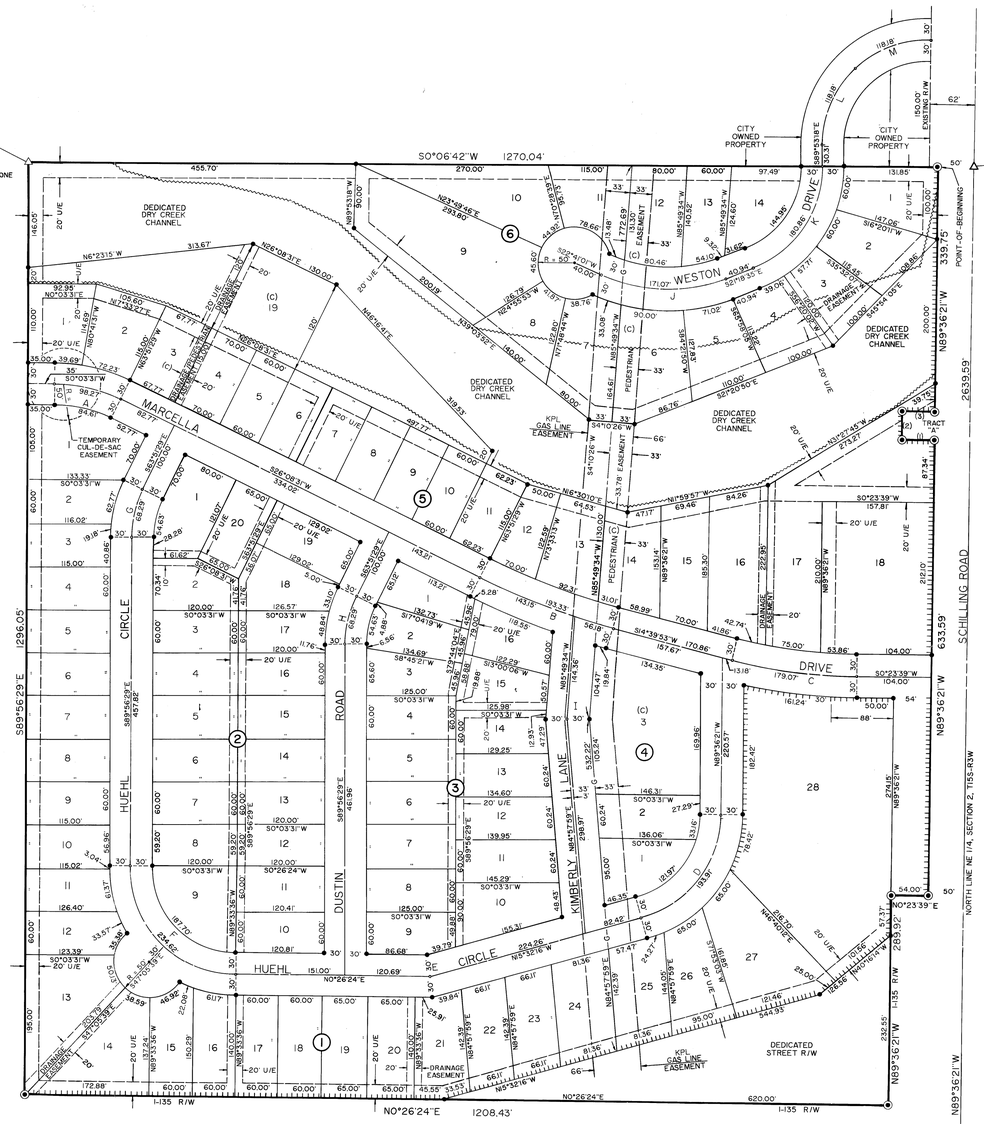


TRACT "A" EXCEPTION

COURSE	BEARING	DISTANCE
1	S0°23'39"W	46.50'
2	N89°36'21"W	40.00'
3	N0°23'39"E	46.50'

CURVE DATA ON ℄

CURVE	Δ	ARC	TAN	RAD	CHORD
A	26°05'00"	98.27'	50.00'	215.86'	97.42'
B	11°28'37"	199.33'	100.00'	995.11'	199.00'
C	14°16'14"	179.07'	90.00'	718.95'	178.61'
D	74°04'05"	193.91'	113.17'	150.00'	180.69'
E	15°58'40"	——	——	——	——
F	89°37'06"	234.62'	149.00'	150.00'	211.42'
G	26°05'00"	68.29'	34.75'	150.00'	67.70'
H	26°05'00"	68.29'	34.75'	150.00'	67.70'
I	9°12'27"	——	——	——	——
J	43°59'35"	171.07'	90.00'	222.80'	166.90'
K	68°34'44"	180.86'	103.03'	151.10'	170.25'
L	45°08'28"	118.18'	62.35'	150.00'	115.15'
M	45°08'28"	118.18'	62.35'	150.00'	115.15'

NOTE:

1. This plat shall conform with the provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.
2. Land encompassed by Temporary Cul-de-sac shall revert to abutting property owners when street is extended.
3. The City of Salina shall not be responsible for costs or maintenance related to excavation and/or repair of streets constructed over KP & L's high pressure gas line or gas line easement.

