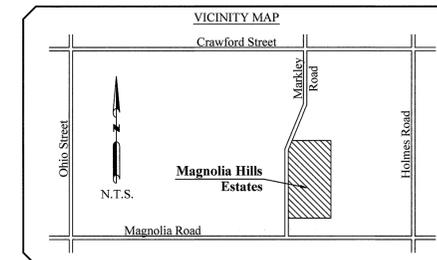


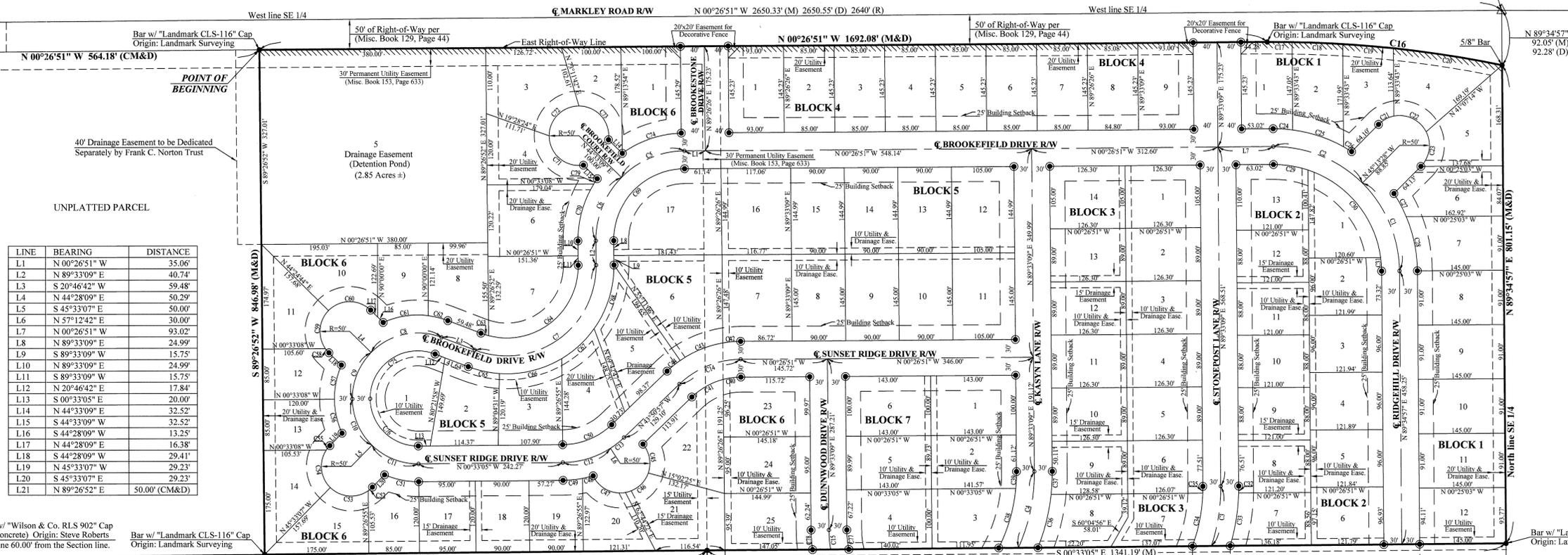
The Final Plat of Magnolia Hills Estates

to the City of Salina, Saline County, Kansas, A parcel of land located in the Southeast Quarter of
Section 29, Township 14 South, Range 2 West of the 6th Principal Meridian



Southwest Corner
Southeast Quarter
S29-T14S-R2W
Bar w/ "Saline County
Surveyor" Cap
POINT OF
COMMENCEMENT

Northwest Corner
Southeast Quarter
S29-T14S-R2W
Found 5/8" Bar



LINE	BEARING	DISTANCE
L1	N 00°26'51" W	35.06'
L2	N 89°33'09" E	40.74'
L3	S 20°46'42" W	59.48'
L4	N 44°28'09" E	50.29'
L5	S 45°33'07" E	50.00'
L6	N 57°12'42" E	30.00'
L7	N 00°26'51" W	93.02'
L8	N 89°33'09" E	24.99'
L9	S 89°33'09" W	15.75'
L10	N 89°33'09" E	24.99'
L11	S 89°33'09" W	15.75'
L12	N 20°46'42" E	17.84'
L13	S 00°33'05" E	20.00'
L14	N 44°33'09" E	32.52'
L15	S 44°33'09" W	32.52'
L16	S 44°28'09" W	13.25'
L17	N 44°28'09" E	16.38'
L18	S 44°28'09" W	29.41'
L19	N 45°33'07" W	29.23'
L20	S 45°33'07" E	29.23'
L21	N 89°26'52" E	50.00' (CM&D)

