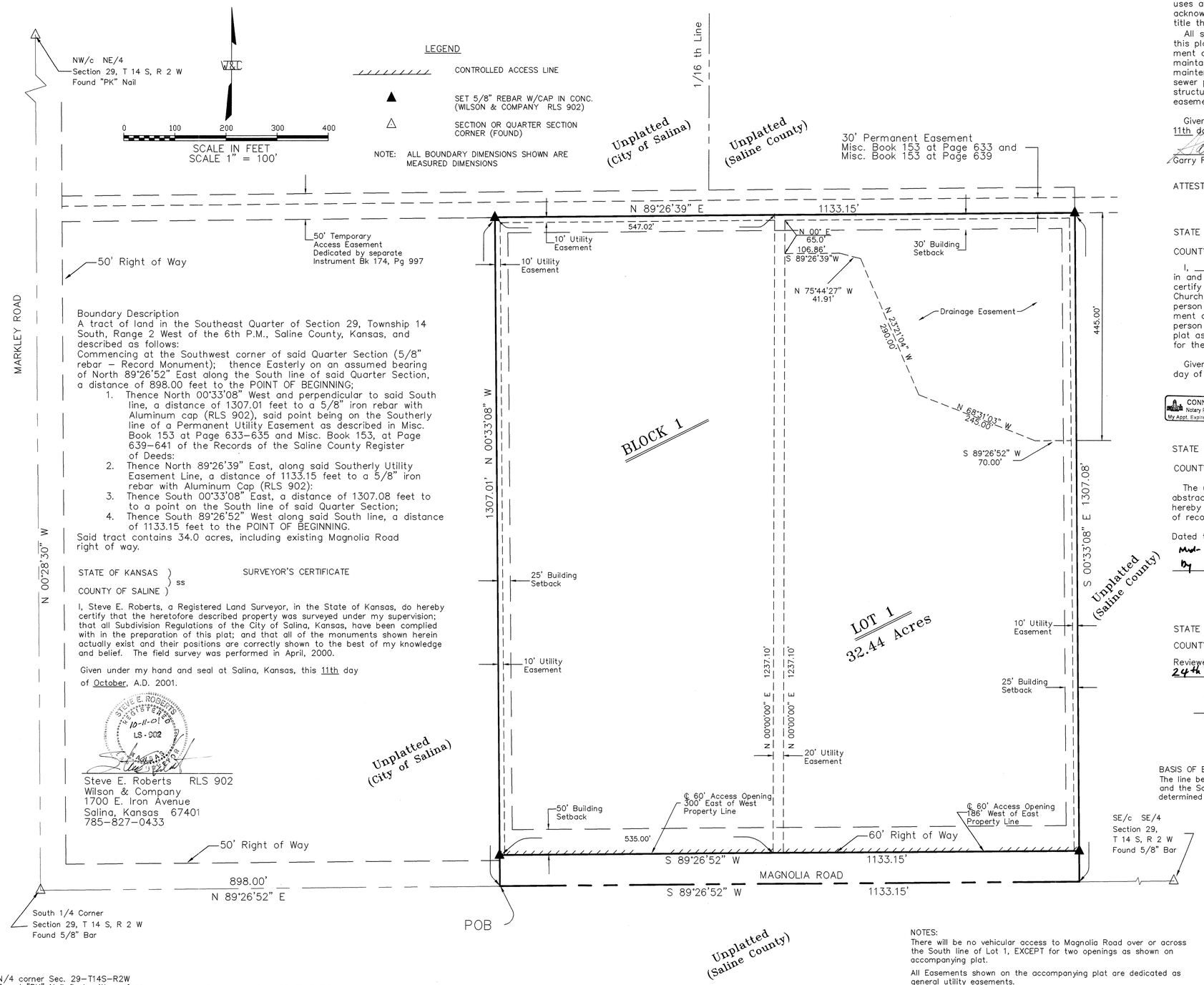
FINAL PLAT

MAGNOLIA HILLS ADDITION

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 2 WEST OF THE 6TH P.M. IN THE CITY OF SALINA, SALINE COUNTY, KANSAS



Boundary Description

A tract of land in the Southeast Quarter of Section 29, Township 14 South, Range 2 West of the 6th P.M., Saline County, Kansas, and described as follows:

Commencing at the Southwest corner of said Quarter Section (5/8" rebar – Record Monument); thence Easterly on an assumed bearing of North 89°26'52" East along the South line of said Quarter Section, a distance of 898.00 feet to the POINT OF BEGINNING;

