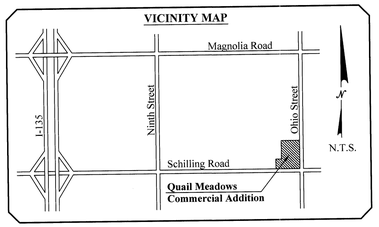
Final Plat of

Quail Meadows Commercial Addition

to the City of Salina, Saline County, Kansas, A Replat of Lot 1, Block 9, Quail Meadows Estates Addition and a parcel in the Southeast Quarter of Section 36, Township 14 South, Range 3 West of the 6th Principal Meridian

VICINITY MAP



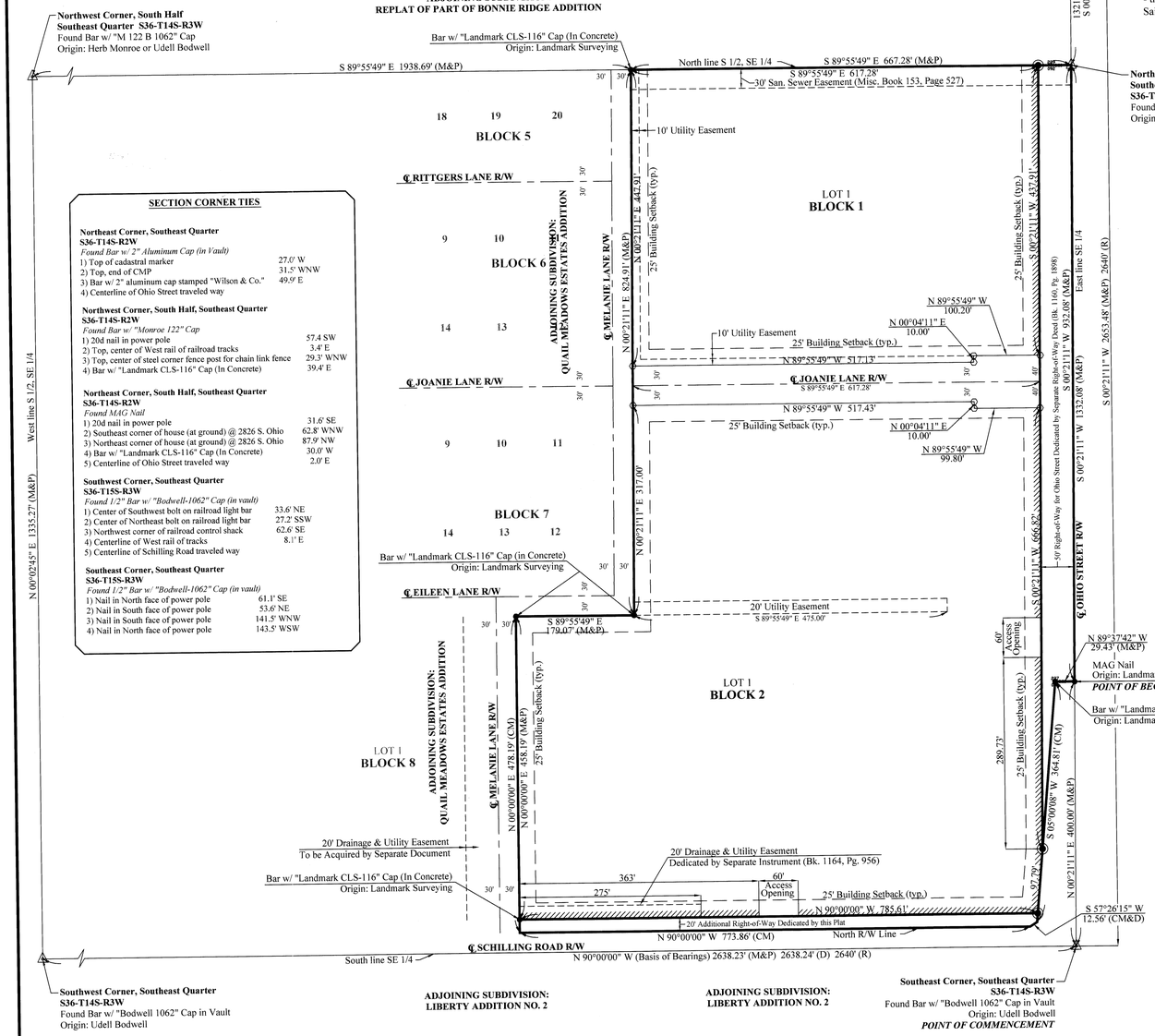
PLAT NOTES

1) Basis of Bearings: Assumed N 90°00'00" W along the South line of the Southeast Quarter of S36-T14S-R3W.
2) Monuments found have an unknown origin unless noted otherwise. All Addition corners are either found or set in concrete.
3) All adjoining land is unplatted unless noted otherwise.
4) The property which comprises the Quail Meadows Commercial Addition is located in Flood Zone B based on a Letter of Map Amendment issued on July 14, 2006.
5) The right-of-way for Ohio Street adjacent to this subdivision was dedicated by a separate Right-of-Way Deed recorded in Book 1160 at Page 1898.
6) The 20' Drainage & Utility Easement located in the Southwest corner of Lot 1, Block 2 was dedicated by separate instrument recorded in Book 1164 at Page 956.
7) No buildings, outbuildings, fences or trees may be placed within the 30' Sanitary Sewer Easement located on Lot 1, Block 1.

LEGEND

- ● Monuments Found
- ◉ Set 1/2" Rebar w/ "Landmark CLS-116" cap (In Concrete)
- ○ Set 1/2" Rebar w/ "Landmark CLS-116" cap (As Block Corner)
- Section Corner
- M Measured Distance
- P Platted Distance
- D Described Distance
- CM Calculated from Measurement
- R Record Distance (from GLO Notes)
- R/W Right-of-Way
- Restricted Access
- Easement Line
