

Final Plat Eastview Estates Addition

A tract of land in the N/2 of the NW/4
Section 31, Township 14 South, Range 2 West
of the 6th P.M.
Saline County, Kansas

ARROWSHOOT GEOMATICS surveying and GIS consultants
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Member of the Kansas Society of Professional Surveyors
National Society of Professional Surveyors
Kansas Society of Land Surveyors

LEGAL DESCRIPTION:

A tract of land located in the North Half of the Northwest Quarter of Section Thirty One (31), Township Fourteen (14) South, Range Two (2) West of the 6th P.M., Saline County, Kansas, described as follows:
Commencing at the Northwest corner of said Section Thirty One (31), thence on an assumed bearing of N 90°00'00" E, along the north line of said Section Thirty One (31), a distance of 551.16 feet to the point of beginning, said point being the northeast corner of the tract described in Deed Book 36, Page 288, thence continuing along the north line of said Northwest Quarter, on said assumed bearing of N 90°00'00" E, a distance of 1652.70 feet, to the Northwest corner of a tract described in Deed Book 345, Page 999; thence S 00°27'17" W, a distance of 1335.99 feet to a point on the south line of said North Half of said Northwest Quarter; thence N 89°36'53" W, along said south line a distance of 1665.40 feet; thence N 1°00'19" E, a distance of 1324.94 feet, to the point of beginning.
Said tract of land is subject to all easements and right of ways of record.
Said tract of land contains 50.67 acres, or 2,207,222 square feet, more or less.

SURVEYOR'S CERTIFICATE

State of Kansas }
County of Saline } ss
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; 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 3 day of August A.D. 1998.

Udell A. Bodwell
Udell A. Bodwell Kansas Licensed Surveyor # 1062



CORPORATE OWNER'S CERTIFICATE

State of Kansas }
County of Saline } ss
This is to certify that the undersigned Proprietor, Eastview Property, L.L.C. 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 title 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 ponds, channels or structures under or upon the areas marked for easements on this plat are hereby granted.

Eastview Property L.L.C.
Eastview Property, L.L.C.
Stanley Byquist President
Stanley Byquist, President

NOTARY CERTIFICATE

State of Kansas }
County of Saline } ss
I, Glenda S. Mutschler, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stanley Byquist, President of Eastview Property, L.L.C. is personally known to me to be the same person whose name is subscribed to the foregoing Instrument as such owner appeared before me this day in person and acknowledge 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 3rd day of August, A.D., 1998

Glenda S. Mutschler
Notary Public
GLENDA S. MUTSCHLER
Notary Public - Expires 6/2/00

ABSTRACTORS CERTIFICATE

State of Kansas }
County of Saline } ss
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 property shown on this plat.

Given this 3rd day of August, A.D., 1998

Robert G. Dackewich
Abstractor

CERTIFICATE OF SPECIAL ASSESSMENTS

State of Kansas }
County of Saline } ss
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 the plat.

Given under my hand and seal at Salina, Kansas, this 6th day of August, A.D. 1998.
Shirley D. Long
City Clerk
Shirley D. Long
City Clerk

COUNTY REGISTER OF DEEDS CERTIFICATE

State of Kansas }
County of Saline } ss
Plat of Eastview Estates Addition was filed for record in my office this _____ day of _____, 1998 at _____ M. and duly recorded in volume _____ of plats, at page _____.

Marilyn Weber, Register of Deeds

COUNTY CLERK AND CITY CLERK CERTIFICATE

State of Kansas }
County of Saline } ss
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.

I further certify that I have received all statutory fees in connection with the plat.
Given under my hand and seal at Salina, Kansas, this 6th day of August, A.D. 1998.
Shirley D. Long
City Clerk
Shirley D. Long
City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas }
County of Saline } ss
Approved this 7 day of July, A.D. 1998.
SALINA CITY PLANNING COMMISSION, SALINA, KANSAS
Donna
Chairman
Attest: Roy Danks
Secretary

CERTIFICATE OF THE CITY COMMISSIONERS

State of Kansas }
County of Saline } ss
Approved this 3rd day of August, A.D. 1998.
BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS.
John J. Summers
Mayor
Attest: Shirley D. Long
Secretary

- NOTES**
- Purchase and subsequent improvement and use of the land within the Eastview Estates Addition shall be subject to and regulated by the provisions of the "Declaration of Covenants, Conditions and Restrictions for the Eastview Estates Addition" submitted separately herewith.
 - A drain tile system approved by the Building Official for the City of Salina shall be required under all homes within this subdivision.
 - Lots 1-15, Block 1, shall be served by underground electric service.
 - Lot 24, Block 7, is reserved for a possible future street connection to the west.
 - No outbuildings or trees may be placed within the 30' sanitary sewer easement shown on this plat. This easement may be crossed by overhead wires.
 - 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.
 - Base Flood Elevation for this subdivision is 1231.00'.

ARROWSHOOT GEOMATICS