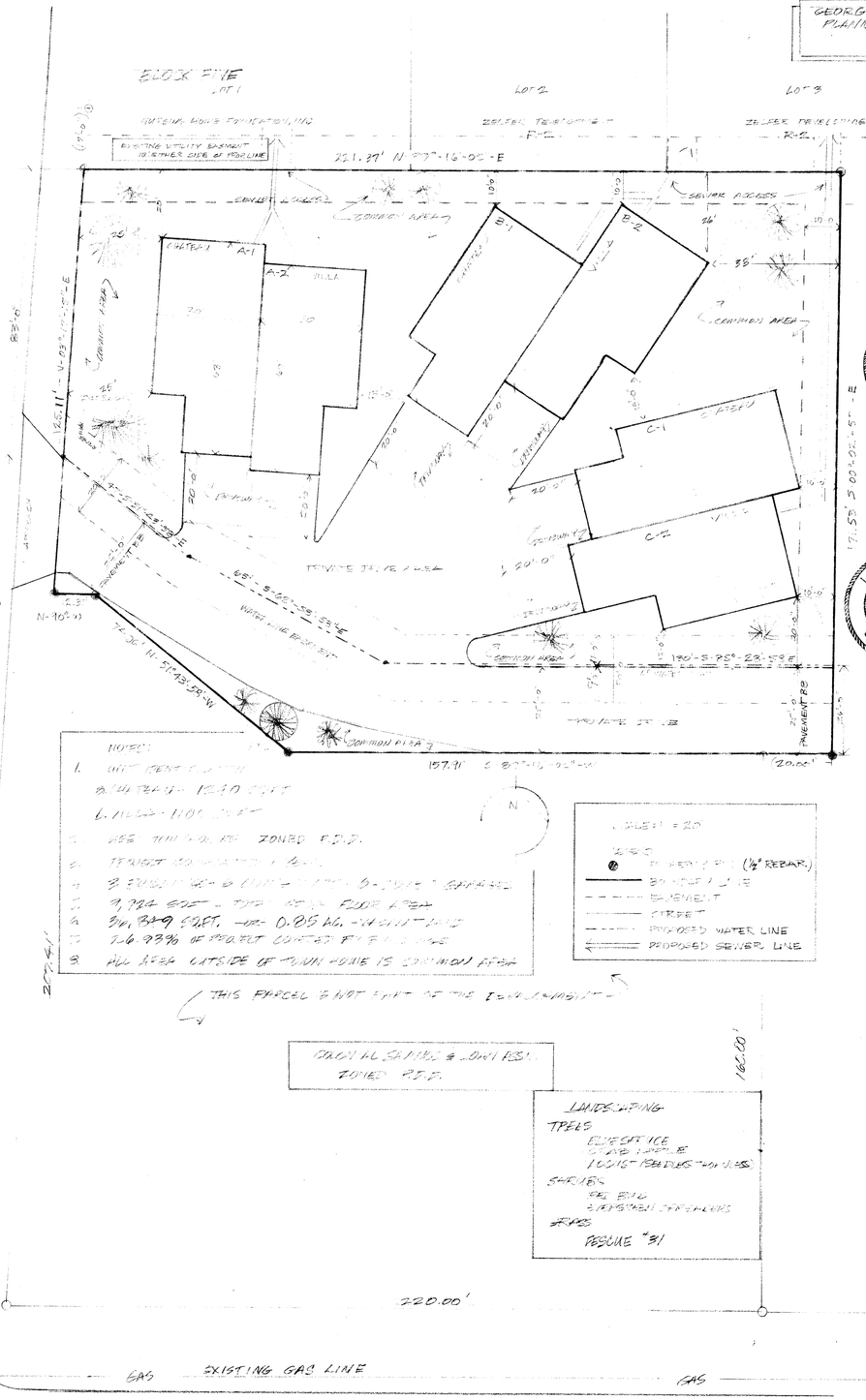
GEORGETOWN VILLAGE TOWNHOMES
PLANNED DEVELOPMENT DISTRICT
PHASE I



NOTE: DRAINAGE
STORMWATER RUNOFF FROM THIS TRACT WILL FLOW TOWARD EXISTING STORM SEWERS IN GEORGETOWN RD.

NOTES:
1. UNIT CENTER PLATTING
2. MINIMUM LOT SIZE 1,820 SQ.FT.
3. MINIMUM LOT WIDTH 20'
4. USE THIS LOT IS ZONED P.D.D.
5. PROJECT DEVELOPMENT PLAN
6. 3 BUILDINGS - 8 UNITS - 1 - 2 STORY - 6 - 2 STORY GARAGES
7. 9,924 SQ.FT. - TOTAL GROSS FLOOR AREA
8. 316,329 SQ.FT. - OR 0.25 AC. - GROSS AREA
9. 26.93% OF PROJECT CONTAINS PARKING AREA
10. ALL AREA OUTSIDE OF TOWNHOME IS COMMON AREA

N
SCALE: 1" = 20'
LEGEND
(½" REBAR.)
BOUNDARY LINE
EASEMENT
STREET
PROPOSED WATER LINE
PROPOSED SEWER LINE

THIS PARCEL IS NOT PART OF THE DEVELOPMENT

CENTRAL SAVINGS & LOAN ASSN.
ZONED P.D.D.

