

DESCRIPTION OF TRACT

A Tract of land being a part of the west 930.00 feet of the south 610 feet of the south half of the southeast quarter of the southeast quarter of Section 17, Township 14 South, Range 2 West of the 6th P.M. in Saline County Kansas, more particularly described as follows:

Beginning at the southwest corner of the southeast quarter of the southeast quarter of said Section 17, thence N-00°-01'-45"-W, a distance of 610.00 feet, thence N-89°-22'-27"-E, a distance of 460.00 feet, thence S-00°-01'-45"-E, a distance 145.00 feet, thence N-89°-22'-27"-E, a distance of 470.00 feet, thence S-00°-01'-45"-E, a distance of 465.00 feet, to the south line of said southeast quarter of the southeast quarter of said Section 17, thence S-89°-22'-27"-W, along the south line of said southeast quarter of the southeast quarter of said Section 17, a distance of 930.00 feet to the point of beginning, containing 11.45 acres more or less.

N.W. COR. OF SEC. 14
S.E. 1/4 SEC. 7,
T.14S, R.2E

CURVE NO. 1

- Δ = 90°-35'-48"
- R = 95.99'
- T = 95'
- L = 150.21'
- D = 60°-18'-41"

GENERAL NOTES:

1. This plat shall conform with provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.
2. The Base Flood Elevations for this subdivision are as identified on the Plat drawing. The Base Flood Elevations and Floodway Fringe boundaries identified on this plat shall be modified by the City Engineer upon relocation of the existing channel and construction of the proposed drainage improvements.
3. The drainage channel to be constructed within the 25' drainage easement shown on this plat and any abutting drainage easements shall be installed or sufficient guarantees in place insuring its construction prior to fill being placed on any lots identified as being in the floodway fringe. Maintenance responsibilities for the drainage channel shall be assumed by all lot owners in the subdivision, with assessments based on the square footage of each lot.
4. Public water and sanitary sewer improvements needed to serve this subdivision shall be installed or sufficient guarantees in place insuring their installation before any building permits are issued.
5. A temporary turn around easement for street purposes on Quail Hollow Drive is hereby dedicated to the use of the public. Upon extension of a street beyond the limits of the temporary turn around easement, said easement is rescinded for use by the public and full use and control shall revert to the legal property owners.

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS) SS
CITY OF KANSAS)

Approved this 6th day of July, A.D., 1992.

Mayor: *Carol E. Beegs*
City Clerk: *Shirley J. Jacquez*

CERTIFICATE OF THE COUNTY COMMISSION

STATE OF KANSAS) SS
COUNTY OF SALINE)

Approved this _____ day of _____ A.D., 1992.

Board of the County Commissioners of Saline County

Chairman: _____
County 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 _____ and duly recorded in volume _____ of plats, at page _____.

Register of Deeds
Filing fee of _____ paid.

ABSTRACTORS CERTIFICATE

STATE OF KANSAS) SS
COUNTY OF SALINE)

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

Dated this 17th day of July, A.D., 1992.

Robert J. Greder

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS) SS
COUNTY OF SALINE)

I do hereby certify that there are no delinquent taxes, no unpaid current general taxes, no unpaid forfeited taxes and no redeemable tax sales against any land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

City Clerk: *Shirley J. Jacquez*
County Clerk: *Shirley J. Jacquez*

STATE OF KANSAS) SS
CITY OF SALINA)

Approved this 10th day of June, A.D., 1992.

Salina City Planning Commission
Salina, Kansas

Chairman: _____
Secretary: _____

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 deferred special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

County Clerk: *Shirley J. Jacquez*
City Clerk: _____

CORPORATE OWNERS CERTIFICATE

STATE OF KANSAS) SS
COUNTY OF SALINE)

This is to certify that the undersigned, John Heline, Roline Inc., and Robert Fuller Jr., The First Christian Church of Salina, Inc., who own the land described in the plat and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and do 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 all utilities underground (wires, conduits, water, gas and sewer pipes) or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Done at Salina, Kansas this 17 day of April, A.D., 1992.

