

Final Plat of RIFFEL ADDITION #2 to the City of Salina, Saline County, Kansas

A Parcel of Land in the South Half of the Northeast Quarter of Section 2, Township 15 South, Range 3
West of the 6th Principal Meridian

LEGEND

- Addition Boundary
- Easement
- 25' Setback
- Section Line
- Restricted Access
- Found 1/2" Rebar, origin unknown (unless stated)
- Deeded
- Measured
- Platted
- Section Corner found
- 4x4 R/W Marker found
- 1/2"x24" Rebar w/ yellow plastic cap embossed EEI-1332
- 1/2"x24" Rebar w/ yellow plastic cap embossed EEI-1332 (Set in concrete)
- U/E = Utility Easement
- D/U/E = Drainage/Utility Easement
- U/A/E = Utility/Access Easement
- D/U/A/E = Drainage/Utility/Access Easement

PROJECT LOCATION
VICINITY MAP
Not to Scale

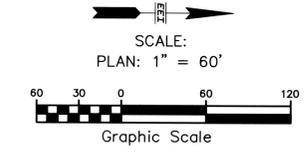
Surveyor: Earles Engineering & Inspection, Inc.
115 W. Iron
Salina, Kansas
Ph.# (785) 309-1060

Owner: Riffel Development Co, Inc.
10919 Sapp Bros. Drive
Omaha, Nebraska
Ph.# (402) 895-1292

- Notes:**
- Northwest corner of Riffel Addition #2 established by projecting East R/W line of Interstate 135 to intersect the North line of the South 1/2 of the Northeast 1/4 S2-T15S-R3W. Final Plat of Riffel Addition used as supplemental information.
 - Westar Energy will not allow any buildings, structures or lighting standards to be placed within retained power line easement in Block 2 - Lots 2, 3 & 4.
 - All trees and shrubs located within Westar Energy's retained power line easement must be trimmed or cleared to the ground as deemed necessary by Westar's Vegetation Management Department.
 - Fill is being placed on site. Block corners will be monumented/placed after the fill is in place.
 - Grant of Easement to Kansas Independent Network, Inc. Misc. Book 146, Page 460.
 - Flood Note: According to Flood Insurance Rate Map No. 200316 0090B dated Feb. 5, 1986 published by the Federal Emergency Management Agency, the subject properties lies within ZONE "B" defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depth less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."

CURVE DATA					
Curve No.	Radius	Length	Delta	Cord	Tangent
#1	250.00'	618.78'	141°48'54"	472.50'	723.76'
#2	150.00'	100.02'	38°12'12"	98.17'	59.95'

** Deed recorded in Book 1078, Page 498, Saline County Register of Deeds. Reserved a 40' Utility Easement to the City of Salina, Saline County, Kansas. A 40 foot Utility & Drainage Easement is being formally dedicated on this plat.

