39'	13.56'	47°00'51"
#116	38.00'	47.33'	27.29'	44.33'	71°21'44"
#117	17.00'	13.95'	7.39'	13.56'	47°00'50"
#118	35.00'	43.75'	25.28'	40.99'	71°41'25"
#119	1452.52'	45.44'	22.72'	45.44'	01°47'33"
#120	1411.52'	63.97'	31.99'	63.97'	02°35'48"
#121	17.00'	32.70'	24.38'	27.89'	110°12'52"
#122	17.00'	13.95'	7.39'	13.56'	47°00'50"
#123	38.00'	19.39'	9.91'	19.18'	29°14'30"
#124	17.00'	13.95'	7.39'	13.56'	47°00'51"
#125	33.00'	42.35'	24.66'	39.50'	73°31'46"
#126	1411.52'	27.26'	13.63'	27.26'	01°06'24"
#127	38.00'	20.24'	10.37'	20.00'	30°30'54"

AN AMENDED FINAL DEVELOPMENT PLAN
OF PART OF THE
COLLEGE PARK
PLANNED DEVELOPMENT DISTRICT

COLLEGE PARK
A KANSAS LIMITED PARTNERSHIP

OWNER, DEVELOPER
SALINA, KANSAS

BOOR WILKS & BARKE
CONSULTING ENGINEERS, PLANNERS, & ARCHITECTS
SALINA HAYS KANSAS CITY

MADE G.D.K. DATE 4-26-90 TRACED G.D.K. DATE 4-26-90
CHECKED DATE SCALE 1"= 50'

SHEET 2/3

18C

COORDINATES FOR CRITICAL CONTROL POINTS

POINT NUMBER	NORTH	EAST	REMARKS
2	16578.9470	10462.1558	N.W. COR. BLK. 1, WHEAT. ADD.
3	16504.9720	11672.2323	N.E. COR. BLK. 1, WHEAT. ADD.
4	16578.9470	11597.2393	N.E. COR. BLK. 1, WHEAT. ADD.
9	15933.2140	10441.3167	ON FOXBORO DRIVE
10	16207.2492	10437.4277	ON FOXBORO DRIVE
11	16628.9470	10431.4432	
12	16450.3720	10754.6364	
13	16131.3856	10762.5437	
14	16113.5055	11026.7287	
15	16452.9242	11014.4664	
16	16457.8587	11274.1235	
17	16330.5772	11278.5858	
18	16058.1593	11288.1364	
19	15791.3561	11274.5304	
20	15843.6292	11075.1371	
21	15875.5257	10718.3785	
32	15685.6322	11662.9290	
33	16167.0958	11656.3485	
34	16222.5522	11610.6320	
35	16242.2398	11545.1832	
36	16451.9477	11539.3341	
37	16532.2751	10432.7205	CENTER OF CUL-DE-SAC FOXBORO
1261	15758.6888	10473.7965	
1262	15730.7261	10910.7126	
1263	15587.9553	11526.0981	
1264	15563.0541	11685.1062	
1265	16122.6733	10892.6434	
1266	16015.7158	11289.6244	
1267	15770.6124	11331.4332	
1268	16280.4481	11433.2436	

AN AMENDED FINAL DEVELOPMENT PLAN
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OWNER, DEVELOPER
SALINA, KANSAS

BOXHER WILLIS & RADLIFF
CONSULTING ENGINEERS, PLANNERS, & ARCHITECTS
SALINA HAYS KANSAS CITY

MADE G.D.K. DATE 4-26-90 TRACED G.D.K. DATE 4-26-90
CHECKED _____ DATE _____ SCALE None

SHEET 3/3

18C