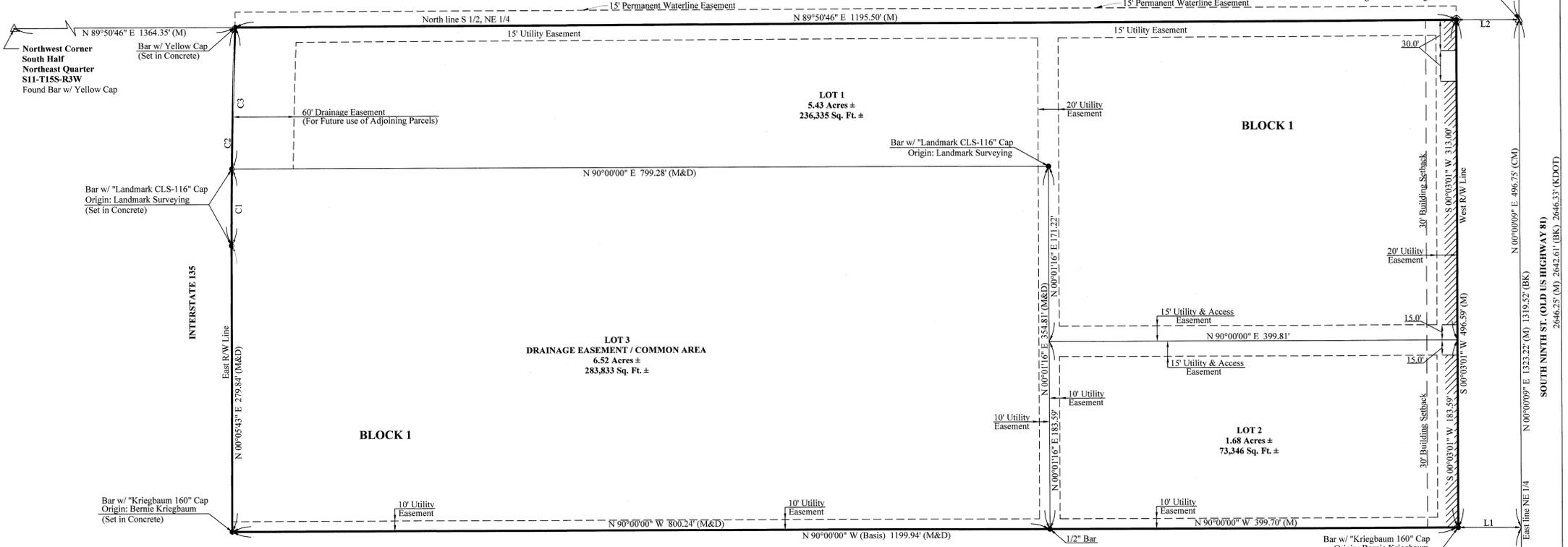
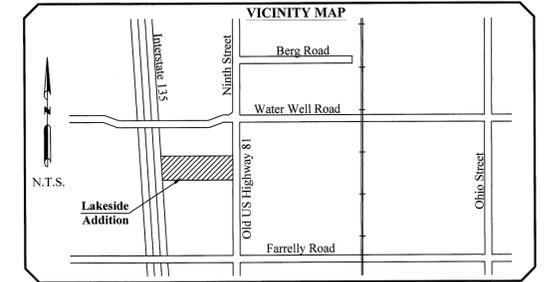


# The Final Plat of Lakeside Addition

to the City of Salina, Saline County, Kansas;  
A parcel of land in the Northeast Quarter, Section 11, Township 15 South,  
Range 3 West of the 6th Principal Meridian