LEGEND

- Monuments Found (Set in Concrete)
- Set 1/2" Rebar w/ "Landmark CLS-116" cap (Set as Block Corner)
- ▲ Section Corner
- D Measured Distance
- M Described Distance
- P Platted Distance
- CM Calculated from Measurement
- R/W Right-of-Way
- R Radius
- Restricted Access
- Subdivision Boundary Line
- Lot Line
- Easement Line
- Building Setback Line

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00'	164.14'	160.00'	N 67°11'25" E
C2	210.00'	165.83'	161.56'	N 22°10'30" E
C3	311.03'	102.19'	101.73'	S 81°00'12" E
C4	311.03'	132.32'	131.32'	S 78°12'57" E
C5	150.00'	117.81'	114.81'	N 22°56'51" W
C6	150.00'	117.81'	114.81'	N 67°56'51" W
C7	150.00'	292.48'	248.30'	S 34°50'04" E
C8	110.00'	127.83'	120.76'	N 12°05'27" W
C9	110.00'	86.32'	84.12'	N 67°51'42" W
C10	110.00'	86.39'	84.19'	S 66°56'54" W
C11	110.00'	86.39'	84.19'	S 21°56'54" W
C12	150.00'	84.56'	83.45'	S 16°38'16" E
C13	150.00'	29.12'	29.07'	S 38°20'59" E
C14	150.00'	113.62'	110.92'	N 22°08'57" W
C15	196.00'	32.96'	32.93'	S 85°05'51" W
C16	1859.56'	396.92'	396.17'	N 05°38'43" E
C17	1859.56'	41.75'	41.75'	N 00°10'25" E
C18	1859.56'	85.09'	85.09'	N 02°07'40" E
C19	1859.56'	85.36'	85.35'	N 04°45'13" E
C20	1859.56'	184.72'	184.64'	N 08°45'22" E
C21	50.00'	29.81'	29.37'	N 28°08'49" W
C22	50.00'	64.50'	60.12'	N 25°33'05" E
C23	50.00'	62.78'	58.73'	S 81°11'35" E
C24	240.00'	33.08'	33.05'	N 03°30'03" E
C25	240.00'	90.25'	89.72'	N 18°13'19" E
C26	240.00'	15.82'	15.81'	N 30°52'58" E
C27	240.00'	43.90'	43.84'	N 62°03'37" E
C28	240.00'	93.33'	92.75'	N 78°26'29" E
C29	180.00'	59.03'	58.76'	N 08°56'49" E
C30	180.00'	201.07'	190.78'	N 50°20'35" E
C31	180.00'	22.74'	22.72'	N 85°57'49" E
C32	341.03'	11.49'	11.49'	S 89°25'44" E
C33	341.03'	90.33'	90.06'	S 80°52'33" E
C34	281.03'	91.19'	90.79'	S 78°48'32" E
C35	281.03'	11.49'	11.49'	S 89°16'35" E
C36	341.03'	92.58'	92.29'	S 76°02'52" E
C37	341.03'	38.98'	38.96'	S 87°05'56" E
C38	281.03'	104.95'	104.35'	S 73°57'31" E
C39	281.03'	28.40'	28.39'	S 87°33'08" E
C40	120.00'	29.96'	29.88'	N 07°36'06" W
C41	120.00'	60.94'	60.28'	N 29°18'05" W
C42	180.00'	29.91'	29.87'	N 05°12'31" W
C43	180.00'	78.06'	77.45'	N 22°23'30" W
C44	180.00'	28.38'	28.35'	N 39°19'55" W
C45	50.00'	51.61'	49.35'	N 79°33'20" E
C46	50.00'	53.00'	50.56'	S 40°30'18" W
C47	50.00'	65.74'	61.11'	S 27°31'47" W
C48	180.00'	18.37'	18.37'	S 13°53'49" E
C49	180.00'	32.91'	32.86'	S 05°44'08" E
C50	120.00'	91.01'	88.85'	S 22°11'57" E
C51	140.00'	58.83'	58.39'	S 11°29'10" W
C52	50.00'	9.38'	9.37'	S 40°10'35" E
C53	50.00'	69.16'	63.78'	S 04°49'25" W
C54	50.00'	69.15'	63.77'	S 84°04'13" W
C55	50.00'	9.39'	9.37'	N 50°55'47" W
C56	140.00'	58.83'	58.40'	S 77°24'39" W
C57	140.00'	58.78'	58.35'	N 78°21'29" W
C58	50.00'	9.32'	9.30'	S 49°48'23" W
C59	50.00'	69.22'	63.83'	N 83°11'37" W
C60	50.00'	78.54'	70.71'	N 00°31'51" W
C61	140.00'	77.34'	76.36'	N 08°39'14" W
C62	140.00'	34.05'	33.97'	N 14°08'28" E
C63	120.00'	13.62'	13.61'	S 17°50'08" W
C64	120.00'	220.62'	190.84'	S 38°05'07" E
C65	180.00'	53.78'	53.58'	S 12°25'28" W
C66	180.00'	109.22'	107.55'	S 13°31'00" E
C67	180.00'	74.37'	73.84'	S 42°44'07" E
C68	180.00'	113.35'	111.49'	S 72°36'43" E
C69	120.00'	188.50'	169.71'	N 45°26'51" W
C70	180.00'	100.73'	99.42'	N 74°24'55" W
C71	50.00'	86.03'	75.80'	N 40°42'40" W
C72	50.00'	78.54'	70.71'	N 45°00'00" W
C73	50.00'	85.24'	75.29'	N 48°50'29" E
C74	180.00'	106.23'	104.70'	N 18°56'47" W
C75	80.00'	155.85'	132.35'	N 34°27'07" W
C76	80.00'	125.66'	113.14'	S 44°26'55" W
C77	166.00'	32.96'	32.91'	S 84°21'02" W
C78	226.00'	32.99'	32.96'	S 85°39'09" W
C79	180.00'	10.50'	10.50'	N 56°42'44" W

