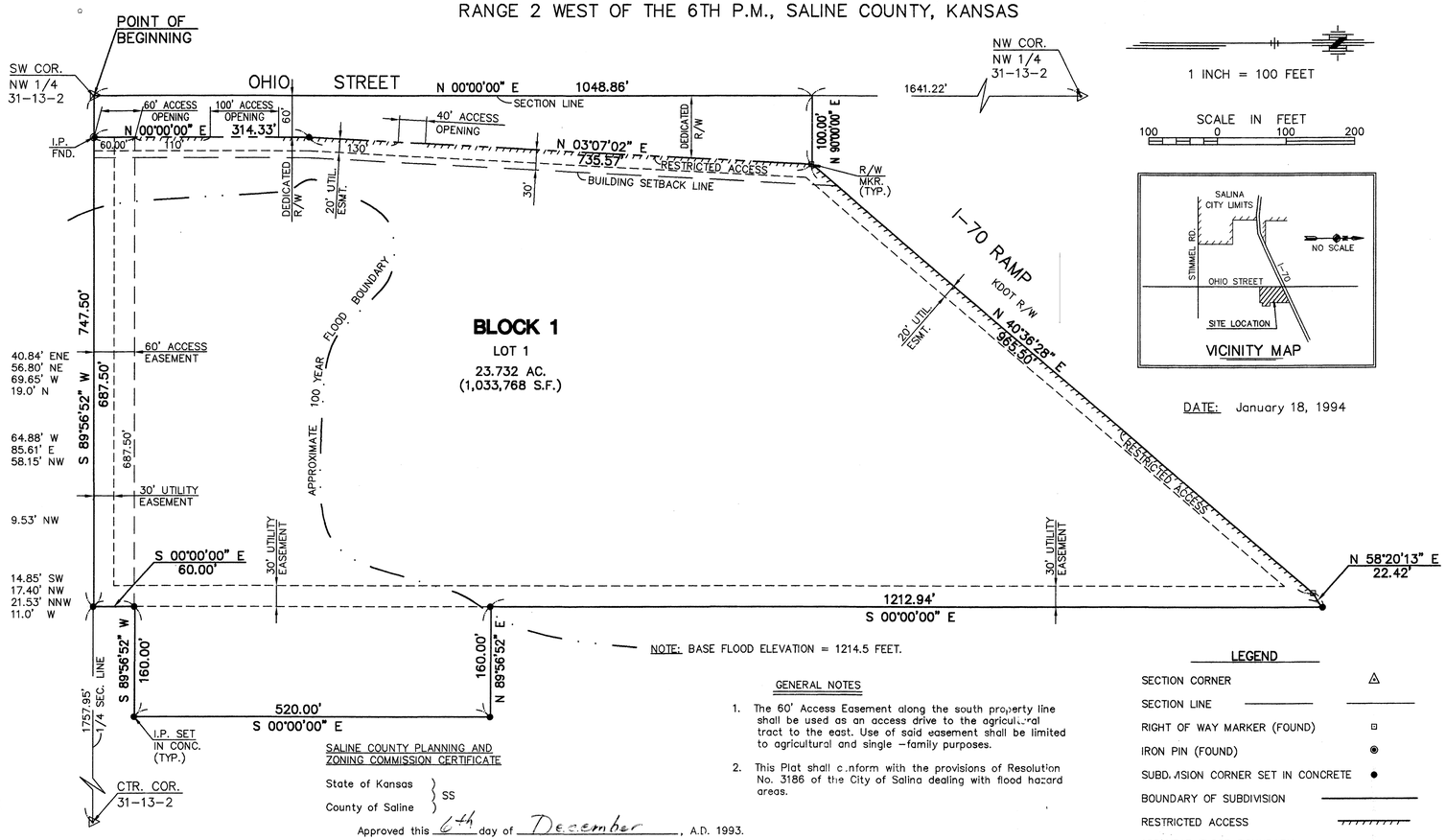
FINAL PLAT
FLYING J SUBDIVISION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SALINE COUNTY, KANSAS

PLAT **BOOK** A-10 **PAGE** 1



1 INCH = 100 FEET

SCALE IN FEET
100 0 100 200

VICINITY MAP

DATE: January 18, 1994

Ref. NW Cor. Sec. 31, T13S, R2W
1. Fnd. 5/8" Rebar w/ alum. cap
2. Spk. & wshr. in side Tel. Cable post — 40.84' ENE
3. Spk. & wshr. in top fc. post — 56.80' NE
4. Spk. & wshr. in pow. pole — 69.65' W
5. ℄ gravel ent. to west — 19.0' N

Ref. W 1/4 Cor. Sec. 31, T13S, R2W
1. Fnd. 40d nail over 1/2" Rebar
2. Spk. & wshr. in side sign post — 64.88' W
3. Spk. & wshr. in side sign post — 85.61' E
4. Spk. & wshr. in pow. pole — 58.15' NW
5. In T.W. N-S asph. rd.