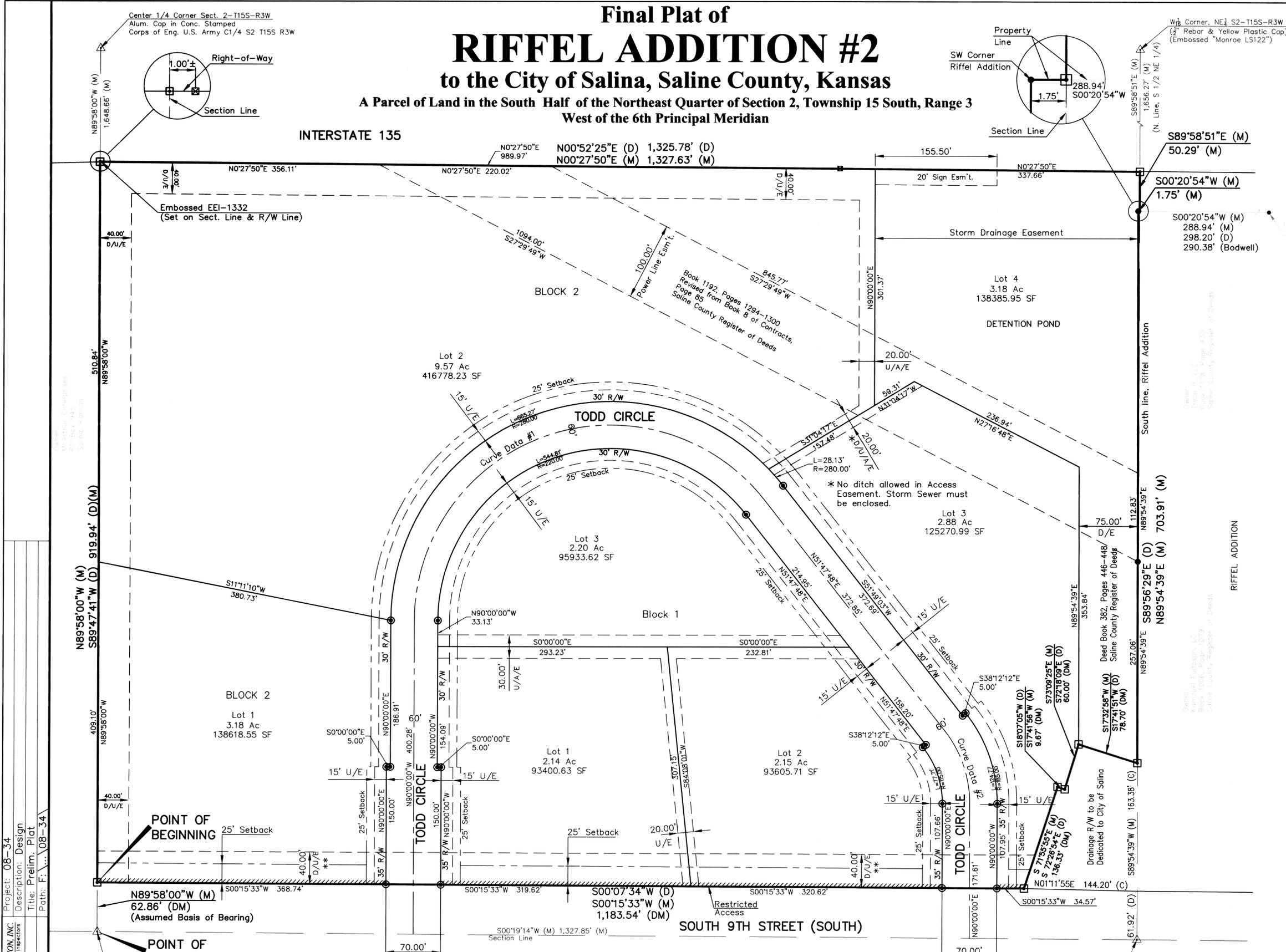


EARLES ENGINEERING & INSPECTION, INC.
Civil & Structural Engineers - Construction Inspectors
115 W. Iron, (785)309-1060
Salina, Kansas 67401

DESIGN: PWE
DRAWN BY: AWB
CHECKED BY: DLZ
DATE: 7/24/09
FILE NO: 08-34
SHEET: 1 OF 2

FINAL PLAT OF RIFFEL ADDITION #2
City of Salina, Kansas

Project: 08-34
Description: Design
Title: Prelim. Plat
Path: F:\...08-34
Earles Engineering & Inspection, Inc.
Civil & Structural Engineers - Construction Inspectors
Filename: Riffel Plats.dwg
Last Revision:



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West of the 6th Principal Meridian

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 9th day of July, A.D., 2009.

Donald R. Meriman
County Clerk
Ruedan Elzy
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 9th day of July, A.D., 2009.

Donald R. Meriman
County Clerk
Ruedan Elzy
City Clerk



CORPORATE OWNER'S CERTIFICATE

State of Nebraska)
County of Sarpy) SS

This is to certify that the undersigned proprietor, Riffel Development Co. 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 conduit, water, gas, and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Riffel Development Co. Inc., formerly known as Riffel Moving Services, Inc. a Kansas Corporation

Norman D. Riffel
President

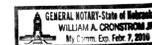
NOTARY CERTIFICATE

State of Nebraska)
County of Sarpy) SS

I, William A. Cronstrom, Jr., a Notary Public in and for said county, in the state aforesaid, do hereby certify that Norman D. Riffel, President of Riffel Development Co. Inc., a corporation duly incorporated and existing under and by virtue of the laws of the State of Kansas, and Norman D. Riffel, President of Riffel Development Co. Inc., a corporation duly incorporated and existing under and by virtue of the laws of the State of Kansas, who 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 Corporations for the purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of June, A.D., 2009.