- Building Setback Line (25' typ.)
- Addition Boundary Line

N
1"=100'
100 0 100



SECTION CORNER TIES

Northeast Corner, Southeast Quarter S36-T14S-R2W
Found Bar w/ 2" Aluminum Cap (In Vault)
1) Top of cadastral marker — 27.6' 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

Northwest Corner, South Half, Southeast Quarter S36-T14S-R2W
Found Bar w/ "Monroe 122" Cap
1) 20d nail in power pole — 57.4 SW
2) Top, center of West rail of railroad tracks — 3.4' E
3) Top, center of steel corner fence post for chain link fence — 29.3' WNW
4) Bar w/ "Landmark CLS-116" Cap (In Concrete) — 39.4' E

Northeast Corner, South Half, Southeast Quarter S36-T14S-R2W
Found MAG Nail
1) 20d nail in power pole — 31.6' SE
2) Southeast corner of house (at ground) @ 2826 S. Ohio — 62.8' WNW
3) Northeast corner of house (at ground) @ 2826 S. Ohio — 87.9' NW
4) Bar w/ "Landmark CLS-116" Cap (In Concrete) — 30.0' W
5) Centerline of Ohio Street traveled way — 2.0' E

Southwest Corner, Southeast Quarter S36-T15S-R3W
Found 1/2" Bar w/ "Bodwell-1062" Cap (in vault)
1) Center of Southwest bolt on railroad light bar — 33.6' NE
2) Center of Northeast bolt on railroad light bar — 27.2' SSW
3) Northwest corner of railroad control shack — 62.6' SE
4) Centerline of West rail of tracks — 8.1' E
5) Centerline of Schilling Road traveled way

Southeast Corner, Southeast Quarter S36-T15S-R3W
Found 1/2" Bar w/ "Bodwell-1062" Cap (in vault)
1) Nail in North face of power pole — 61.1' SE
2) Nail in South face of power pole — 53.6' NE
3) Nail in South face of power pole — 141.5' WNW
4) Nail in North face of power pole — 143.5' WSW