LOT 1, BLOCK 1
MAGNOLIA HILLS ADDITION
Plat Book A-12, Page 25

PLAT NOTES

- 1) Basis of Bearings: Assumed N 89°26'52" E along the South line of the Southeast Quarter of S29-T14S-R2W.
- 2) Monuments found have an unknown origin unless noted otherwise.
- 3) Flood Information: This property is located in Flood Zone C, areas of minimal flooding. According to the Flood Insurance Rate Map for the City of Salina, Saline County, Kansas, Map Number: 200316 0060 B Effective Date: 02/05/1986
- 4) Houses built on Lots 1-5, Block 5 will face East towards Sunset Ridge Drive.
- 5) All utility service shall be underground.
- 6) Acceptance by the City of the drainage easements shown on this plat shall not constitute acceptance of maintenance responsibility. Maintenance of all drainage ways and other drainage improvements contained within the drainage easements delineated on this final plat shall be the responsibility of the abutting property owner until such time as the detention pond located on Lot 5, Block 6 is accepted for maintenance by the City of Salina.
- 7) Purchase and subsequent improvement and use of land within the Magnolia Hills Estates shall be subject to and regulated by the provisions of the "Declaration of Covenants, Conditions and Restrictions for the Magnolia Hills Estates" submitted separately herewith.

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 Plat:	11/29/05	Project #: 05-3902
Drawn By:	JPJ	Client: Magnolia Hills, Inc
Checked By:	TR	Sheet 1 of 2

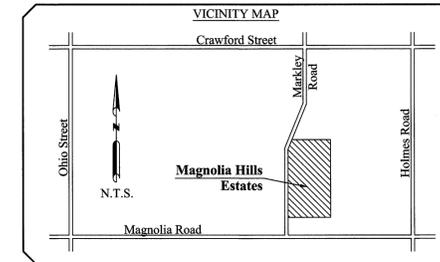
179A

Southeast Corner
Southeast Quarter
S29-T14S-R2W
Found Bar w/ "Saline
County Surveyor" Cap

The Final Plat of
Magnolia Hills Estates
 to the City of Salina, Saline County, Kansas, A parcel of land located in the Southeast Quarter of
 Section 29, Township 14 South, Range 2 West of the 6th Principal Meridian

