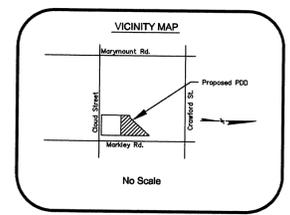
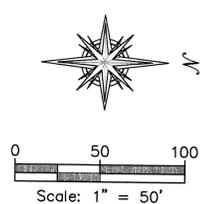
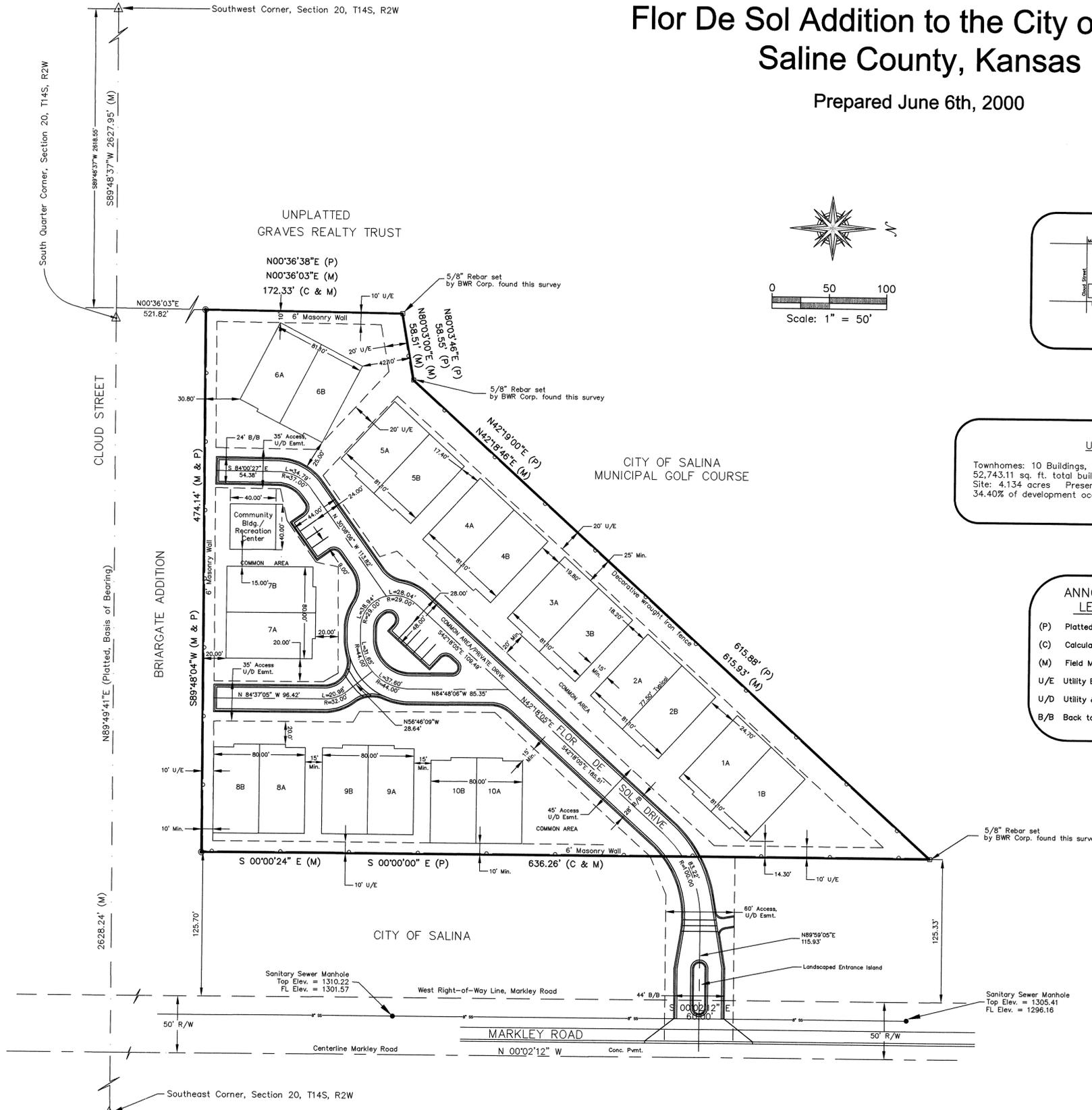


# Final Development Plan for PDD Flor de Sol Townhomes

A PDD Overlay of Lot One, Block One,  
Flor De Sol Addition to the City of Salina,  
Saline County, Kansas

Prepared June 6th, 2000



**USE**

Townhomes: 10 Buildings, 1 Common Building, 20 living units,  
52,743.11 sq. ft. total building area  
Site: 4.134 acres Present zoning: PDD R-2  
34.40% of development occupied by buildings

**ANNOTATION LEGEND**

(P) Platted Measurement  
(C) Calculated Measurement  
(M) Field Measurement  
U/E Utility Easement  
U/D Utility & Drainage Easement  
B/B Back to Back