1. Thence North 00°33'08" West and perpendicular to said South line, a distance of 1307.01 feet to a 5/8" iron rebar with Aluminum cap (RLS 902), said point being on the Southerly line of a Permanent Utility Easement as described in Misc. Book 153 at Page 633–635 and Misc. Book 153, at Page 639–641 of the Records of the Saline County Register of Deeds:
2. Thence North 89°26'39" East, along said Southerly Utility Easement Line, a distance of 1133.15 feet to a 5/8" iron rebar with Aluminum Cap (RLS 902):
3. Thence South 00°33'08" East, a distance of 1307.08 feet to to a point on the South line of said Quarter Section;
4. Thence South 89°26'52" West along said South line, a distance of 1133.15 feet to the POINT OF BEGINNING.

Said tract contains 34.0 acres, including existing Magnolia Road right of way.

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 April, 2000.

Given under my hand and seal at Salina, Kansas, this 11th day of October, A.D. 2001.

STEVE E. ROBERTS REGISTERED 10-11-01 LS-902 KANSAS

Steve E. Roberts RLS 902
Wilson & Company
1700 E. Iron Avenue
Salina, Kansas 67401
785–827–0433

N/4 corner Sec. 29–T14S–R2W
Found "PK" Nail flush with surface (found from record ties)
51.82' SSW to nail and washer in power pole
42.35' NNW to nail in power pole
50.00' S to 5/8" rebar in concrete

S/4 corner Sec. 29–T14S–R2W
Found 5/8" rebar (found from record ties)
51.16' S to 40d spike in power pole
52.30' NW to 40d spike in power pole
1.43' N to centerline Magnolia Road

SE corner Sec. 29–T14S–R2W
Found 5/8" rebar (found from record ties)
71.00' SE to U.S.Cadastral Reference Marker
66.90' SW to RR spike in Power Pole
71.20' NW to Spike & bottle cap in Power Pole

NOTES:

There will be no vehicular access to Magnolia Road over or across the South line of Lot 1, EXCEPT for two openings as shown on accompanying plat.

All Easements shown on the accompanying plat are dedicated as general utility easements.

An additional 10–foot wide Utility Easement will granted to KP&L for constructing and maintaining an electic utility at a location determined by building placement.

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

This is to certify that the undersigned Proprietor, First Covenant Church, 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 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 11th day of October, A.D. 2001.

Garry Rowson, Church Chair, First Covenant Church

ATTEST: Connie L. Adkins
Connie L. Adkins, Secretary of Church Council

NOTARY CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

I, Connie E. Roberts, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Garry Rowson, Church Chair, First Covenant Church, 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 11th day of October, A.D. 2001.

Connie E. Roberts

CONNIE E. ROBERTS
Notary Public - State of Kansas
My Appt. Expires 4-17-2002

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 11th day of October, A.D. 2001

Mid-Kansas Title Company Inc.
By [illegible], President

COUNTY SURVEYOR CERTIFICATE

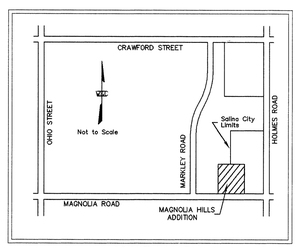
STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Reviewed in accordance with K.S.A. 58–2005 on this 24th day of October 2001 A.D.

Jerry L. Fowler, Saline County Surveyor

BASIS OF BEARING

The line between the South 1/4 Corner of Section 29 (5/8" rebar) and the Southeast corner of said Section 29 (5/8" rebar) was determined to be N 89°26'52" E (Assumed bearing).



VICINITY MAP

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 19th day of October, A.D. 2001.

Donald R. Merriman
Donald R. Merriman
County Clerk

Lieu Ann Nicola
Lieu Ann Nicola
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 19th day of October, A.D. 2001.

Donald R. Merriman
Donald R. Merriman
County Clerk

Lieu Ann Nicola
Lieu Ann Nicola
City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 2nd day of October, A.D. 2001.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS

Paul Webb, Chairman

ATTEST: Dean Andrew
Dean Andrew, Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
) ss
COUNTY OF SALINE)

Approved this 15th day of October, A.D. 2001.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Kristin Seaton, Mayor

ATTEST: Lieu Ann Nicola
Lieu Ann Nicola, 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.

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WILSON & COMPANY