

Final Plat Long - McArthur Addition

A tract in the SE 1/4 of
Section 2, Township 15 South, Range 3 West
of the Sixth P. M.
Saline County, Kansas
Prepared January 5th, 2000

SUBDIVISION LEGAL DESCRIPTION

The East Half (E/2) of the Southeast Quarter (SE/4) less Interstate 135 and Highway 81 Right-of-Ways, of Section Two (2), Township Fifteen (15) South, Range Three (3) West of the Sixth Principal Meridian, in Saline County, Kansas described as follows:

Commencing at the southeast corner of said Section Two (2), thence westerly on an assumed bearing of North 90 degrees 00 minutes 00 seconds West along the south line of said Southeast Quarter (SE/4) a distance of Six Hundred Thirty-two and Seventy-seven hundredths feet (632.77') to the point of beginning;

— Thence continuing along said south line on a bearing of North 90 degrees 00 minutes 00 seconds West a distance of Four Hundred Seventy-seven and Forty-four hundredths feet (477.44') to a point on the east right of way line of Interstate 135;

— Thence North 07 degrees 14 minutes 25 seconds East along said Interstate 135 right of way line, a distance of Three Hundred Seventy-nine and Six tenths feet (379.60'), to an existing right of way marker;

— Thence North 17 degrees 51 minutes 34 seconds East, along said Interstate 135 right of way line, a distance of One Thousand One Hundred Sixty-seven and Eight tenths feet (1167.80'), to an existing right of way marker;

— Thence North 35 degrees 44 minutes 24 seconds East along said Interstate 135 right of way line, a distance of One Thousand One Hundred Nineteen and Forty-seven hundredths feet (1119.47'), to a point on the west right of way line of Highway 81;

— Thence South 00 degrees 13 minutes 52 seconds West, along the west right of way line of Highway 81, and parallel with the east line of said Southeast Quarter (SE/4) a distance of One Thousand Eight Hundred Seventy-two and Two hundredths feet (1872.02');

— Thence South 00 degrees 00 minutes 00 seconds West and parallel with the south line of said Southeast Quarter (SE/4) a distance of Five Hundred Seventy-two and Seventy-seven hundredths feet (572.77');

— Thence South 00 degrees 13 minutes 52 seconds West, and parallel with the east line of said Southeast Quarter a distance of Five Hundred Twenty-four and Seventy-seven hundredths feet (524.75') to the point of beginning.

Said tract of land contains 1,300,916.75 square feet or 29.86 acres, more or less.

Said tract of land is subject to any easements or right of ways of record.

The above legal description reflects true measurements determined from an on the ground survey of the deed recorded in Deed Book 383, Page 370, Saline County Register of Deeds Office

LEGEND

Right-of-Way Marker Found	Section Line
Property Pin Found	Easement Line
Subdivision Corner set in concrete (1/2" Rebar with Orange Plastic Cap embossed AG Inc/106)	Setback Line
Cadastral Corner	Subdivision Boundary Line
Deeded Measurement	Block Line
Field Measurement	Lot Line
Calculated Measurement	Adjacent Property Line
	Restricted Access

DRAINAGE DETENTION FACILITY EASEMENT:

Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the City Engineer. All maintenance within the drainage detention facility easement shall be the right duty and responsibility of the property owner(s) in the Long-McArthur Addition, 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 governing jurisdiction 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, provided the improvement does not interfere with the function of the detention facility.

FLOOD STATEMENT:

Subject property is located in Zone B as shown on the Flood Insurance Rate Map for Saline County, Kansas, Community Panel Number 200316 0090 B, effective date February 5, 1986. Zone B is defined as "Areas between limits of the 100-Year flood and 500-Year flood; or certain areas subject to 100-Year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood," and property is noted as "Area protected from the one percent annual chance (100-Year) flood by levee, dike or other structures subject to possible failure or overtopping during larger floods."

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, the undersigned, do hereby certify that I am a licensed land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the fieldwork was conducted in the month of October, 1999 and 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 were correctly shown to the best of my knowledge, information, belief and in my professional opinion.

Given under my hand and seal at Salina, Kansas this 13th day of MARCH, A. D. 2000.