Scale : 1" = 100'

100 50 0 100

LEGEND

- △ SECTION CORNER
- ○ BOUNDARY CORNER SET IN CONCRETE
- ● 3/4" IRON PIPE SET
- ∘ STREET ℄ CURVE PT or PC
- BOUNDARY OF PLAT
- SECTION LINE
- RESTRICTED ACCESS
- 100 YEAR FLOOD BOUNDARY
- (C) COMMON AREA

OWNER'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF SALINE)

This is to certify that the undersigned is the owner of the land described in the plat, and that he 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 rights-of-way along with the area lying between block five and six, designated "Dry Creek Channel", 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 Salina, Kansas, this 27th day of April, A.D. 1989.

Monty A. Montez
Deputy Clerk

ABSTRACTER'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

The undersigned, being a duly licensed and bonded abstracter or authorized representative thereof, hereby certifies that the above is the legal owner(s) of record of the property shown on this plat.

Dated this 2nd day of May, A.D. 19 89.

Mark Kaiser Title Company L.C.
by Allen M. Wells
President

NOTARY CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

I, Robert M. Wells, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Monty Montez and Nancy J. Hart personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (they) signed and delivered the plat as his (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of April, A.D. 19 89.

Robert M. Wells

12-6-89

DESCRIPTION

A tract of land in the North Half of the Northeast Quarter of Section 2, Township 15 South, Range 3 West of the 6th Principal Meridian in Saline County, Kansas, lying West of Interstate Highway 135, and more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 2, Thence Southerly along the West line of said Quarter on an assumed bearing of S0°06'42"W a distance of 50.00 feet to the point-of-beginning; Thence continuing S0°06'42"W a distance of 1270.04 feet to the Southwest corner of the North Half of said Quarter; Thence S89°56'29"E along the South line of said North Half a distance of 1296.05 feet to a point on the West right-of-way line of Interstate Highway 135; Thence N0°26'24"E along said right-of-way a distance of 1208.43 feet; Thence N89°36'21"W along said right-of-way a distance of 289.92 feet; Thence N0°23'39"E along said right-of-way a distance of 54.00 feet to a point that is 50 feet South of the North line of said Section 2; Thence N89°36'21"W a distance of 633.59 feet; Thence S0°23'39"W a distance of 46.50 feet; Thence N89°36'21"W a distance of 40.00 feet; Thence N0°23'39"E a distance of 46.50 feet; Thence N89°36'21"W a distance of 339.75 feet back to the point-of-beginning.

The above described tract of land contains 37.377 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
)SS
COUNTY OF SALINE)

I, Galen L. Forgy, do hereby certify that I am a licensed professional 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 14 day of March, A.D. 1989.

Galen L. Forgy

GALEN L. FORGY REGISTERED LS-886 KANSAS LAND SURVEYOR

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 28 day of March, A.D. 19 89.

Monty A. Montez
County Clerk

Jacqueline Shiver
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 28 day of March, A.D. 19 89.

Monty A. Montez
County Clerk

Jacqueline Shiver
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 _____.

_____
Register of Deeds

Filing Fee of _____ Paid.

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 7th day of March, A.D. 19 89.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Chairman

ATTEST:
Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 20th day of March, A.D. 19 89.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Mayor

ATTEST:
City Clerk

CERTIFICATE OF THE COUNTY COMMISSIONERS

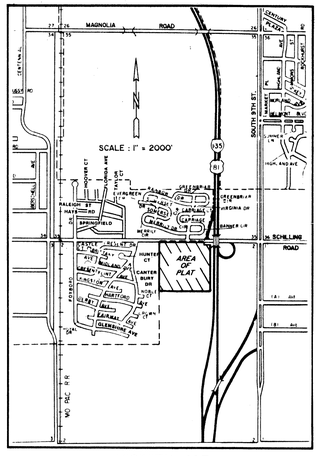
STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 20 day of March, A.D. 19 89.

BOARD OF COUNTY COMMISSIONERS OF SALINE COUNTY, KANSAS

Chairman

ATTEST:
County Clerk



VICINITY MAP

PREPARED : FEB. 3, 1989 REVISED : FEB. 23, 1989 MAR. 13, 1989

FINAL PLAT OF

COUNTRY OAK ESTATES

SUBDIVISION

NORTH 1/2 N.E. 1/4 SECTION 2, T15S-R3W
LYING WEST OF INTERSTATE 135

SALINE COUNTY, KANSAS

26F

FORGY SURVEYING

SALINA 421 NORTH OHIO 913 827 9710 KANSAS