By: *John Heline, President Roline Inc.* By: *Robert Fuller Jr., The First Christian Church of Salina Inc.*
Attest: _____

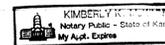
NOTARY PUBLIC

STATE OF KANSAS) SS
COUNTY OF SALINE)

Be it remembered that on this 17 day of April, 1992, before me, the undersigned, a Notary Public, in and for the County and State, came John Heline & Robert Fuller Jr., who are personally known to me to be the same persons who executed, as the respective person, the within instrument of writing.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year last mentioned.

My commission expires: 2-12-94 Notary Public.



SURVEYOR'S CERTIFICATE

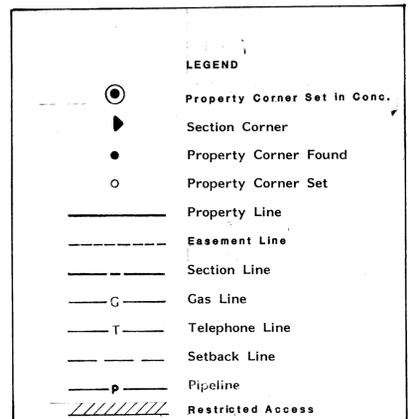
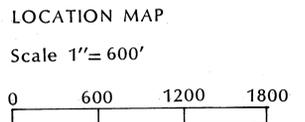
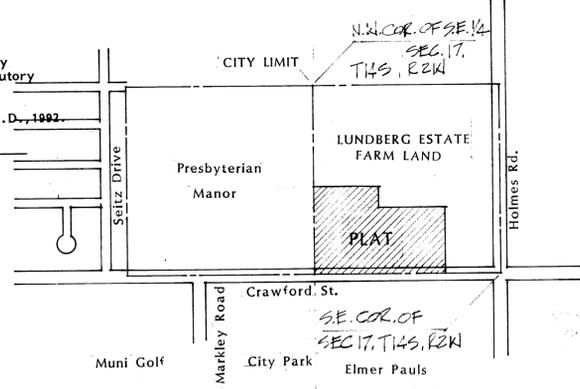
STATE OF KANSAS)
COUNTY OF SALINE) SS

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 heretofore described property was surveyed and subdivided by me, or under my supervision; that all subdivision regulation 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.

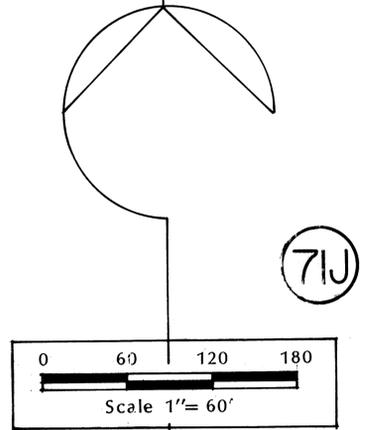
Given under my hand and seal at Salina, Kansas.



