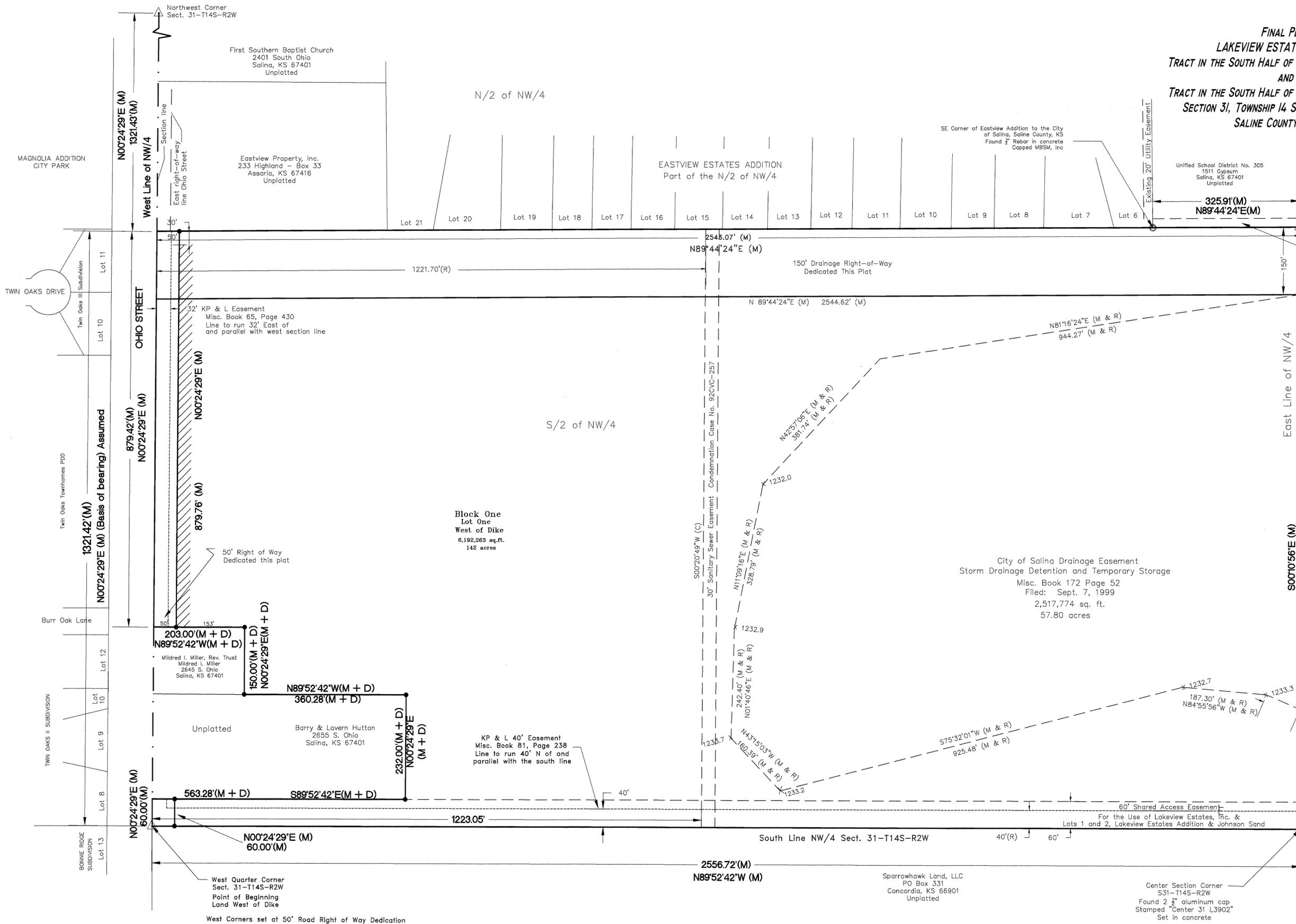
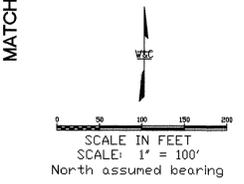


