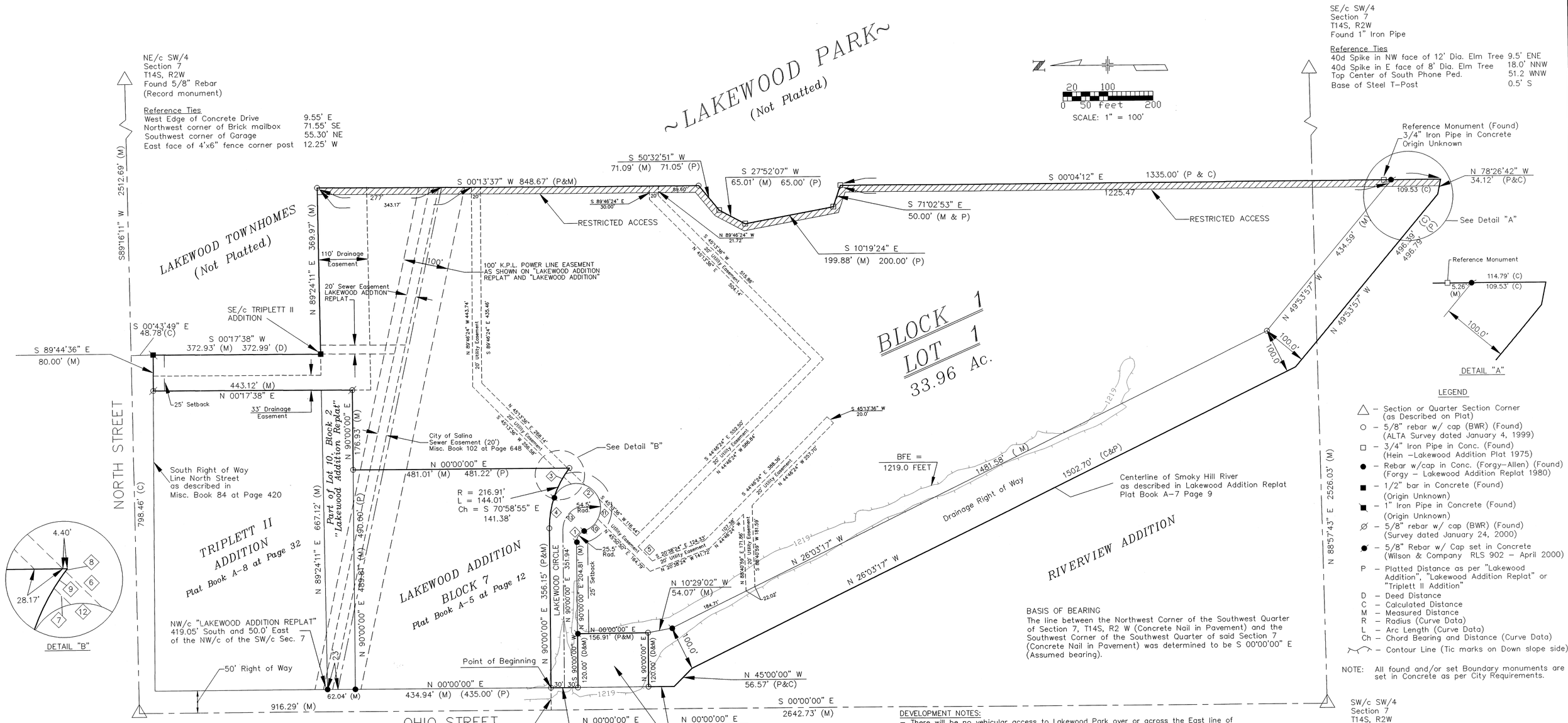
LAKEWOOD SCHOOL ADDITION

A REPLAT OF A PORTION OF LAKEWOOD ADDITION REPLAT AND A PORTION OF TRIPLETT II ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS



LAKEWOOD SCHOOL ADDITION

A REPLAT OF A PORTION OF LAKEWOOD ADDITION REPLAT AND A PORTION OF TRIPLETT II ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