SECTION CORNER TIES

Northwest Corner, Southeast Quarter S29-T14S-R2W 5/8" Bar		Northeast Corner, Southeast Quarter S29-T14S-R2W 1/2" Bar	
1) 40d nail in top of corner fence post	23.5' W	1) 20d nail in power pole	125.2' SSE
2) Northwest corner of Northwest leg of power line tower	130.4' ENE	2) 8d nail in top of fence post	26.7' ESE
3) Center of water valve	137.5' NE	3) Top, center of telephone pedestal	36.6' WNW
4) Center of water meter	140.0' SE	4) 5/8" Bar	2.4' NE
5) Centerline of Markley Road traveled way	39.5' E	5) Centerline of Holmes Road traveled way	10' W
Southwest Corner, Southeast Quarter S29-T14S-R2W Bar w/ "Saline County Surveyor" Cap		Southeast Corner, Southeast Quarter S29-T14S-R2W Bar w/ "Saline County Surveyor" Cap	
1) Nail & washer in East face of power pole	51.2' S	1) Cadastral reference marker	71.0' SE
2) Spike & washer in Southwest face of light pole	52.5' NW	2) Cadastral reference marker	67.5' SW
3) Centerline of Magnolia Road traveled way	2' N	3) Railroad spike in power pole	67.0' SW
4) Southwest corner of brick mailbox	39.8' SSE	4) Spike & bottle cap in guy pole	71.2' NW
5) Top, center of telephone pedestal	60.3' SW	5) Centerline of Magnolia Road traveled way	1' N



CORPORATE OWNER'S CERTIFICATE

State of Kansas)
 County of Saline) SS

This is to certify that the undersigned Proprietor, Magnolia Hills, Incorporated, 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 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 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 our hand at Salina, Kansas, this 15th day of December, A.D., 2005.

Magnolia Hills, Incorporated
 Kelly R. Dunn, President

Magnolia Hills, Incorporated
 Stan C. Byquist, Vice President

Magnolia Hills, Incorporated
 James D. Markle, Treasure

NOTARY CERTIFICATE

State of Kansas)
 County of Saline) SS

I, William M. Grammer, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Kelly R. Dunn, President, Stan C. Byquist, Vice President, James D. Markle, Treasure of Magnolia Hills, Incorporated 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 corporation for the purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of December, A.D., 2005.

Notary



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 19 day of December, A.D., 2005.

Licensed 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 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 19th day of December, A.D., 2005.

County Clerk

 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 19th day of December, A.D., 2005.



County Clerk

City Clerk



SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas)
 County of Saline) SS

Approved this 15th day of Nov, A.D., 2005.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Chairman

Secretary

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
 County of Saline) SS

Approved this 12th day of Dec, A.D., 2005.

BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS.

Mayor

City Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
 County of Saline) SS

Final Plat of Magnolia Hills Estates to the City of Salina, Saline County, Kansas, was filed in my office on this 19 day of December, 2005, at 10 o'clock AM, and duly recorded in volume 179B of plats, at page 1.

Register of Deeds

Filing fee of paid.

LEGAL DESCRIPTION (Book 1105, Pages 1128-1129)

A parcel of land located in the Southeast Quarter of Section 29, Township 14 South, Range 2 West of the 6th Principal Meridian in Saline County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence on an assumed bearing of N 89°26'52" E along the South line of said Southeast Quarter a distance of 50.00 feet to a point on the East right-of-way line of Markley Road; thence N 00°26'51" W along said East right-of-way line a distance of 564.18 feet to the POINT OF BEGINNING of the parcel to be described;
 - thence continuing N 00°26'51" W along said East right-of-way line a distance of 1692.08 feet;
 - thence along said East right-of-way line on a curve to the right with a radius of 1859.56 feet, a chord distance of 396.17 feet, a chord bearing of N 05°38'43" E, and an arc length of 396.92 feet to a point on the North line of said Southeast Quarter;
 - thence N 89°34'57" E along said North line a distance of 801.15 feet;
 - thence S 00°33'05" E along the West line of Magnolia Hill Addition, and extension thereof, a distance of 2084.04 feet;
 - thence S 89°26'52" W a distance of 846.98 feet to the POINT OF BEGINNING;
 Said parcel contains 40.32 acres, more or less, and is subject to easements, reservations and restrictions of record.

SURVEYOR'S CERTIFICATE

State of Kansas)
 County of Dickinson) SS

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 complied with 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.

Given under my hand and seal at Abilene, Kansas, this 29th day of NOVEMBER, A.D., 2005.



COUNTY SURVEYOR CERTIFICATE

State of Kansas)
 County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 21st day of December, A.D., 2005.

County Surveyor



179B

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:	11/29/05	Project #: 05-3902
Drawn By:	JPJ	Client: Magnolia Hills, Inc
Checked By:	TR	Sheet 2 of 2