SECTION CORNER TIES		
<b>Northwest Corner, South Half, Northeast Quarter S11-T15S-R3W</b> Found Bar w/ Yellow Cap		
1) Fence running East - West	2.3' S	80.6' SW
2) PK nail & washer in 18" hedge tree	6.4' W	86.1' SE
3) PK nail & washer in 24" hedge tree	7.5' E	98.5' SE
		89.4' ENE
		68.9' NE
<b>Northeast Corner, South Half, Northeast Quarter S11-T15S-R3W</b> Found Chiseled "x" in Concrete		
1) Spike & washer in power pole	135.4' NW	
2) Spike & washer in power pole	120.4' SW	62.6' W
3) Chiseled "x" in top of East end of 24" RCP	23.3' ESE	61.6' W
4) Chiseled "x" in top of West end of 24" RCP	26.0' WSW	62.0' W
5) Centerline of Old US Highway 81	1' W	125.3' NE
		68.6' SE
<b>Northeast Corner, Northeast Quarter S11-T15S-R3W</b> Found Brass Pin		
1) Nail & washer in buried cable marker post		
2) Nail & washer in buried cable marker post		
3) Nail & KDOT washer in power pole		
4) Nail & KDOT washer in power pole		
5) Top, center of 4"x4" concrete R/W marker		
<b>Southeast Corner, Northeast Quarter S11-T15S-R3W</b> Found 5/8" Bar		
1) Top, center of 4"x4" concrete R/W marker		
2) B.L.M. marker		
3) Nail & KDOT washer in South face of power pole		
4) Nail & KDOT washer in North face of power pole		
5) Nail & KDOT washer in South face of power pole		



LEGEND	
●	Monuments Found
○	Set 1/2" Rebar w/ "Landmark CLS-116" cap (in Concrete)
△	Section Corner
D	Described Distance
M	Measured Distance
CM	Calculated from Measurement
KDOT	Kansas Dept. of Trans. Plan Distance
R/W	Right-of-Way
///	Restricted Access
—	Subdivision Boundary Line
—	Lot Line
- - -	Easement Line
- - -	Building Setback Line

**NOTES**

- 1) Basis of Bearings: Assumed N 90°00'00" W along the South property line as shown on this plat.
- 2) Monuments found have an unknown origin unless noted otherwise.
- 3) Right-of-way distances and locations for Old US Highway 81 and Interstate 135 were taken or calculated from either KDOT highway plans or legal descriptions.
- 4) Flood Statement: This property is located in Flood Zone B, areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. According to the Flood Insurance Rate Map for Saline County, Kansas, Map Number: 200316 0090 B Effective Date: February 5, 1986
- 5) All adjoining land is unplatted unless noted otherwise.
- 6) Drainage Detention Facility Easement: A drainage detention facility easement is hereby established on Lot 3 (the lake) to provide for detention of storm water runoff as approved by the City Engineer. All maintenance within the drainage easement shall be the right, duty and responsibility of the property owners association for the Subdivision, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City Engineer, corrective maintenance may be performed by the City of Salina with costs assessed to and borne upon said property owner(s). Officials representing the Engineering Department shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Engineering Department, property owner(s) may construct improvements within the easement area, provided the improvement does not interfere with the function of the detention facility.
- 7) The lake located on Lot 3 is hereby set aside as Common Area for the benefit and use of the owners of Lots 1 and 2. Articles of Incorporation establishing a property owners association and covenants governing the use and maintenance of the lake shall be recorded with the plat.

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	61.81' (CM)
L2	S 89°50'46" W	61.40' (CM)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5579.65'	74.98'	74.97'	N 00°28'18" E	00°46'12"
C2	5579.65'	213.60'	213.59'	N 01°11'00" E	02°11'36"
C3	5579.65'	138.63'	138.62'	N 01°34'06" E	01°25'25"

**LEGAL DESCRIPTION (Previously Described in Deed Book 390, Page 805)**

A parcel of land located in the Northeast Quarter of Section 11, Township 15 South, Range 3 West of the 6th Principal Meridian in Saline County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence on an assumed bearing of N 00°00'09" E along the East line of said Northeast Quarter a distance of 826.47 feet to the Southeast corner of a parcel recorded in Deed Book 390, Page 805 at the Saline County Register of Deeds Office; thence N 90°00'00" W along the South line of said recorded parcel a distance of 61.81 feet to a point on the West right-of-way line of Old US Highway 81, said point also being the POINT OF BEGINNING of the parcel to be described;

- thence continuing N 90°00'00" W along said South line a distance of 1199.94 feet to the Southwest corner of said recorded parcel, said point also being on the East right-of-way line of Interstate 135;

- thence N 00°05'43" E along the West line of said recorded parcel and said East right-of-way line a distance of 279.84 feet;