**FINAL PLAT**  
**LAKEVIEW ESTATES ADDITION**  
**TRACT IN THE SOUTH HALF OF THE NORTHWEST QUARTER**  
**AND**  
**TRACT IN THE SOUTH HALF OF THE NORTHEAST QUARTER**  
**SECTION 31, TOWNSHIP 14 SOUTH, RANGE 2 WEST,**  
**SALINE COUNTY, KANSAS**



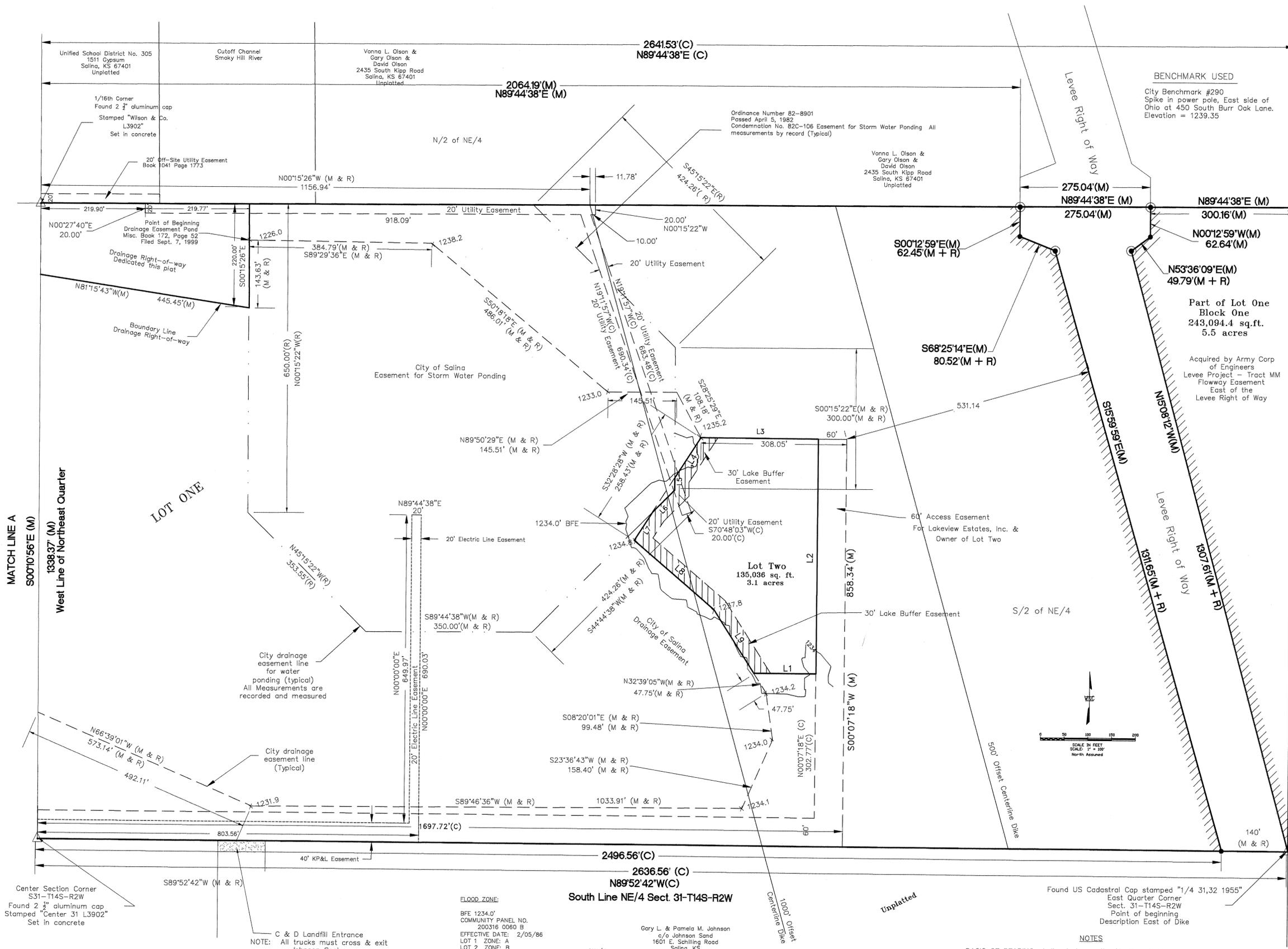
- LEGEND**
- △ Section Corner Found
  - Property Corner Found
  - 1/2" Pipe Found—Origin Unknown
  - Set 5/8" Rebar Set with 2 1/2" Alum. Cap stamped Wilson & Co. LS# 1353
  - (R) Record Measurement
  - (M) Actual Field Measurement
  - (D) Deeded Measurement
  - (C) Calculated Measurement
  - X 1220.0 Elevation Point
  - ////// Restricted Access
- \*\* All subdivision corners set in concrete



