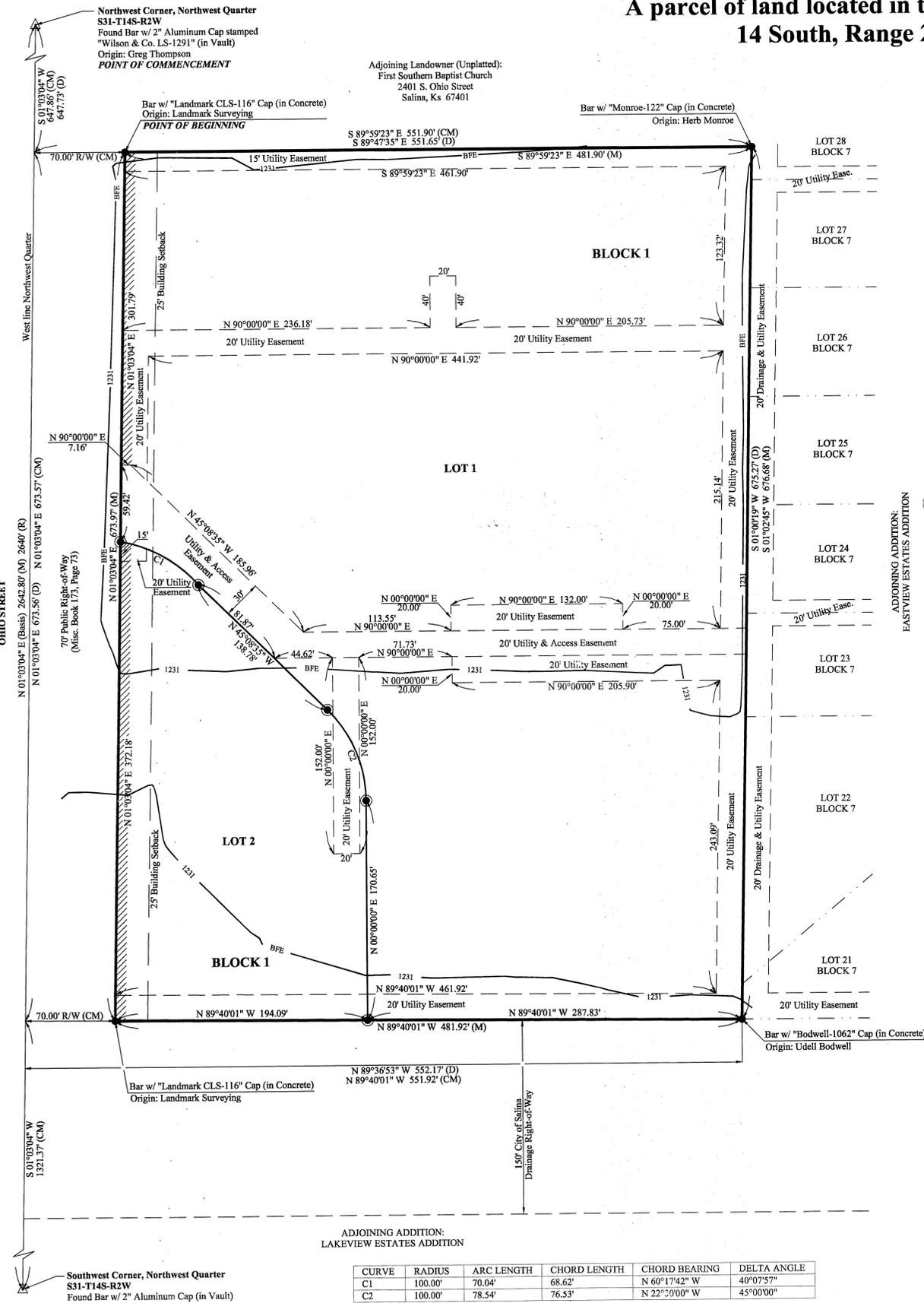
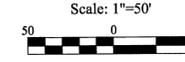
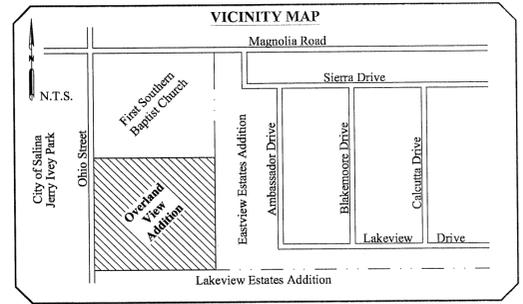


The Final Plat of Overland View Addition

to the City of Salina, Saline County, Kansas
A parcel of land located in the Northwest Quarter of Section 31, Township
14 South, Range 2 West of the 6th Principal Meridian



LEGAL DESCRIPTION (Previously Described in Deed Book 389, Page 686)

