



NEIGHBORHOOD MAP

LEGEND:
 P = Plotted
 M = Measured
 C = Calculated
 D = Described

- Subdivision Corner
- Block Corner
- Lot Corner
- SAV 1/2" REBAR W/SAVOY CAP SET IN CONCRETE
- LAND 1/2" REBAR W/LANDMARK CAP (FOUND)
- 5/8" R 5/8" REBAR (FOUND - Origin Unknown)
- CROSS CHISELED CROSS (FOUND - Origin Unknown)

Subdivision Boundary.....
 Lot Line.....
 Building Setback Line.....
 Easement Line.....
 Section Line.....
 Platted Access Control.....

Site Benchmark:
 Square Cut Top of Curb 13.4' N of the Northern most N.W. Property Corner
 Elevation = 1231.99 (NAVD88)

BASIS OF BEARING = N89°26'10"E along the North line of NE 1/4, Sec. 22, Twp. 14S, R3W

Elevations = NAVD88

1" = 20'

0 20 40

DATE OF PREPARATION: JANUARY 14, 2014
 DATE OF TOPOGRAPHIC SURVEY: OCTOBER 17, 2012

OWNER: CODY, LLC
 511 MISSION WOODS RD
 MISSION WOODS, KS 66205

SUBDIVIDER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 S. TOPEKA
 WICHITA, KS 67202

PLAT NOTES:

- By virtue of this replat all existing utility easements within the platted area are hereby vacated. All utility easements shown on the face of this plat are hereby dedicated for public utility use.
- All street right-of-way shown on the face of this plat is hereby dedicated for public use.

FINAL PLAT
KWIK SHOP ADDITION
 A REPLAT OF LOTS 52, 53, 54, AND 55, ALL IN BLOCK 6, REPLAT OF EDGEEMERE ADDITION AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 3 WEST OF THE 6TH P.M. TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

Legal Description:
 All of Lots Fifty-Two (52), Fifty-Three (53), Fifty-Four (54), and Fifty-Five (55), all in Block Six (6), Replat of Edgemere Addition, to the City of Salina, Saline County, Kansas; together with that part of the Northeast Quarter (NE 1/4) of Section Twenty-Two (22), Township Fourteen (14) South, Range Three (3) West, of the 6th P.M., in Saline County, Kansas described as Beginning at the Southwest corner of Lot Fifty-Two (52), Block Six (6), Replat of Edgemere Addition, to the City of Salina, Saline County, Kansas; thence on an assumed bearing of N89°38'18"W, a distance of 94.00 feet; thence N05°55'17"W, a distance of 110.00 feet; thence N00°04'00"W, a distance of 107.53 feet; thence N39°33'44"E, a distance of 27.00 feet; thence N89°29'26"E, a distance of 88.00 feet to a point on the West line of Lot Fifty-Five (55), of said Block Six (6), Replat of Edgemere Addition; thence S00°04'00"E, along the West line of said Lots Fifty-Two (52), Fifty-Three (53), Fifty-Four (54), and Lot Fifty-Five (55), of said Block Six (6), Replat of Edgemere Addition, a distance of 239.13 feet to the Point of Beginning.

Mets and Bounds Description (Based on Measured Distances):
 Lots 52, 53, 54, and 55, Block 6, Replat of Edgemere Addition and part of the NE 1/4 of Section 22, Township 14 South, Range 3 West, of the 6th P.M., in Saline County, Kansas described as Beginning at the N.E. Corner of said Block 6; thence S00°08'01"W, along the East line of said Block 6, 250.68' to the S.E. Corner of said Lot 52; thence N89°40'20"W, along the South line of said Lot 52, 110.30' to the S.W. Corner of said Lot 52; thence N89°40'10"W, 94.12'; thence N05°49'54"W, 110.09'; thence N00°00'47"E, 107.47'; thence N39°32'13"E, 27.04'; thence N89°30'26"E, 87.92' to a point on the West line of said Block 6, 9.89' South of the N.W. Corner thereof; thence N00°50'57"W along the West line of said Block 6, 9.89' to the N.W. Corner of said Block 6; thence N89°28'50"E, along the North line of said Block 6, 111.18' to the Point of Beginning.

Said parcel contains 51,946 Sq. Ft. or 1.19 acres, more or less, and is subject to easements, reservations and restrictions of record.

All existing Utility Easements on Lots 52 through 55, Block 6, of the Replat of Edgemere Addition are hereby vacated by virtue of K.S.A. 12-512(b), amended.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
)ss
 COUNTY OF SEDGWICK)

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 originally on October 17, 2012 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 14th day of January, A.D. 2014.

Date of Survey: October 17, 2012.

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS)
)ss
 COUNTY OF JOHNSON)

This is to certify that the undersigned Proprietor Anne Henry, member of Cody, LLC, 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 style 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 channels or structures under or upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Salina, Kansas, this 17th day of January, A.D. 2014.

Cody, LLC
 Anne Henry, Member

NOTARY CERTIFICATE

STATE OF KANSAS)
)ss
 COUNTY OF JOHNSON)

I, RICHARD RALLS, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Anne Henry, member of Cody, LLC, 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 she signed and delivered the plat as her free and voluntary act of said Corporation.

Given under my hand and Notarial Seal this 17th day of JANUARY, A.D. 2014.

Notary

ABSTRACTOR'S CERTIFICATE

STATE OF KANSAS)
)ss
 COUNTY OF SALINE)

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.

Dated this 6th day of February, A.D. 2014.

K. K. K.
 Licensed Abstractor

COUNTY CLERK AND CITY CLERK CERTIFICATE

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 10th day of February, A.D. 2014.

Don Merriman, County Clerk
Lieu-Anne Giezy, City Clerk
Shandi Weiss, Interim 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 10th day of February, A.D. 2014.

Don Merriman, County Clerk
Lieu-Anne Giezy, City Clerk
Shandi Weiss, Interim City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
)ss
 COUNTY OF SALINE)

Approved this 18th day of June, A.D. 2013.

SALINA CITY PLANNING COMMISSION
 SALINA, KANSAS
Karl F. Ryan
 Karl Ryan, Chairman

ATTEST:
Dean Andrew
 Dean Andrew, Secretary

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
)ss
 COUNTY OF SALINE)

Reviewed in accordance with K.S.A. 58-2005 on this 6th day of February, A.D. 2014.

Richard Ralls
 Saline County Surveyor

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
)ss
 COUNTY OF SALINE)

Approved this 27th day of January, A.D. 2014.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS
Barbara V. Shirley, Mayor
 ATTEST: Shandi Weiss
 City Clerk

REGISTER OF DEEDS

Final Plat of Kwik Shop Addition filed of record in my office on this _____ day of _____ 2014, at _____ M., and duly recorded in Volume _____ of Plats, at Page _____

Filing Fee of _____ Paid.

REGISTER OF DEEDS

Final Plat of Kwik Shop Addition filed of record in my office on this _____ day of _____ 2014, at _____ M., and duly recorded in Volume _____ of Plats, at Page _____

Register of Deeds

RICHARD RALLS
 Notary Public - State of Kansas
 My Exp. Expires 2/6/15

PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 SOUTH TOPEKA WICHITA, KS 67202
 316-262-2691 www.pec1.com