**WILSON & COMPANY**  
 1700 E. Iron  
 Salina, KS 67401  
 785-827-0433

DATE December 22, 2003  
 FILE NO X1430116  
 Page 1 of 3

**FINAL PLAT**  
**LAKEVIEW ESTATES ADDITION**  
 TRACT IN THE SOUTH HALF OF THE NORTHWEST QUARTER  
 AND  
 TRACT IN THE SOUTH HALF OF THE NORTHEAST QUARTER  
 SECTION 31, TOWNSHIP 14 SOUTH, RANGE 2 WEST,  
 SALINE COUNTY, KANSAS



1/16th Corner  
 Found 2 1/2" aluminum cap  
 Stamped "Wilson & Co.  
 L3902"  
 Set in concrete

Part of Lot One  
 Block One  
 243,094.4 sq. ft.  
 5.5 acres

Acquired by Army Corp  
 of Engineers  
 Levee Project - Tract MM  
 Flowway Easement  
 East of the  
 Levee Right of Way

- LEGEND**
- △ Section Corner Found
  - Property Corner Found
  - 1/2" Pipe Found—Origin Unknown
  - Set 5/8" Rebar Set with 2 1/2" aluminum cap stamped Wilson & Co. LS# 1353
  - (R) Record Measurement
  - (M) Actual Field Measurement
  - (D) Deeded Measurement
  - (C) Calculated Measurement
  - X 1220.0 Elevation Point
  - ////// Restricted Access
- \*\* All subdivision corners set in concrete

**LINE TABLE LOT TWO**

LINE	LENGTH	BEARING
L1	131.36'	N89°52'42"W
L2	494.50'	S00°07'18"W
L3	248.05'	S89°52'42"E
L4	101.04'	N32°28'28"E
L5	25.80'	N00°15'22"W
L6	65.65'	S44°44'38"W
L7	71.54'	S32°28'28"W
L8	222.56'	S49°36'12"E
L9	157.36'	S32°39'05"E

All Lot Lines are measured distances in field  
 \*\* All subdivision corners rebar set in concrete

**NOTES**

**BASIS OF BEARING:** A line between the Northwest Corner of Section 31, Township 14 South, Range 2 West of the 6th PM, Saline County, Kansas, and the West Quarter corner of said Section 31 was determined to be N00°24'29"E.

Gary L. & Pamela M. Johnson  
 c/o Johnson Sand  
 1265 W. Diamond  
 Salina, KS 67401  
 Zoned AG

**WILSON & COMPANY**  
 1700 E. Iron  
 Salina, KS 67401  
 785-827-0433

DATE: December 22, 2003  
 FILE NO: X1430116  
 Page 2 of 3

LEGAL DESCRIPTION

A tract of land located in the South Half (S/2) of the Northwest Quarter and the South Half of the Northeast Quarter in Section 31, Township 14 South Range 2 West of the 6th P.M., Saline County, Kansas described as follows: Beginning at the West Quarter corner of said Section 31, thence on an assumed bearing of N00°24'29"E, along the west line of said Northwest Quarter, a distance of Sixty (60.00) feet;

The above described tract of land contains 6,327,199 sq.ft. or 145.3, acres more or less.