Udell A. Bodwell
Arrowshoot Geomatics Inc. Kansas Corporate Survey License Number 106
Udell A. Bodwell, Kansas Licensed Surveyor Number 1062

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

Approved this 13th day of March, A. D. 2000.

SALINA CITY PLANNING COMMISSION
Craig Stanger
Chairman

ATTEST: *Kay Parker*
Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS }
COUNTY OF SALINE } SS

Approved this 13th day of March, A. D. 2000.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS
Alan E. Gilka
Vice Mayor

ATTEST: *Barbara L. Weber*
Acting City Clerk

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

Reviewed in accordance with K. S. A. 58-2005 on this 28th day of March, A. D. 2000

Jerry Fawcett
County Surveyor

OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

This is to certify that the undersigned is the owner 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.

All street 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 are hereby granted.

Given under my hand at Salina, Kansas this 13th day of March, A. D. 2000.

North Roderick McArthur
North Roderick McArthur

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, *Marty Simpson*, a Notary Public in and for said county, in the state aforesaid, do hereby certify that North Roderick McArthur, 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 and acknowledged that he signed and delivered the plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of March, A. D. 2000.

Marty Simpson
Notary Public

ABSTRACTOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

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

Dated this 13th day of March, A. D. 2000.

Robert G. Diederich
Abstractor

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 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 24th day of March, A. D. 2000.

Donald R. Ammerman
County Clerk

Barbara L. Weber
Acting City Clerk

CERTIFICATE AS TO 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 this plat.

Given under my hand and seal at Salina, Kansas this 24th day of March, A. D. 2000.

Donald R. Ammerman
County Clerk

Barbara L. Weber
Acting City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

Plat of Long-McArthur Addition filed for record in my office on this ___ day of ___ A. D. 2000, at ___ M., and duly recorded in Volume ___ of Plats, at Page ___.

