

SE Corner Section 19, T14S, R2W  
 1. 34.93' NNW 40d Nail in Power Pole  
 2. 76.10' SSE 40d Nail in Power Pole  
 3. 73.20' NE Spike & Shiner in 3' Elm Tree  
 4. 26.55' W 40d Nail in 12" Elm Tree

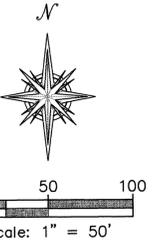
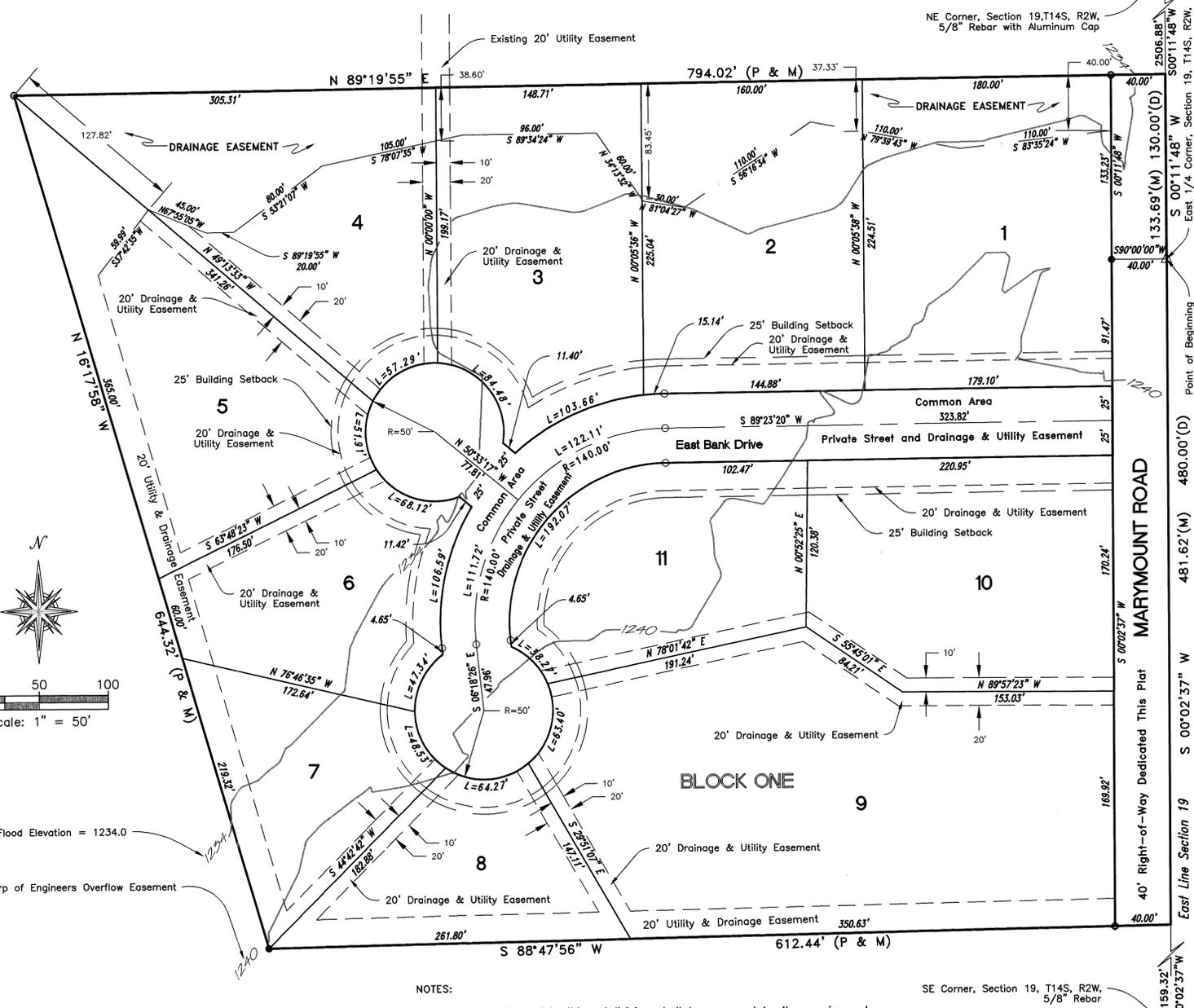
E/4 Corner Section 19, T14S, R2W  
 1. 89.55' NE Spike & Bottle Cap in Power Pole  
 2. 62.20' NW Spike & Bottle Cap in Power Pole  
 3. 111.55' SW Spike & Bottle Cap in Power Pole

NE Corner Section 19, T14S, R2W  
 1. 57.95' NE SW Corner of Base for Stop Light  
 2. 63.25' NW SW Corner of Base for Stop Light  
 3. 56.10' SE NW Corner of Base for Stop Light  
 4. 62.40' SW NW Corner of Base for Stop Light

# Final Plat

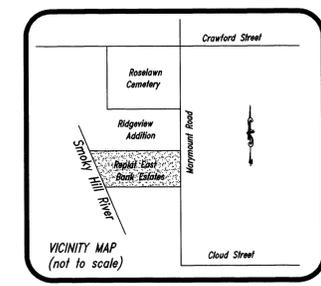
## REPLAT OF EAST BANK ESTATES

A replat of Eastbank Estates Addition to the City of Salina, Kansas,  
 plus a portion of the East 1/2 of Section 19, Township 14 South,  
 Range 2 West of the 6th P.M., Saline County, Kansas.



