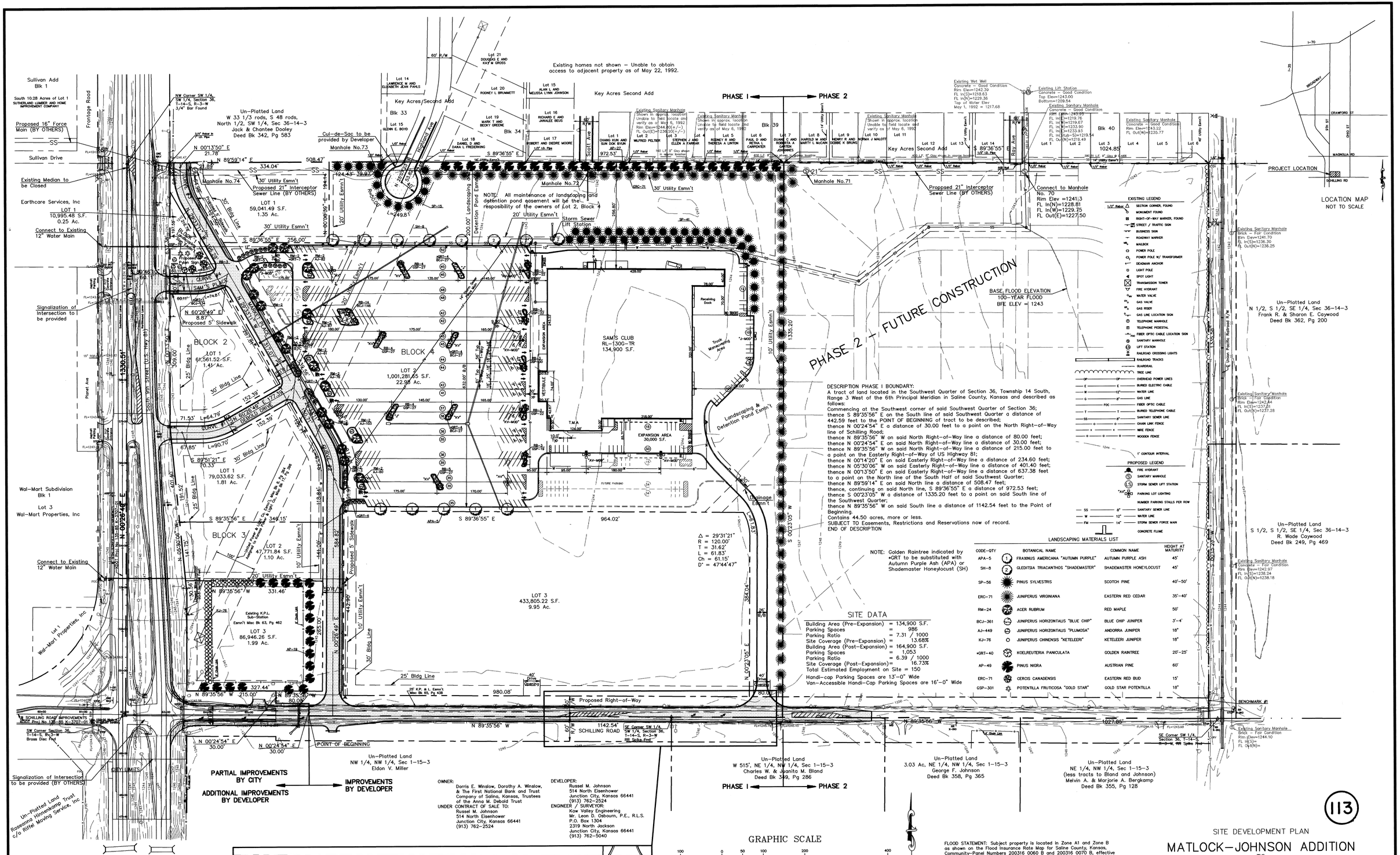

OWNER:
Dorris E. Winslow, Dorothy A. Winslow, & The First National Bank and Trust Company of Salina, Kansas, Trustees of the Anna M. Debold Trust
UNDER CONTRACT OF SALE TO:
Russel M. Johnson
514 North Eisenhower
Junction City, Kansas 66441
(913) 762-2524