- thence continuing along said West line and said East right-of-way line on a curve to the right with a radius of 5579.65 feet, chord length of 213.59 feet, a chord bearing of N 01°11'00" E, and an arc length of 213.60 feet to the Northwest corner of said recorded parcel, said point being on the North line of the South Half of said Northeast Quarter;

- thence N 89°50'46" E along the North line of said recorded parcel and said North line of the South Half of the Northeast Quarter a distance of 1195.50 feet to a point on said West right-of-way line of Old US Highway 81;

- thence S 00°03'01" W along said West right-of-way line a distance of 496.59 feet to the POINT OF BEGINNING;

Said parcel contains 13.63 acres, more or less, and is subject to easements, reservations, and restrictions of record.

**SURVEYOR'S CERTIFICATE**

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 City of Salina, Kansas have been compiled 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.

Date of Survey: 9/30/2005

Jason P. Johnson, Surveyor

**COUNTY SURVEYOR CERTIFICATE**

State of Kansas )  
County of Saline) SS

Revised in accordance with K.S.A. 58-2005 on this 4<sup>th</sup> day of October A.D., 2005.

Darrell M. Hills, County Surveyor

**ABSTRACTOR'S CERTIFICATE**

State of Kansas )  
County of Saline) SS

The undersigned, being duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above is the legal owner of the property shown on this plat.

Dated this 4<sup>th</sup> day of Oct A.D., 2005.

Jason P. Johnson, Licensed Abstractor

**OWNER'S CERTIFICATE**

State of Kansas )  
County of Saline) SS

This is to certify that the undersigned is the owner of Lakeside Addition, and that they have 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 hereon indicated.

All streets 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 conduit, water, gas, and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Darrell M. Hills, Trustee  
Laura J. Hills Trust U/A - June 1, 2000

Laura J. Hills, Trustee  
Laura J. Hills Trust U/A - June 1, 2000

**NOTARY CERTIFICATE**

State of Kansas )  
County of Saline) SS

I, Jeannette M. Wagner, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Darrell M. Hills and Laura J. Hills, trustees of the Laura J. Hills Trust are 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 the free and voluntary act of said trust for the purposes therein set forth.

Given under my hand and Notarial Seal this 30<sup>th</sup> day of September A.D., 2005.

Jeannette M. Wagner, Notary

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

State of Kansas )  
County of Saline) SS

Approved this 20<sup>th</sup> day of September A.D., 2005.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Chairman: Jerry Simpson

Attest: Dean Andrew, Secretary

**COUNTY CLERK AND CITY CLERK CERTIFICATE**

State of Kansas )  
County of Saline) SS

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 the plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at Salina, Kansas, this 4<sup>th</sup> day of October A.D., 2005.

Ronald K. Merriman, County Clerk

Kristina Elzy, City Clerk

**CERTIFICATE OF THE CITY COMMISSION**

State of Kansas )  
County of Saline) SS

Approved this 30<sup>th</sup> day of October A.D., 2005.

BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS.

Mayor: Deborah Divine

Attest: Kristina Elzy, City Clerk

**CERTIFICATE OF SPECIAL ASSESSMENTS**

State of Kansas )  
County of Saline) SS

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 the plat.

Given under my hand and seal at Salina, Kansas, this 4<sup>th</sup> day of October A.D., 2005.

Ronald K. Merriman, County Clerk

Kristina Elzy, City Clerk

**REGISTER OF DEEDS CERTIFICATE**

State of Kansas )  
County of Saline) SS

Final Plat of Lakeside Addition to the City of Salina, Saline County, Kansas, was filed in my office on this 30<sup>th</sup> day of October 2005, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in volume \_\_\_\_\_ of plats, at page \_\_\_\_\_.

Register of Deeds \_\_\_\_\_

Filing fee of \_\_\_\_\_ paid.

**Landmark SURVEYING & MAPPING INC.**  
Member Kansas Society of Land Surveyors  
Office: (785) 263-2625 Fax: (785) 263-1580  
301 North Broadway, P.O. Box 97  
Abilene, Kansas 67410

Date of Plot:	9/28/05	Project #:	04-3406
Drawn By:	JPJ	Client:	Darrell Hills
Checked By:	TR	Sheet #:	1 of 1