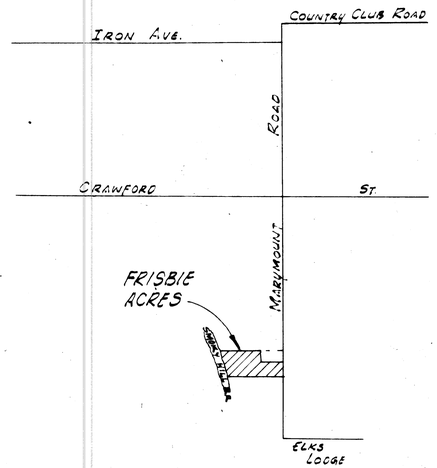
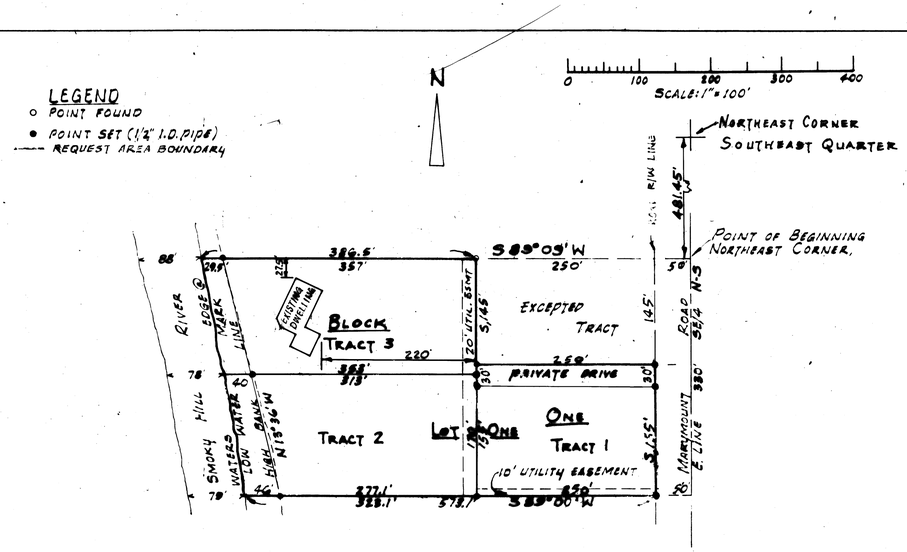


LOCATION MAP

NO SCALE



PLAN

DESCRIPTION OF TRACT

A tract of land located in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Fourteen (14) South, Range Two (2) West of the Sixth Principal Meridian, Saline County, Kansas which is more particularly described as follows: The North Three Hundred Thirty (330) feet of the South Eight Hundred Forty (840) feet of said N/2, SE/4 which lies East of the Smoky Hill River at low water mark, except the following tract: Beginning at the Northeast Corner of said North 330 feet, thence West along the North line of said North 330 feet, Three Hundred (300) feet; thence South and parallel with the East line of said SE/4, One Hundred Forty-Five (14[illegible]) feet; thence East and parallel with said North line of said North 330 feet, Three Hundred (300) feet to said East line, SE/4; thence North along said East line, SE/4, One Hundred Forty-Five (14[illegible]) feet to the point of beginning.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
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 property described hereon was surveyed and subdivided under my supervision; and that all of the monuments shown hereon 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 28th day of February 1978.

L. DEAN STROWIG REGISTERED LS-193 KANSAS LAND SURVEYOR

L. DEAN STROWIG LICENSED 2189 KANSAS PROFESSIONAL ENGINEER

L. Dean Strowig
L. DEAN STROWIG
1211 SUNSET DR
SALINA, KS. 67401

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF SALINE)

Approved this 2nd day of February A.D. 1982.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Sharon F. Denton
Chairman

ATTEST: Keith F. Rawlings
Secretary

ORDER OF STREET DEVELOPMENT

1. ENTIRE LENGTH OF THE PRIVATE DRIVE.

ORDER OF PUBLIC UTILITY DEVELOPMENT

1. ALL UTILITIES TO ALL TRACTS.
2. UTILITIES TO BE WITHIN EXISTING EASEMENTS.

GENERAL NOTES

1. AREA OF PROPOSED SUB-DIVISION IS 3.75 ACRES.
2. ALLS TRACTS ARE TO BE RESIDENTIAL AND DEVELOPED SIMULTANEOUSLY.
3. NO STRUCTURE TO EXCEED 35 FEET IN HEIGHT OR 2 1/2 STORIES.
4. ONLY ONE DWELLING TO BE ERECTED PER TRACT.
5. ADDITIONAL RULES, REGULATIONS AND RESTRICTIVE COVENANTS TO BE FILED SEPARATELY.
6. MINIMUM BUILDING SEPARATION TO BE 15 FEET.
7. ACCESS TO TRACTS 2 & 3 VIA PRIVATE DRIVE.
8. CONSTRUCTION WILL BE CONVENTIONAL SINGLE-FAMILY TYPE DWELLINGS, SIMILAR TO THOSE IN THE AREA.
9. ONLY SINGLE-FAMILY DETACHED DWELLINGS SHALL BE PERMITTED WITHIN THE PLANNED DEVELOPMENT.
10. ALL EXTERIOR BOUNDARIES OF THE SUBDIVISION SHALL MAINTAIN THE SETBACKS OF THE "RS" ZONE.
11. NO BUILDING PERMITS SHALL BE ISSUED FOR TRACTS 1 AND 2 UNTIL ADDITIONAL WATER LINES ARE LAID IN THE AREA OR OTHER MEASURES ARE TAKEN WHICH, IN THE OPINION OF THE CITY ENGINEER, INSURES A SUFFICIENT SUPPLY OF WATER FOR THESE TRACTS.
12. THE PRIVATE DRIVE IS COMMON OPEN SPACE FOR THESE TRACTS.

FINAL DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT

FRISBIE ACRES

A SUBDIVISION IN SEC. 19-14-2W, SALINE COUNTY, KANSAS
ROBERT R. FRISBIE OWNER-SUBDIVIDER
SALINA, KANSAS

PREPARED BY
L. DEAN STROWIG, P.E., L.S. SURVEYOR
SALINA, KANSAS NOVEMBER 1981

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