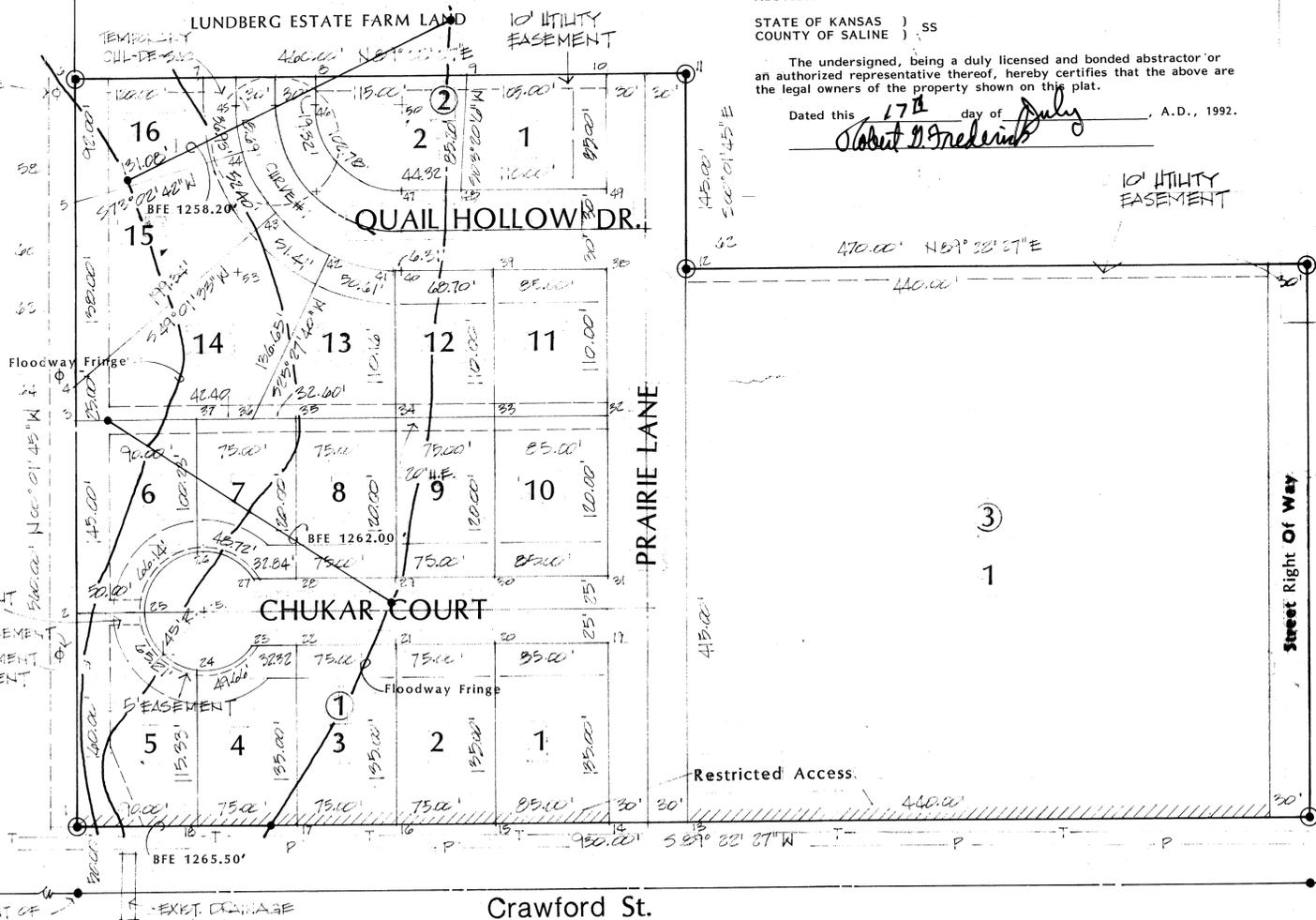
SE CORNER OF SEC 17, T.14S, R.2E
SPK WITH W.B. DISK AT CORNER
SPK IN POWER POLE 68.5' SW
WEST END OF CULVERT 40.5' NW
EAST END OF CULVERT 41.3' NE



OWNER OF PROPERTY
Roline Inc., 239 N. Santa Fe, Salina, Kansas 67401
Deed Recorded, Book 361, Page 457
and
The First Christian Church (Disciples of Christ) of Salina Inc.
201 S. 8th, Salina, Kansas 67401
Deed Recorded, Book 361, Page 459



PRESBYTERIAN MANOR



S.W. CORNER, SE 1/4, POINT OF BEGINNING
S.E. 1/4 SEC. 7, T.14S, R.2E
SPK IN THE MANHOLE DISK AT CORNER
GAS VALVE 34.2' NE
SPK IN POWER POLE 43.0' SW
SEWER MANHOLE 26.5' SW

Crawford St.

ELMER PAULS

APPLEBY AND MARSH ARCHITECTS ENGINEERS PA



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Revisions	no.	date
	1	10-18-91
	2	11-6-91
	3	1-16-92
	4	5-16-92
	5	6-8-92

Project No. 9017
design _____
cont. doc. _____
checked _____

Issued for: 9-27-91
 INFORMATION
 ESTIMATING
 CONSTRUCTION
 AS BUILT
 FINAL PLAT

FINAL PLAT
PHEASANT RIDGE ADDITION
TO THE CITY OF SALINA KS

A&M
Sheet
1
of 1