Ref. Ctr. Cor. Sec. 31, T13S, R2W
1. Set 1/2" Rebar
2. Hedge post field marker — 9.53' NW
3. No other references available.

Ref. N 1/4 Cor. Sec. 31, T13S, R2W
1. Fnd. 1/2" Rebar, 1.3' deep
2. Spk. & wshr. in dbl. 60" Mulberry — 14.85' SW
3. Spk. & wshr. in 20" Elm — 17.40' NW
4. Spk. & wshr. in 60" Elm — 21.53' NNW
5. N-S tree row — 11.0' W

NOTE: BASE FLOOD ELEVATION = 1214.5 FEET.

GENERAL NOTES

1. The 60' Access Easement along the south property line shall be used as an access drive to the agricultural tract to the east. Use of said easement shall be limited to agricultural and single -family purposes.
2. This Plat shall conform with the provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.

LEGEND

SECTION CORNER	△
SECTION LINE	———
RIGHT OF WAY MARKER (FOUND)	▫
IRON PIN (FOUND)	◉
SUBDIVISION CORNER SET IN CONCRETE	●
BOUNDARY OF SUBDIVISION	———
RESTRICTED ACCESS	//////////
100 YEAR FLOOD BOUNDARY	— · · — · · —

DESCRIPTION: A tract of land in the Northwest Quarter of Section 31, Township 13 South, Range 2 West of the 6th P.M., Saline County, Kansas described as follows.

Beginning at the Southwest corner of the said Northwest Quarter; thence North 00 degrees 00 minutes 00 seconds East, on an assumed bearing, along the West line of said Northwest Quarter, 1048.86 feet; thence North 90 degrees 00 minutes 00 seconds East, 100.00 feet to the East right of way line of Ohio Street; thence North 40 degrees 36 minutes 28 seconds East, 965.50 feet, along the Southerly right of way line of Interstate Highway 70; thence North 58 degrees 20 minutes 13 seconds East, 22.42 feet, along said right of way line; thence South 00 degrees 00 minutes 00 seconds East, 1212.94 feet; thence North 89 degrees 56 minutes 52 seconds East, 160.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 520.00 feet; thence South 89 degrees 56 minutes 52 seconds West, 160.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 60.00 feet to a point on the South line of said Northwest Quarter; thence South 89 degrees 56 minutes 52 seconds West, along the South line of said Northwest Quarter, 747.50 feet to the Point of Beginning.

Contains 25.514 acres (1,111,387 sq. ft.) of land, more or less.

DEDICATION: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as FLYING J SUBDIVISION.

EASEMENTS: Easements are hereby granted to the public as follows: "Utility Easements" to locate, construct and maintain or authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sewer mains, poles and wires or any or all of them over, under and along the strips marked "Utility Easements." A temporary construction easement of 12 feet adjacent to the side of utility easement is dedicated for the use of the public utilities while construction is in progress.

DRAINAGE EASEMENTS: Drainage easements are hereby granted to the public to provide for the unobstructed flow of surface water and/or to locate, construct and maintain the use of conduits, flumes, ditches or any or all of them, over, under and along the strips marked "Drainage Easements". A temporary construction easement of 12 feet, adjacent to the sides of the drainage easement, is dedicated to the public while construction is in progress.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

OWNER'S CERTIFICATE

State of Kansas } SS
County of Saline }

This is to certify that the undersigned are the owners of the land described in the plat, and that they have caused the same to surveyed and subdivided as indicated theron, for the uses and purposes therin set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All street rights-of-way 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 area marked for easements on this plat is hereby granted.

Given under my hand at SALINA, Kansas this 17th day of March, A.D. 1994.