AND

A tract of land located in the South Half (S/2) of the Northeast Quarter (NE/4) of Section 31, Township 14 South Range 2 West of the 6th P.M., Saline County, Kansas described as follows: Beginning at the East Quarter corner of said Section 31, thence on an assumed bearing of N15°08'12"W a distance of One Thousand Three Hundred Seven and Sixty-one hundredth (1307.61) feet along an Easterly line of the City of Salina Flood Control Levee;

The above described tract of land contains 243,094 sq.ft. or 5.6 acres more or less.

Part west of Levee

Line Course: N 00-24-29 E Length: 60.00
Line Course: S 89-52-42 E Length: 563.28
Line Course: N 00-24-29 E Length: 232.00
Line Course: N 89-52-42 W Length: 360.26
Line Course: N 00-24-29 E Length: 150.00
Line Course: N 89-52-42 W Length: 203.00
Line Course: N 00-24-29 E Length: 879.42
Line Course: N 89-44-24 E Length: 2543.07
Line Course: N 89-44-38 E Length: 2064.19
Line Course: S 00-12-59 E Length: 62.45
Line Course: S 68-25-14 E Length: 80.52
Line Course: S 15-59-59 E Length: 1311.65
Line Course: N 89-52-42 W Length: 2496.56
Line Course: N 89-52-42 W Length: 2556.72

Perimeter: 13563.14 Area: 6,327,199 sq.ft. 145.25 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.02 Course: N 03-08-30 W
Error North: 0.023 East: -0.001
Precision 1: 678,157.00

Part east of Levee

Line Course: N 15-08-12 W Length: 1307.61
Line Course: N 53-36-09 E Length: 49.79
Line Course: N 00-12-59 W Length: 62.64
Line Course: N 89-44-38 E Length: 300.16
Line Course: S 00-03-40 E Length: 1355.76

Perimeter: 3075.96 Area: 243,094 sq.ft. 5.58 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: N 15-13-22 W
Error North: 0.010 East: -0.003
Precision 1: 307,596.00

SECTION TIES - S31-T14S-R2W, Saline County, KS

16th Corner - Between Center corner and N/4 corners
5/8" rebar Found with alum. cap stamped #902
24.5' S to centerline of sand road
73.3' WSW 40d spike in 8" diam. tree

West Quarter Corner -

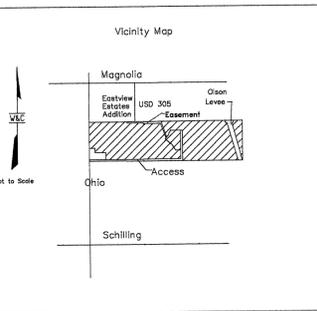
5/8" rebar Found Origin Unknown
28.9' WSW to spike and shiner in power pole
34.3' NE to spike and shiner in power pole
30.9' E to spike and shiner in power pole
27.1' W to cadastral marker

Northwest Corner -

5/8" rebar w/cap in Valve Box (LS1291)
70.4' WNW to NE corner concrete inlet on Magnolia
81.95' ENE to NW corner concrete inlet on Magnolia
86.4' SE to SW corner concrete inlet on Magnolia
72.4' SW to SE corner concrete inlet on Magnolia

East 1/4 Corner -

U.S. Cadastral cap stamped "1/4 31, 32 1955"
2.0' N to face of 36" hedge tree
62.0' NW to apparent toe of dike
41.0' W to apparent toe of dike
58.0' SW to apparent toe of dike



NOTES

- 1. An access easement is hereby dedicated across Lot 1 in the location noted on the plat to provide driveway access from Ohio Street to the residential homestead on Lot 2 and Johnson Sand.
2. A lake buffer easement is hereby dedicated along the West 30 ft. of Lot 2 to maintain a vegetative buffer between development on Lot 2 and the east bank of the Knox Sandpit lake.
3. It is the intent of Lakeview Estates, Inc. as owner, to dedicate the 150 ft. strip previously condemned by the City of Salina as permanent drainage easement to the City of Salina as drainage right-of-way with full ownership rights and maintenance responsibilities assumed by the City.