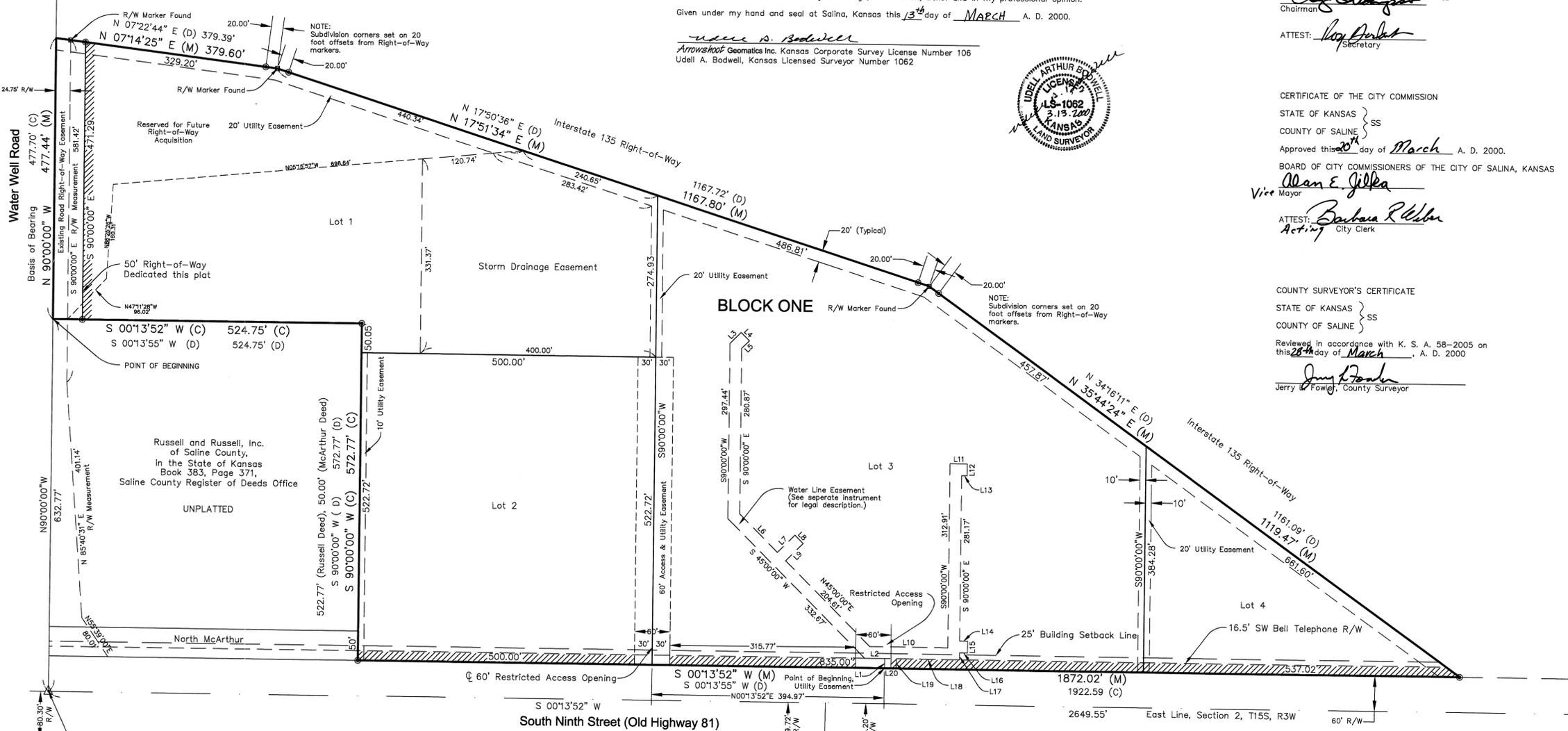
Register of Deeds

Filing Fee of ___ Paid.

- Reference Ties: East 1/4 Corner, Section 2-15S-3W
1. Found "X" cut in concrete pavement.
 2. 108.8' NE to nail and bottle cap in light pole.
 3. 78.0' WSW to nail and bottle cap in light pole.
 4. 92.2' SE to nail and bottle cap in light pole.
 5. 4.3' West to center line of south bound Ninth Street.
 6. 10.6' southerly to "X" cut in pavement. (See note)

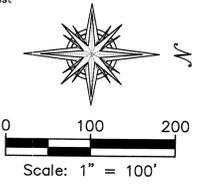
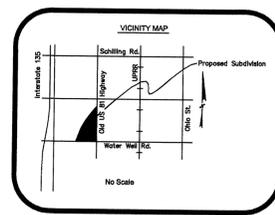
NOTE:

There are two "X" cuts in the pavement at this location 10.57' apart. The south "X" cut is a split of the mile and is referred to in the 1931 plans for U. S. Highway 81. The north "X" cut was pratted according to G.L.O. measurements by the B.L.M. in 1955 for the second government survey.



EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	16.50	N89°42'25"W
L2	33.91	S00°13'52"W
L3	26.53	N45°00'00"W
L4	20.00	S45°00'00"E
L5	18.25	S45°00'00"E
L6	91.54	N45°00'00"W
L7	41.61	N45°00'00"W
L8	20.00	N45°00'00"E
L9	41.61	S45°00'00"E
L10	132.81	N00°13'52"E
L11	29.19	S90°00'00"E
L12	20.00	S00°00'00"W
L13	9.19	S00°00'00"W
L14	13.43	N00°00'00"E
L15	20.00	S90°00'00"E
L16	13.43	S00°00'00"W
L17	11.83	S90°00'00"E
L18	107.21	S90°13'52"W
L19	16.50	S89°42'25"E
L20	20.00	N00°13'52"E



- Reference Ties: SE Corner, Section 2, T15S, R3W
1. Found Bar with center punched aluminum cap.
 2. 91.5' NW to nail in power pole.
 3. 71.3' SW to nail in light pole.
 4. 98.6' SE to nail in overhead down guy wire.
- Reference Ties: South 1/4 Corner, Section 2, T15S, R3W
1. Found Aluminum Cap in Aluminum Box.
 2. 178.8' SE to nail in cable sign.
 3. 186.1' NW to nail in bottle cap in power pole.

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Members: American Congress On Surveying and Mapping
National Society of Professional Surveyors
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Kansas Society of Land Surveyors