Earl Mattison Jr
Earl Mattison, Jr.
Maxine Mattison
Maxine Mattison
Sherril Lea Alkire
Sherril Lea Alkire
O K Webster trustee
O. K. Webster, Trustee of the Webster Family Trust

NOTARY CERTIFICATE:

State of Kansas } SS
County of Saline }

I, ROBERT G. FREDERICK, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Earl Mattison, Maxine Mattison, Sherril Lea Alkire, and O. K. Webster, 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 my hand and Notary Seal this 17th day of March, A.D. 1994.

MY APPT. EXP. FEB. 4, 1998 — NOTARY PUBLIC — STATE OF KANSAS

Robert G. Frederick
Feb. 4, 1998
Term Expires

ABSTRACTER'S CERTIFICATE

State of Kansas } SS
County of Saline }

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

Dated this 17th day of March, A.D. 1994.

Bob Frederick
Bob Frederick, The C.W. Lynn Abstract Co., Inc.

COUNTY CLERK AND CITY CLERK CERTIFICATE

State of Kansas } SS
County of Saline }

I do hereby certify that ther 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 futher certify that I have recieved all statutory fees in conjunction with the plat.

Given under my hand and seal at Salina, Kansas this 20th day of June, A.D. 1994.

Shirley Jacques
Shirley J. Jacques, County Clerk — COUNTY OF SALINE COUNTY CLERK STATE OF KANSAS
Judy D. Long
City Clerk — SEAL OF THE CITY OF SALINA KANSAS ORGANIZED 1871

REGISTER OF DEEDS CERTIFICATE

State of Kansas } SS ((N N)))
County of Saline }

Plat of Flying J Subdivision Addition filed of record in my office on this 22nd day of June, A.D. 1994 at 10:00 A.M., and duly recorded in Volume A-10 of Plats, at Page 1.

Marilyn Weber
Marilyn Weber, Register of Deeds

Filing Fee of $20.00 Paid.

COUNTY ENGINEER'S CERTIFICATE

State of Kansas } SS
County of Saline }

Verifying that the County Highway Department will perpetually maintain all public roads developed to County standards.

Signed this 5th day of April, A.D. 1994.

Jerry L. Fowler
Jerry Fowler, County Engineer

SURVEYOR'S CERTIFICATE

State of Kansas } SS
County of Saline }

I, the undersigned, do hereby certify that I am a registered 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 County of Saline, Kansas have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions were correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Topeka, Kansas, this 24th day of February, A.D. 1994.

John E. Virr
John E. Virr, R.L.S. No. 1000

SALINE COUNTY PLANNING AND ZONING COMMISSION CERTIFICATE

State of Kansas } SS
County of Saline }

Approved this 6th day of December, A.D. 1993.

SALINE COUNTY PLANNING ZONING COMMISSION
SALINE COUNTY, KANSAS

Kenneth Will
Kenneth Will, Chairman
ATTEST: David E. Gurss
David E. Gurss, Executive Secretary

CERTIFICATE OF THE CITY COMMISSION

State of Kansas } SS
County of Saline }

Approved this 4th day of April, A.D. 1994.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Peter Brungardt
Peter Brungardt, Mayor
ATTEST: Judy D. Long
City Clerk — SEAL OF THE CITY OF SALINA KANSAS ORGANIZED 1870

CERTIFICATE OF THE COUNTY COMMISSIONERS

State of Kansas } SS
County of Saline }

Approved this 5th day of April, A.D. 1994.

BOARD OF COUNTY COMMISSIONERS OF SALINE COUNTY, KANSAS

Gary L. Hindman
Gary L. Hindman, Chairman
ATTEST: Shirley Jacques
Shirley J. Jacques, County Clerk

CERTFICATE 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 defered installments therof that have not been apportioned against the tract of land included in this plat.

Given under my hand and seal at Salina, Kansas this 20th day of June, A.D. 1994.

Shirley Jacques
Shirley J. Jacques, County Clerk — COUNTY OF SALINE COUNTY CLERK STATE OF KANSAS
Judy D. Long
City Clerk — SEAL OF THE CITY OF SALINA KANSAS ORGANIZED 1871

SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas } SS
County of Saline }

Approved this 7th day of December, A.D. 1993.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Eric R. Hardman
Eric Hardman, Chairman
ATTEST: Roy Dudark
Roy Dudark, Secretary

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