William A. Cronstrom, Jr.
Notary



SURVEYOR'S CERTIFICATE

State of Kansas)
County of Saline) SS

I, The undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with the 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 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.

October 21, 2008
Date of Survey



Richard D. Langley
Kansas L.S. No. 1332

Given under my hand and seal at Salina, Kansas this 9th day of June, A.D. 2009

COUNTY SURVEYOR CERTIFICATE

State of Kansas)
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 27th day of July, A.D., 2009.

David J. Farnell
County Surveyor

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 6th day of July, A.D., 2009.

Mid-Kansas Title Company Inc
by Mark W. Wink Shedler
Licensed Abstractor

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) SS

Final Plat of _____ to the City of Salina, Saline County, Kansas, was filed in my office on this _____ day of _____, 2009, at _____ o'clock _____ M. and duly Recorded in volume _____ of plats, at page _____

Register of Deeds

Filing fee of _____ paid.

LEGAL DESCRIPTION

A tract of land located in the South half of the Northeast Quarter (S1/2 of the NE1/4) of Section Two (2), Township Fifteen (15) South, Range Three (3) West of the Sixth Principal Meridian, Saline County, Kansas, and more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter:

Thence on an assumed basis of bearing of North 89-degrees-58-minutes-00-seconds West, along the South line of said Northeast Quarter, a distance of Sixty-two and Eighty-six hundredths (62.86) feet to the Southeast corner of said tract and the Point of Beginning;

Thence continuing North 89-degrees-58-minutes-00-seconds West, a distance of Nine hundred Nineteen and Ninety-four hundredths (919.94) feet to the East right of way line of Interstate Highway 135;

Thence North 00-degrees-27-minutes-50-seconds East, along said East right of way line, a distance of One thousand Three hundred Twenty-seven and Sixty-three hundredths (1,327.63) feet to the North line of the South half of said Northeast Quarter;

Thence South 89-degrees-58-minutes-51-seconds East, along the North line of the South half of said Northeast Quarter, a distance of Fifty and Twenty-nine hundredths (50.29) feet;

Thence South 00-degrees-20-minutes-54-seconds West, a distance of One and Seventy-five hundredths (1.75) feet to the South line of Riffel Addition;

Thence North 89-degrees-54-minutes-39-seconds East along said South line, a distance of Seven hundred Three and Ninety-one hundredths (703.91) feet;

Thence South 17-degrees-32-minutes-58-seconds West, a distance of Seventy-eight and Seventy hundredths (78.70) feet;

Thence South 73-degrees-09-minutes-25-seconds East, a distance of Sixty and Zero hundredths (60.00) feet;

Thence South 17-degrees-41-minutes-56-seconds West, along the East line of a tract of land described in Saline County District Court Case 21,884, Tract 13, distance of Nine and Sixty-seven hundredths (9.67) feet;

Thence South 71-degrees-55-minutes-55-seconds East, a distance of One hundred Thirty-six and Thirty-three hundredths (136.33) feet to the West right of way line of South 9th Street;

Thence South 00-degrees-15-minutes-33-seconds West, a distance of One thousand One hundred Eighty-three and Fifty-four hundredths (1,183.54) feet to the Point of Beginning.

The above-described tract of land contains Twenty-seven and Fifty hundredths (27.50) acres more or less, and is subject to right of ways, easements, restrictions, encumbrances, and appurtenances of record.

Project: PROJECT # _____
 Description: DESCRIPTION _____
 Title: TITLE _____
 Path: PATHNAME _____
 EARLES ENGINEERING & INSPECTION, INC.
 Civil & Structural Engineers - Construction Inspectors
 Filename: FILENAME _____
 Last Revision: REV-DATE _____

EARLES ENGINEERING & INSPECTION, INC. Civil & Structural Engineers - Construction Inspectors 115 W. Iron, (785)309-1060 Salina, Kansas 67401	
DESIGN: DWF DRAWN BY: AWH CHECKED BY: DJ7 DATE: 6-5-09 FILE NO: 05-34 SHEET: 2 OF 2	FINAL PLAT OF RIFFEL ADDITION #2 City of Salina, Kansas