DEVELOPER:
Russel M. Johnson
514 North Eisenhower
Junction City, Kansas 66441
(913) 762-2524
ENGINEER / SURVEYOR:
Kaw Valley Engineering
Mr. Leon D. Osbourn, P.E., R.L.S.
P.O. Box 1304
2319 North Jackson
Junction City, Kansas 66441
(913) 762-5040

DESCRIPTION PHASE I BOUNDARY:
A tract of land located in the Southwest Quarter of Section 36, Township 14 South, Range 3 West of the 6th Principal Meridian in Saline County, Kansas and described as follows:
Commencing at the Southwest corner of said Southwest Quarter of Section 36;
thence S 89°35'56" E on the South line of said Southwest Quarter a distance of 442.59 feet to the POINT OF BEGINNING of tract to be described;
thence N 00°24'54" E a distance of 30.00 feet to a point on the North Right-of-Way line of Schilling Road;
thence N 89°35'56" W on said North Right-of-Way line a distance of 80.00 feet;
thence N 00°24'54" E on said North Right-of-Way line a distance of 30.00 feet;
thence N 89°35'56" W on said North Right-of-Way line a distance of 215.00 feet to a point on the Easterly Right-of-Way of US Highway 81;
thence N 00°14'20" E on said Easterly Right-of-Way line a distance of 234.60 feet;
thence N 05°30'06" W on said Easterly Right-of-Way line a distance of 401.40 feet;
thence N 00°13'50" E on said Easterly Right-of-Way line a distance of 637.38 feet to a point on the North line of the South Half of said Southwest Quarter;
thence N 89°59'14" E on said North line a distance of 508.47 feet;
thence, continuing on said North line, S 89°36'55" E a distance of 972.53 feet;
thence S 00°23'05" W a distance of 1335.20 feet to a point on said South line of the Southwest Quarter;
thence N 89°35'56" W on said South line a distance of 1142.54 feet to the Point of Beginning.
Contains 44.50 acres, more or less.
SUBJECT TO Easements, Restrictions and Reservations now of record.
END OF DESCRIPTION

EASEMENT NOTE:
Property is subject to three Blanket Easements as follows:
1. United Telephone Company dated Aug 7, 1935 and filed for record Sept 10, 1935 in Misc Bk 17, Pg 235; Assigned to Southwestern Bell Telephone Company by instrument dated Dec 31, 1938 and filed for record May 15, 1939 in Misc Bk 24, Pgs 30-35.
2. Southwestern Bell Telephone Company dated Sept 29, 1939 and filed for record Sept 30, 1939 in Misc Bk 24, Pg 304.
3. Kansas Power & Light Company dated Aug 15, 1942 and filed for record Sept 1, 1942 in Misc Bk 29, Pg 181.

FLOOD STATEMENT: Subject property is located in Zone A1 and Zone B as shown on the Flood Insurance Rate Map for Saline County, Kansas, Community-Panel Numbers 200316 0060 B and 200316 0070 B, effective date February 5, 1986. Zone A1 is defined as "Areas of 100-year flood; base flood elevations and flood hazard factors determined". The Base Flood Elevation for subject property is shown to be at elevation 1243. 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".

BENCHMARK #1: USGS Marker stamped "C-292 1952", 42 feet North and 10 feet West of the Southeast corner of the Southwest Quarter of Section 36, T-14-S, R-3-W
Elev = 1245.22

BENCHMARK #2: Chsd "□" on Top of Curb on East side of Scott Avenue at South end of street
Elev = 1246.59

BENCHMARK #3: 3/4" Bar at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 36, T-14-S, R-3-W
Elev = 1246.89

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SITE DEVELOPMENT PLAN

MATLOCK-JOHNSON ADDITION

TO

SALINA, KANSAS

NO.	DATE	REVISION	BY
2	9/17/92	REVISED PER CITY REQUEST	DBA
1	6/23/92	REVISED PER CITY REQUEST	DBA

RUSSELL M. JOHNSON — APPLICATION 192-2

KAW VALLEY ENGINEERING
P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS 66441
(913)762-5040
FAX 913-762-7744
122 N.W. PARKWAY
RIVERSIDE, MISSOURI 64150
(816)587-5033
FAX 816-587-0129

PROJ. NO.	92-1409
DATE	MAY 22, 1992
DESIGNER	LDO
DRAWN BY	DBA
CHECKED BY	
CFN	1409SDP2
SHEET	1 OF 1