A parcel of land located in the Northwest Quarter of Section 31, Township 14 South, Range 2 West of the 6th Principal Meridian in Saline County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of S 01°03'04" W along the West line of said Northwest Quarter a distance of 647.86 feet to the Northwest corner of a parcel recorded in Deed Book 389, Page 686 at the Saline County Register of Deeds Office; thence S 89°59'23" E along the North line of said recorded parcel a distance of 70.00 feet to a point on the East right-of-way line of Ohio Street, said point also being the POINT OF BEGINNING of the parcel to be described;
- thence continuing S 89°59'23" E along said North line a distance of 551.90 feet to the Northeast corner of said recorded parcel, said point also being on the West line of Eastview Estates Addition to the City of Salina, Saline County, Kansas;
- thence S 01°02'45" W along the East line of said recorded parcel and the West line of said Eastview Estates Addition a distance of 676.68 feet to the Southeast corner of said recorded parcel and the Southwest corner of said Eastview Estates Addition, said point also being the North line of Lakeview Estates Addition to the City of Salina, Saline County, Kansas;
- thence N 89°40'01" W along South line of said recorded parcel and the North line of said Lakeview Estates Addition a distance of 481.92 feet to a point on said East right-of-way line;
- thence N 01°03'04" E along said East right-of-way line a distance of 673.97 feet to the POINT OF BEGINNING;
Said parcel contains 7.47 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 _____ day of _____ A.D., 2004.

Paul C. Reynolds
Paul C. Reynolds
L.S. # 1354

CORPORATE OWNER'S CERTIFICATE

State of Kansas)
County of Saline) SS

This is to certify that the undersigned Proprietor, Eastview Property, 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 my hand at Salina, Kansas, U.S. 20th day of February, A.D., 2004.

Stan Byquist
Stan Byquist
Eastview Property, Inc.
Stan Byquist, President

NOTARY CERTIFICATE

State of Kansas)
County of Saline) SS

I, *Karen Lee*, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Stan Byquist, President of Eastview Property, Incorporated, is 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 the free and voluntary act of said corporation for the purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of February, A.D., 2004.

Karen Lee
Karen Lee
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 20th day of Feb, A.D., 2004.

Kody Chaput
Kody Chaput
Licensed Abstractor

COUNTY SURVEYOR CERTIFICATE

State of Kansas)
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of March, A.D., 2004.

Jimmy Haworth
Jimmy Haworth
County Surveyor

COUNTY CLERK AND CITY CLERK CERTIFICATE

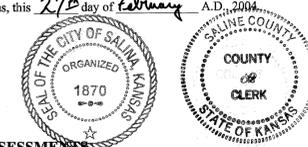
State of Kansas)
County of Saline) SS

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 27th day of February, A.D., 2004.

Donald R. Meriman
Donald R. Meriman
County 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 27th day of February, A.D., 2004.

Donald R. Meriman
Donald R. Meriman
County Clerk



SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of Saline) SS

Approved this 3rd day of February, A.D., 2004.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Stan Byquist
Stan Byquist
Chairman

Dean Andrews
Dean Andrews
Secretary

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
County of Saline) SS

Approved this 23rd day of February, A.D., 2004.

BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS.

Alan E. Jilka
Alan E. Jilka
Mayor

Heather Elsey
Heather Elsey
City Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) SS

Final Plat of Overland View Addition to the City of Salina, Saline County, Kansas, was filed in my office on this _____ day of _____, 2004, at _____ o'clock _____ M. and duly recorded in volume _____ of plats, at page _____.

Register of Deeds

Filing fee of _____ paid.

LEGEND

- Monuments Found
- Set 1/2" Bar w/ "Landmark CLS-116" Cap
- △ Section Corner
- M Measured Distance
- D Described Distance (Deed Book 389, Page 686)
- CM Calculated from Measurement
- /// Restricted Access

PLAT NOTES

- 1) Basis of Bearings: Assumed N 01°03'04" E along the West line of the Northwest Quarter of S31-T14S-R2W.
- 2) Monuments found have an unknown origin unless noted otherwise.
- 3) Flood Statement: This property is located in Flood Zone: AH, areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. According to the Flood Insurance Rate Map for the City of Salina, Saline County, Kansas. Map Number: 200316 0060 B. Effective Date: February 5, 1986. Base Flood Elevation = 1231.0
- 4) The minimum elevation of all building pads on Lots 1 and 2 shall be 1232.0 above mean sea level.

SECTION CORNER TIES

Northwest Corner, Northwest Quarter S31-T14S-R2W
Found Bar w/ 2" Aluminum Cap stamped "Wilson & Co. LS-1291" (in Vault)

- 1) Northeast corner of concrete inlet on Magnolia 70.4' WNW
- 2) Northwest corner of concrete inlet on Magnolia 82.0' ENE
- 3) Southwest corner of concrete inlet on Magnolia 86.4' SE
- 4) Southeast corner of concrete inlet on Magnolia 72.4' SW

Southwest Corner, Northwest Quarter S31-T14S-R2W
Found Bar w/ 2" Aluminum Cap (in Vault)

- 1) Top of cadastral marker 27.0' W
- 2) Top, end of CMP 31.5' WNW
- 3) Bar w/ 2" aluminum cap stamped "Wilson & Co." 49.9' E
- 4) Centerline of Ohio Street traveled way

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	70.04'	68.62'	N 60°17'42" W	40°07'57"
C2	100.00'	78.54'	76.53'	N 22°2'00" W	45°00'00"

147B

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:	02/20/04	Project #:	03-3319
Drawn By:	JPJ	Client:	Overland Ventures
Checked By:	TR	Date of Survey:	01/13/04