BOUNDARY DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 7 and the Northwest Quarter of Section 18, all in Township 14 South, Range 2 West of the 6th Principal Meridian, in the City of Salina, Saline County, Kansas, and includes all of "LAKEWOOD ADDITION REPLAT" as recorded in Plat Book A-7 at Page 9, EXCEPT the West 120 feet of Lot 1, Block 1 and a portion of Lot 10, Block 2, AND ALSO, includes a portion of Lot 5 in Block 1 of "TRIPLETT II ADDITION" as recorded in Plat Book A-8 at Page 32, in the records of the Saline County Register of Deeds, said tract more particularly described as follows:

Commencing at a point on the West line, 916.29 feet South of the Northwest Corner of the Southwest Quarter of said Section 7, said West line having an assumed bearing of South 00°00'00" East; thence North 90°00'00" East, a distance of 50.00 feet to the POINT OF BEGINNING (5/8" rebar w/cap – BWR), said point being on the East right of way line of Ohio Street, said point also being on the North line of Circle Drive as platted in said LAKEWOOD ADDITION REPLAT;

1. Thence North 90°00'00" East along said North line of Circle Drive, a distance of 356.15 feet to a 5/8" rebar w/ cap (BWR);
2. Thence Easterly along said North line, along a curve to the right, having a radius of 216.91 feet, an arc length of 144.01 feet, an a chord which bears South 70°58'55" East, a distance of 141.38 feet to a 5/8" rebar w/cap (BWR), said point being the Southeast corner of Block 7, "Lakewood Addition" to the City of Salina, Kansas:
3. Thence North 00°00'00" East, along the East line of said Block 7, a distance of 481.01 feet to a 5/8" rebar w/cap (BWR), said point being the Northeast corner of said Block 7;
4. Thence North 90°00'00" East, a distance of 176.93 feet to a 5/8" rebar w/cap (BWR);
5. Thence North 00°17'38" East, a distance of 443.12 feet to a 5/8" rebar w/cap (BWR), said point being on the Southerly North Street right of way line as described in Misc. Deed Book 84 at Page 420 of the records of the Saline County Register of Deeds;
6. Thence South 89°44'36" East, along said right of way line, a distance of 80.00 feet to a 1" Iron Pipe;
7. Thence South 00°17'38" West, a distance of 372.93 feet to a 1/2" rebar, said point being the Southeast corner of said TRIPLETT II ADDITION, said point also being on the North line of said LAKEWOOD ADDITION REPLAT:
8. Thence North 89°24'11" East, along said North line, a distance of 369.97 feet to a 5/8" rebar w/cap (BWR), said point being the Northeast corner of said LAKEWOOD ADDITION REPLAT;
9. Thence South 00°13'37" West, along the East line of said LAKEWOOD ADDITION REPLAT, a distance of 848.67 feet to a 5/8" rebar w/cap (BWR);
10. Thence South 50°32'51" West, along said East line, a distance of 71.09 feet to a 3/4" iron pipe;
11. Thence South 27°52'07" West, along said East line, a distance of 65.01 feet to a 3/4" iron pipe;
12. Thence South 10°19'24" East, along said East line, a distance of 199.88 feet to a 3/4" iron pipe;
13. Thence South 71°02'53" East, along said East line, a distance of 50.00 feet to a 3/4" iron pipe;
14. Thence South 00°04'12" East, along said East line, a distance of 1335.00 feet to a point on the centerline of the old Smoky Hill River channel as established by said LAKEWOOD ADDITION REPLAT;
15. Thence North 78°26'42" West, along said centerline, a distance of 34.12 feet;
16. Thence North 49°53'57" West, along said centerline, a distance of 496.39 feet;
17. Thence North 26°03'17" West, along said centerline, a distance of 1502.70 feet;
18. Thence North 45°00'00" West, along said centerline, a distance of 56.57 feet to a point on the East right of way line of Ohio Street, and the West line of said LAKEWOOD ADDITION REPLAT;
19. Thence North 00°00'00" East, along said East right of way line, a distance of 57.09 feet to a 5/8" rebar w/cap (BWR), said point being the Southwest corner of Lot 1 in Block 1 of said LAKEWOOD ADDITION REPLAT;
20. Thence North 90°00'00" East, along the South line of said Lot 1, a distance of 120.00 feet to a 5/8" rebar w/cap (BWR);
21. Thence North 00°00'00" East, a distance of 156.91 feet to a 5/8" rebar w/cap (Wilson & Company – RLS 902), said point being on the North line of said Lot 1;
22. Thence North 90°00'00" West, along the North line of said Lot 1, a distance of 120.00 feet to a 5/8" rebar w/cap (BWR); said point being the Northwest corner of said Lot 1 and also being on the East right of way line of Ohio Street;
23. Thence North 00°00'00" East, along said right of way line, a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 39.43 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