Base Flood Elevation = 1234.0  
 Corp of Engineers Overflow Easement

- NOTES:
- Development located in this subdivision shall be governed by the requirements of the R Single-family Residential District, Salina Zoning Ordinance Sections 442-141 through 442-145.
  - Building coverage per lot shall be limited to thirty (30) percent in the R Single Family Residential District.
  - Building setback lines shall be as shown on the final plat. No buildings shall be constructed closer to a street than 25 feet from the lot line or 50 feet from the center line of the street, whichever is greater.
  - All maintenance of the right-of-way, street surface and abutting drainage ditches on East Bank Drive shall be the responsibility of the abutting property owner or homeowners association. East Bank Drive may not be dedicated to or accepted by the City of Salina for public street purposes until it is brought into conformance with the minimum standards for public streets of the city.
  - 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 homeowners association.
  - Maintenance of the common area delineated on this final plat shall be the responsibility of the homeowners association.
- FLOOD NOTES:
- Base Flood Elevation for this plat is 1234.00.
- This plat shall conform with the provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.
- An overflow easement exists over all of this subdivision lying below elevation 1240.00 mean sea level. Ordinance No. 6208, approved the 28th day of January, 1958, defines any restrictions applicable to property subject to said easement.



LEGAL DESCRIPTION  
 A tract of land located in the East half of Section Nineteen (19), Township Fourteen (14) South, Range Two (2) West, Saline County, Kansas described as follows:  
 Beginning at the east quarter corner of said Section Nineteen (19), thence on an assumed bearing of South 00 degrees 02 minutes 37 seconds West a distance of 480.00 feet;  
 -thence South 88 degrees 47 minutes 56 seconds West a distance of 652.44 feet;  
 -thence North 16 degrees 17 minutes 58 seconds West a distance of 644.32 feet;  
 -thence North 89 degrees 19 minutes 55 seconds East, to a point on the East line of said Section Nineteen (19), a distance of 834.02 feet;  
 -thence South 00 degrees 11 minutes 48 seconds West, along said East line a distance of 130.00 feet to the point of beginning.  
 Said tract contains 434,353.80 Sq. Ft. or 9.97 Acres more or less. Said tract is subject to any easements or right-of-ways of record.

CERTIFICATE OF THE CITY COMMISSION  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 Approved this 8th day of Feb, A.D. 19 99.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS  
 Mayor: Peter F. Baumgart  
 City Clerk: Judy D. Hong

SALINA CITY PLANNING COMMISSION CERTIFICATE  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 Approved this 2nd day of FEB, A.D. 19 99.

SALINA CITY PLANNING COMMISSION  
 SALINA, KANSAS  
 Chairman: Dan Moran  
 Secretary: Mary DeBart

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 9th day of Feb, A.D. 1999.  
 County Clerk: Sherry J. Acquisti  
 City Clerk: Judy D. Hong

CERTIFICATE AS TO SPECIAL ASSESSMENTS  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 I do hereby certify that there are no delinquent or unpaid current of 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 9th day of Feb, A.D. 1999.

County Clerk: Sherry J. Acquisti  
 City Clerk: Judy D. Hong

SURVEYOR'S CERTIFICATE  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 I, the undersigned, do hereby certify that I am a Licensed 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, information, belief and in my professional opinion.

Udell A. Bodwell  
 Arrowshoot Geomatics Inc., Corporate License Number LS-106  
 Udell A. Bodwell L.S., Kansas License Number 1062



OWNER'S CERTIFICATE  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 This is to certify that the undersigned owners, Jerrold E. Cossette, Jr., Dani Jo Cossette and Patricia J. Cossette 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 does thereby 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 areas marked for easements on this plat are hereby granted.  
 Given under my hand at Salina, Kansas, this 28th day of January, A.D. 19 99.

Jerrold E. Cossette, Jr.  
 Dani Jo Cossette  
 Patricia J. Cossette

The undersigned, being a duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above are the legal owners of the property shown on this plat.  
 Dated this 28th day of January, A.D. 19 99.

Notary Public: Connie L. Hofmeister Karber

NOTARY CERTIFICATE  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 I, Connie L. Hofmeister Karber, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Jerrold E. Cossette, Jr., Dani Jo Cossette and Patricia J. Cossette, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledged that they signed and delivered the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of January, A.D. 19 99.  
 Connie L. Hofmeister Karber  
 Notary Public, State of Kansas, My App. Expires 2-20-2003

COUNTY REGISTER OF DEEDS CERTIFICATE  
 STATE OF KANSAS } ss  
 COUNTY OF SALINE )  
 Replat of East Bank Estates Addition was filed for record in my office this \_\_\_ day of \_\_\_, 19\_\_\_ at \_\_\_ M.  
 and duly recorded in volume \_\_\_ of \_\_\_ plats, at page \_\_\_.

Register of Deeds: [Signature]  
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 785-827-2708 FAX 785-827-8331 email arrowshoot@earthlink.net  
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 National Society of Professional Surveyors  
 Geographic and Land Information Systems  
 Kansas Society Of Land Surveyors