LEGAL DESCRIPTION

A parcel of land located in Lot 1, Block 9, Quail Meadows Estates Addition and in the Southeast Quarter of Section 36, Township 14 South, Range 3 West of the 6th Principal Meridian in Saline County, Kansas more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of N 00°21'11" E along the East line of said Southeast Quarter a distance of 400.00 feet to a point on the North right-of-way line of Schilling Road, said point also being the POINT OF BEGINNING of the parcel to be described;
- thence N 89°37'42" W along said North right-of-way line a distance of 29.43 feet;
- thence S 05°00'08" W along said North right-of-way line a distance of 364.81 feet;
- thence S 57°26'15" W along said North right-of-way line a distance of 12.56 feet;
- thence N 90°00'00" W along said North right-of-way line a distance of 773.86 feet;
- thence N 00°00'00" E along the West line of said Lot 1, Block 9, and extensions thereof, a distance of 478.19 feet to the Northwest corner of said Lot 1;
- thence S 89°55'49" E along the North line of said Lot 1 a distance of 179.07 feet to the Northeast corner of said Lot 1, said point also being on the East right-of-way line of Melanie Lane;
- thence N 00°21'11" E along said East right-of-way line a distance of 824.91 feet to the Northeast corner of said Quail Meadows Estates Addition, said point also being on the North line of the South Half of said Southeast Quarter;
- thence S 89°55'49" E along said North line a distance of 667.28 feet to the Northeast corner of said South Half of the Southeast Quarter;
- thence S 00°21'11" W along said East line of the Southeast Quarter a distance of 932.08 feet to the POINT OF BEGINNING;

Said parcel contains 21.52 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.
Date of Fieldwork: May 3, 2007

Given under my hand and seal at Abilene, Kansas, this 2nd day of JUNE A.D., 2008.

PAUL JASON LICENSED LS-1410 KANSAS LAND SURVEYOR

Jason P. Johnson LS-1410

COUNTY SURVEYOR CERTIFICATE

State of Kansas)
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of August A.D., 2008.

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 7th day of August A.D., 2008.

SALINE COUNTY COUNTY CLERK STATE OF KANSAS

Donald R. Merriman — County Clerk
Kristina Elsey — City Clerk

SEAL OF THE CITY OF SALINA KANSAS ORGANIZED 1870

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 7th day of August A.D., 2008.

SALINE COUNTY COUNTY CLERK STATE OF KANSAS

Donald R. Merriman — County Clerk
Kristina Elsey — City Clerk

SEAL OF THE CITY OF SALINA KANSAS ORGANIZED 1870

SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of Saline) SS

Approved this 6th day of May A.D., 2008.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Margaret H. Yarnevich
Chairman

Attest: Dean Andrews
Secretary

CORPORATE OWNER'S CERTIFICATE

State of Kansas)
County of Saline) SS

This is to certify that the undersigned Proprietor, Quail Meadows Estates, Inc., 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, this 18th day of July A.D., 2008.

Stan Byquist
Quail Meadows Estates, Inc.
Stan Byquist, President

NOTARY CERTIFICATE

State of Kansas)
County of Saline) SS

I Kim Fisher, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Stan Byquist, President of Quail Meadows Estates, Inc., who 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 uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of July A.D., 2008.

Kim Fisher
Notary

KIM FISHER NOTARY PUBLIC STATE OF KANSAS My Appt. exp. 2-20-09

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 07 day of August A.D., 2008.

Licensed Abstractor

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
County of Saline) SS

Approved this 21st day July A.D., 2008.

BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS.

Mayor

Attest: Kristina Elsey
City Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) SS

Final Plat of Quail Meadows Commercial Addition to the City of Salina, Saline County, Kansas, was filed in my office on this ____ day of _____ 2008, at _____ o'clock ____M. and duly recorded in volume _____ of plats, at page _____ .

Register of Deeds

Filling fee of _____ paid.

177C

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:	6/2/08	Project #: 07-5001
Drawn By:	JPJ	Client: Quail Meadows Estates, Inc.
Checked By:	TR	Sheet 1 of 1

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