**SUBDIVISION LEGAL DESCRIPTION**  
Lot One (1), Block One (1), of the Flor De Sol Addition to the City of Salina, Saline County, Kansas, described by metes and bounds from an on the ground survey as follows:

Commencing at the Southwest corner of Section Twenty (20), Township Fourteen (14) South, Range Two (2) West of the Sixth Principal Meridian, Saline County, Kansas; thence on an assumed bearing of North 89 degrees 48 minutes 37 seconds East along the south line of said section a distance of Two Thousand Six Hundred Eighteen and Fifty-five hundredths feet (2618.55'); thence North 00 degrees 36 minutes 03 seconds East a distance of Five Hundred Twenty-one and Eighty-two hundredths feet (521.82') along the West line and West line extended of said Lot One (1) to the point of beginning; thence North 00 degrees 36 minutes 03 seconds East along said West line a distance of One Hundred Seventy-two and Thirty-three hundredths feet (172.33'); thence North 80 degrees 03 minutes 00 seconds East along the northerly line of said Lot One (1) a distance of Fifty-eight and Fifty-one hundredths feet (58.51'); thence North 42 degrees 18 minutes 46 seconds East along the northerly line of said Lot One (1) a distance of Six Hundred Fifteen and Ninety-three hundredths feet (615.93') to a point on the East line of said Lot One (1); thence South 00 degrees 00 minutes 24 seconds East along said East line a distance of Six Hundred Thirty-six and Twenty-six hundredths feet (636.26'); thence South 89 degrees 48 minutes 04 seconds West a distance of Four Hundred Seventy-four and Fourteen hundredths feet (474.14') to the point of beginning.

The above described tract of land contains 180,079.70 square feet or 4.13 acres more or less.

**NOTES**

- This development plan is a PDD overlay of Lot 1, Block 1 of the Flor De Sol Addition to the City of Salina, Saline County, Kansas.
- All maintenance of the right-of-way and street surface in Flor De Sol shall be the responsibility of the abutting property owners or Homeowner's Association. No private street may 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.
- The development and use of Lot 1, Block 1 of the Flor De Sol Addition shall be subject to the requirements of the R-2 (Multi-Family Residential) District, Salina Zoning Ordinance Sections 42-171 through 42-175 unless otherwise noted on this plan.
- Residential dwellings shall be limited to single-family detached dwellings or single-family attached dwellings not to exceed two (2) units per building.
- Building site coverage shall be limited to 40% of the total land area.
- Building sites drain to Flor De Sol Drive which will drain to inlets located between the east boundary of the development and Markley Road.
- All power lines in Flor De Sol shall be underground.
- Homeowner's Association documents and protective covenants have been prepared and filed for this townhome development.

**LEGAL DESCRIPTION OF OFF-SITE ACCESS EASEMENT**  
Commencing at the Northeast corner of Lot One (1), Block One (1), of the Flor De Sol Addition to the City of Salina, Saline County, Kansas, thence South 00 degrees 00 minutes 24 seconds East along the East line of said Lot One (1) a distance of One Hundred Seventy feet (170.00') to the point of beginning; thence North 89 degrees 59 minutes 05 seconds East a distance of One Hundred Twenty-five and Forty-two hundredths feet (125.42') to a point on the West right-of-way line of Markley Road; thence South 00 degrees 02 minutes 12 seconds East along said right-of-way line a distance of Sixty feet (60.00'); thence South 89 degrees 59 minutes 05 seconds West a distance of Ninety-two and Fourteen hundredths feet (92.14'); thence South 66 degrees 46 minutes 31 seconds West a distance of Thirty-six and Twenty-one hundredths feet (36.21') to a point on the East line of said Lot One (1); thence North 00 degrees 00 minutes 24 seconds West along said East line a distance of Seventy-four and Twenty-seven hundredths feet (74.27') to the point of beginning.

The above described tract of land contains 7,763.37 square feet more or less.

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS

Final Development Plan of the Flor De Sol Townhomes filed of record in my office on this \_\_\_ day of \_\_\_, A. D. 2000, at \_\_\_ M., and duly recorded in Volume \_\_\_ of Plats, at Page \_\_\_.

Register of Deeds  
Rebecca Seeman

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

**LEGEND**

- Property Pin Found
- Subdivision Corner set in concrete
- 1/2" Rebar with Plastic Cap Embossed AG INC/106 Set This Survey
- △ Cadastral Corner
- Existing Right-of-Way
- Section Line
- Centerline Roadway
- Easement Line
- Setback Line
- Subdivision Boundary Line
- Lot Line

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE } SS

Approved this 6th day of June, A. D. 2000.

SALINA CITY PLANNING COMMISSION

Clay Thompson  
Chairman

ATTEST: Dean Andrews  
Secretary

55F

**Arrowshoot Geomatics Inc. Land Surveying and GIS Consultants**  
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Kansas Society of Land Surveyors