LANDSCAPING
TREES
BLUE SPRUCE
BLACK HILLS SPRUCE
LOCUST (SEEDLESS-THORNLESS)
SHRUBS
RED BUD
SWEETGUM SPREADERS
BYRDS
PESQUE "31"

165.00'

220.00'

GAS EXISTING GAS LINE GAS

CRAWFORD AVE.

W EXISTING 8" WATER

EXISTING PRIMARY ELEC. E SS EXISTING SANITARY SEWER E

ZONED P.D.D.

L. DEAN STROWIG
LICENSED
2189
KANSAS
PROFESSIONAL ENGINEER

L. DEAN STROWIG
REGISTERED
LS-193
KANSAS
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

I, the undersigned, do hereby certify that I am a licensed professional engineer, registered land surveyor or registered architect 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 and belief.

Given under my hand and seal at SALINA, Kansas, this 12th day of September, A.D. 1989.

L. Dean Strowig

OWNER'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

This is to certify that the undersigned is the owner(s) of the land described in the plat, and that he 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 style and title thereon indicated. 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 18th day of September, A.D. 19 89.

Georgetown Village Townhomes Association, Ltd., a Kansas Limited Partnership
by Bill Plumblee General Partner

ABSTRACTER'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

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

Dated this 18th day of September, A.D. 19 89.

Mid-Kansas Title Company, Inc.
by Robert M. Wasko

NOTARY CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

I, Robert M. Wasko a Notary Public in and for said county, in the state aforesaid, do hereby certify that Bill Plumblee, General Partner personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (they) signed and delivered the plat as his (their) own free and voluntary act for the uses and purposes therein set forth, as the act and deed of Georgetown Village Townhomes, Associates, Ltd.

Given under my hand and Notarial Seal this 18th day of September, A.D. 19 89.

Robert M. Wasko

NOTARY PUBLIC - State of Kansas
ROBERT M. WASKO
My Appt. Exp. 12-15-89

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF SALINE COUNTY
COUNTY CLERK OR CLERK
STATE OF KANSAS

SEAL OF THE CITY OF SALINA, KANSAS
ORGANIZED 1870

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 20th day of September, A.D. 19 89.

Helen Brown County Clerk
Jacqueline Shivers City Clerk

CERTIFICATE 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 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 20 day of Sept., A.D. 19 89.

Helen Brown County Clerk
Jacqueline Shivers City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 5th day of Sept., A.D. 19 89.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

L. Fred Dawes
Chairman

ATTEST: Alan Dodson
Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 18th day of September, A.D. 19 89.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

R. A. Warner
Mayor

ATTEST: Jacqueline Shivers
City Clerk

CERTIFICATE OF THE COUNTY COMMISSIONERS

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 20 day of Sept., A.D. 19 89.

BOARD OF COUNTY COMMISSIONERS OF SALINE COUNTY, KANSAS

Rosemarie Fier
Chairman

ATTEST: Helen Brown
County Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Georgetown Village Final Development Plan, PHASE I

filed of record in my office on this _____ day of _____, at _____ M., and duly recorded in Volume ____ of Plats, at Page _____.

Register of Deeds

Filing Fee of _____ Paid.

(Ord. No. 80-8828, § 1(4.2), 12-22-80)

WATERLINE EASEMENT

Description: Centerline of a Twenty (20) Foot Water Line Easement

Ten (10) feet either side of a line beginning on the West line of said Lot 7 and eighty three (83) feet S 03° 17' 15" W of the Northwest corner of the aforesaid tract; thence S 51° 43' 58" E forty seven (47) feet; thence S 62° 58' 58" E, sixty five (65) feet; thence S 85° 28' 58" E, one hundred thirty (130) feet to the east line of the aforesaid tract and twenty six (26) feet N 00° 02' 57" W of the Southwest corner thereof.

LEGAL

DESCRIPTION: Tract - Phase I

A part of Lot 7, less the North seventeen (17) feet thereof, Block Five (5) in the replat of Blocks 4, 10, 11 and 12, Georgetown Addition to the City of Salina, Saline County, Kansas described as follows: Beginning on the West line of said Lot 7 and seventeen (17) feet South of the Northwest corner thereof; thence N 89° 16' 02" E, parallel with the North line of said Lot 7, two hundred twenty one and thirty seven hundredths (221.37) feet; thence S 00° 02' 57" E, parallel with the East line of said Lot 7, one hundred seventy one and fifty three hundredths (171.53) feet; thence S 89° 16' 02" W, parallel with said North line, one hundred fifty seven and ninety one hundredths (157.91) feet; thence N 51° 43' 58" W, seventy four and twenty six hundredths (74.26) feet, thence N 90° W, twelve and thirty one hundredths (12.31) feet to said West line of Said Lot 7; thence N 03° 17' 15" E, one hundred twenty five and eleven hundredths (125.11) feet along said West line to the point of beginning said tract containing 36,849 square feet.

TOLERANCES (EXCEPT AS NOTED)	REVISIONS NO.	DATE	BY
DECIMAL	1	9-18-89	EF
±	2		
FRACTIONAL	3		
±	4		
ANGULAR	5		
±	6		

GEORGETOWN VILLAGE TOWNHOME PROJECT
GEORGETOWN RD. & CRAWFORD

AAA BUILDERS INC.

DRAWN BY B. FLUMLEE	SCALE 1" = 20'	MATERIAL
CHK'D	DATE 8-10-89	DRAWING NUMBER
TRACED	APP'D	11 34E

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®