I, Steve E. Roberts, a Registered Land Surveyor, in the State of Kansas, do hereby certify that the heretofore described property was surveyed 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. The field survey was performed in March, 2000.

Given under my hand and seal at SALINA, Kansas, this 21 day of July, A.D. 2000.

STEVE E. ROBERTS REGISTERED LS-902 KANSAS

Steve E. Roberts RLS 902

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

This is to certify that the undersigned Proprietor, Unified School District No. 305, 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 rights-of-way 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 area marked for easements on this plat is hereby granted.

Given under my hand at Salina, Kansas, this 8th day of May, A.D. 2000.

Jerry Lundgrin, USD No. 305 School Board President

ATTEST: Mike Soetaert
Mike Soetaert, Clerk of Board

NOTARY CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

I, Linda M. Kessler, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Jerry Lundgrin, President of the USD No. 305 School Board, 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 8th day of MAY, A.D. 2000.

LINDA M. KESSLER Notary Public State of Kansas My Appt. Expires 2/19/2001

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 8th day of May, A.D. 2000.

Mid-Kansas Title Company, Inc.
by: Robert M. Wilks, President

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 30th day of August, A.D. 2000.

COUNTY CLERK SALINE COUNTY STATE OF KANSAS

Donald R. Merriman
Donald R. Merriman
County Clerk

Barbara R. Weber
Barbara R. Weber
Acting City Clerk

CITY OF SALINA, KANSAS ORGANIZED 1870

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 30th day of August, A.D. 2000.

COUNTY CLERK SALINE COUNTY STATE OF KANSAS

Donald R. Merriman
Donald R. Merriman
County Clerk

Barbara R. Weber
Barbara R. Weber
Acting City Clerk

CITY OF SALINA, KANSAS ORGANIZED 1870

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Reviewed in accordance with K.S.A. 58-2005 on this 7th day of Sept. 2000 A.D.

Jerry L. Fowler, Saline County Surveyor

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 18th day of April, A.D. 2000.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS

Clay Thompson, Chairman

ATTEST: Dean Andrew
Dean Andrew, Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 8th day of May, A.D. 2000.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Alan Jilka, Mayor

ATTEST: Barbara R. Weber
Barbara R. Weber, Acting City Clerk

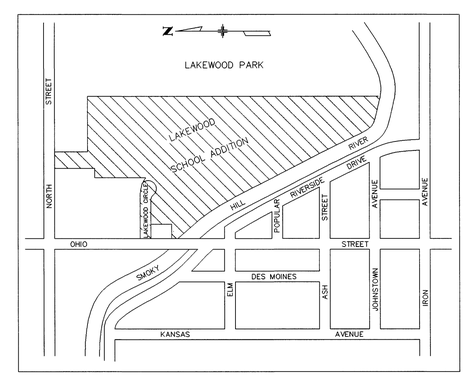
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Plat of _____ 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.



VICINITY MAP
No Scale

166

PREPARED BY:
WILSON & COMPANY
1700 E. IRON AVE.
SALINA, KS 67401
(785) 827-0433