Center of section -

2 1/2" aluminum cap stamped "Center 31 L3902"
8.2' N to 40d spike and washer in a 12" elm tree
4.7' E to 3/4" bar set by Herb Monroe, flush with ground
8.5' ESE to 40d spike and washer in 12" tree stump

FINAL PLAT
LAKEVIEW ESTATES ADDITION
TRACT IN THE SOUTH HALF OF THE NORTHWEST QUARTER
AND
TRACT IN THE SOUTH HALF OF THE NORTHEAST QUARTER
SECTION 31, TOWNSHIP 14 SOUTH, RANGE 2 WEST,
SALINE COUNTY, KANSAS

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS

COUNTY OF SALINE

This is to certify that the undersigned Proprietor, Lakeview Estates, Inc. Salina, Kansas, 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 street and drainage right-of-way shown on this plat is 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

29th day of Dec, A.D. 2003

Stanley C. Byquist, Stanley C. Byquist, President, Lakeview Estates, Inc.

ATTEST: Maria M. Byquist, Secretary, Lakeview Estates, Inc.

NOTARY CERTIFICATE

STATE OF KANSAS } ss

COUNTY OF SALINE

I, Sharon Herbst, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Stanley C. Byquist, President, Lakeview Estates, Inc. Salina, Kansas, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person acknowledged that he signed and delivered this plat as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of Dec, A.D. 2003

Sharon Herbst

ABSTRACTOR'S CERTIFICATE

STATE OF KANSAS } ss

COUNTY OF SALINE

The undersigned, being a duly licensed and bonded abstractor 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 29th day of Dec, A.D. 2003

Kris K. O'Farrell, Abstractor

SURVEYOR'S CERTIFICATE

This is to certify that a survey was conducted by me or under my direct supervision of the premises herein described. The field work on this survey was conducted in the months of December, 2001 and March, 2003. The results of said survey as shown on this plat of survey, to the best of my knowledge, information, belief and in my professional opinion are true and correct.

Marji Martin

Wilson & Company - 1700 E. Iron - Salina, KS 67401
785-827-0433
Marji L. Martin, R.L.S.
Kansas License Number 1353

SALINE COUNTY PLANNING COMMISSION

STATE OF KANSAS

COUNTY OF SALINE

Approved this 2nd day of Feb, A.D. 2004

SALINE COUNTY PLANNING COMMISSION SALINA, KANSAS

Chet Peterson, Chet Peterson, Chairman

ATTEST: Gina Bell, Gina Bell, Secretary

BOARD OF COUNTY COMMISSIONERS OF SALINE COUNTY, KANSAS

STATE OF KANSAS

COUNTY OF SALINE

Approved this 27th day of January, A.D. 2004

SALINE COUNTY COMMISSION SALINA, KANSAS

Sherril Barragree, Sherril Barragree, Chairman

ATTEST: Donald R. Merriman, Donald R. Merriman, County Clerk



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 27th day of January, A.D. 2004

Donald R. Merriman, Donald R. Merriman, County Clerk

Lieu Ann Eelsey, Lieu Ann Eelsey, 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 27th day of January, A.D. 2004

Donald R. Merriman, Donald R. Merriman, County Clerk

Lieu Ann Eelsey, Lieu Ann Eelsey, City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } ss

COUNTY OF SALINE

Approved this 2nd day of Sept, A.D. 2003

SALINA CITY PLANNING COMMISSION SALINA, KANSAS

Jim Hass, Jim Hass, Chairman

ATTEST: Dean Andrew, Dean Andrew, Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS } ss

COUNTY OF SALINE

Approved this 2nd day of Feb, A.D. 2004

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Alan E. Jilka, Alan E. Jilka, Mayor

ATTEST: Lieu Ann Eelsey, Lieu Ann Eelsey, City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } ss

COUNTY OF SALINE

Plat of Lakeview Estates Addition filed of record in my office on this day of at M., and duly recorded in Volume of Plats, at Page

Rebecca Seeman, Register of Deeds

Filing Fee of Paid.

