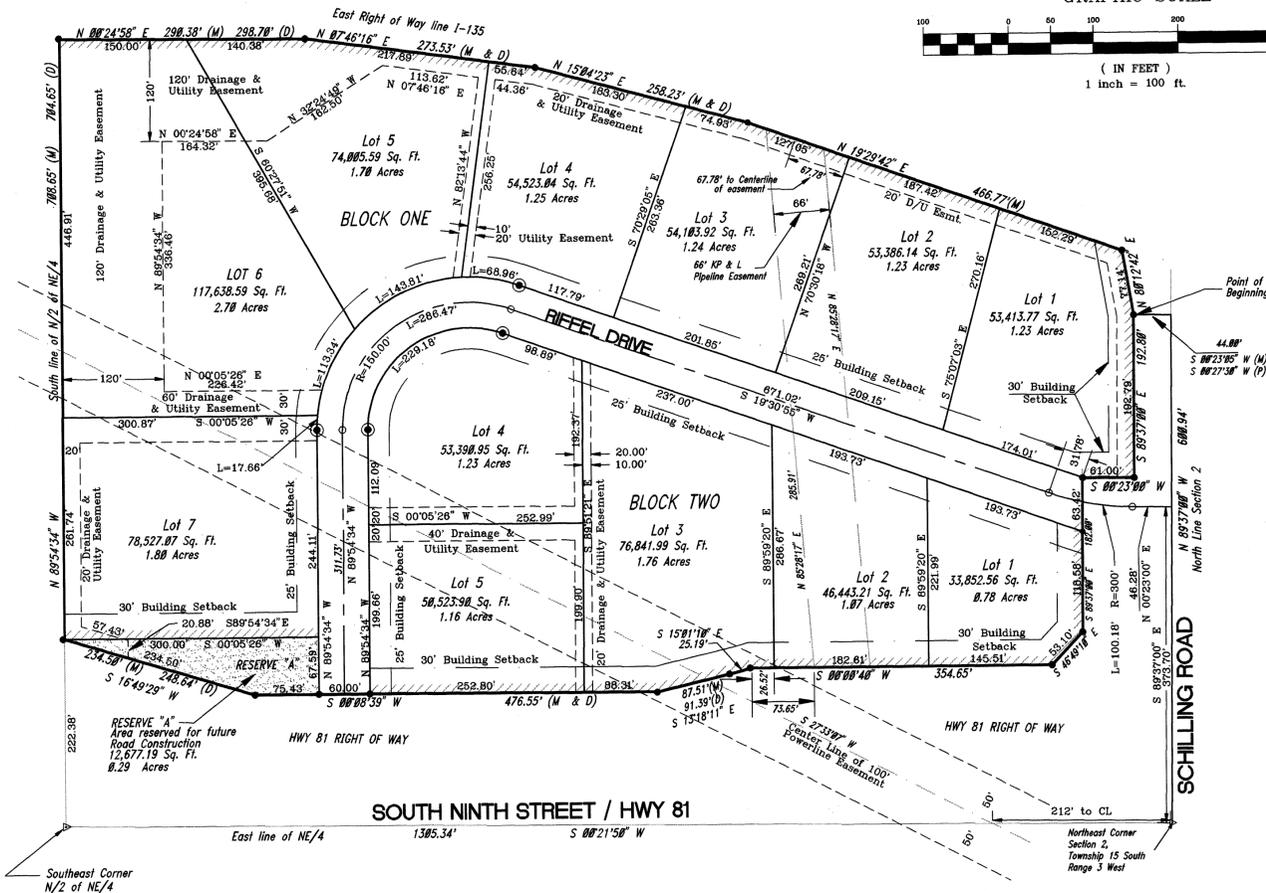
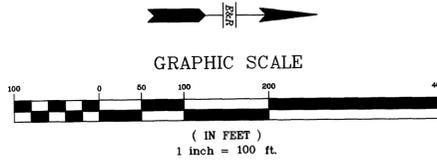
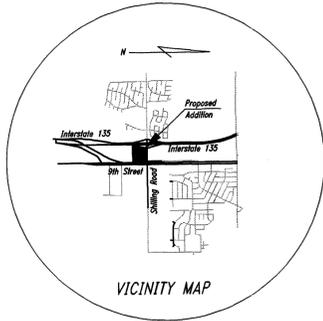


# RIFFEL ADDITION

A tract of land in the N 1/2 of the NE 1/4 of Section 2, Township 15 South, Range 3 West, of the 6th P.M., in Saline County, Kansas & a Replat of the Riffel Estates Subdivision in Saline County, Kansas.

## FINAL PLAT



**Legend**

— Subdivision Boundary Line	○ PC or PT of Curve
— Block Line	△ Section or Quarter Corner
- - - - Utility & Drainage Easement Line	● Subdivision Boundary Corner Set in Concrete
- - - - Building Setback Line	⊙ Block Corner & PC or PT of Curve
////// Restricted Access	(P) Platted Distance
	(M) Measured Distance

**Section Corner Ties**

E/4 corner Sec 2-15-3 "x" cut in concrete pavement	NE corner Sec 2-15-3 Brass Plug
188.77' NE to nail & bottle cap in light pole	56.18' SE to spike & bottle cap in light pole
78.8' WSW to nail & bottle cap in light pole	88.72' NW to spike & disk in power pole
92.19' SE to nail & bottle cap in light pole	82.68' SW to spike in guy pole
4.3' W to centerline of southbound 9th Street	4.82' E to East edge of southbound lane 9th Street

**RESERVATION OF RIGHT-OF-WAY**  
Riffel Moving Services, Inc., hereinafter referred to as "OWNER" hereby agrees to reserve in its undeveloped state a tract of land owned by OWNER located adjacent to Lot 7, Block 1, in the Riffel Addition to the City of Salina for future street purposes. It is agreed and understood that this reservation of right-of-way shall be that area designated as "Reserve A" on the final plat of the Riffel Addition.

It is further agreed and understood that in the event that the City of Salina receives a petition from the adjoining property owner to the south requesting construction of a public frontage road from Riffel Drive to their property, OWNER shall execute a Deed of Dedication granting and conveying "Reserve A" to the City of Salina as right-of-way for public street purposes. The City of Salina or its authorized agents, by virtue of this right-of-way dedication, shall have the right to enter upon the right-of-way and grade, level, fill, drain, build, pave, repair, and maintain a public street and public utilities on, over and across the ground included in "Reserve A".

In the event that it is determined that "Reserve A" is no longer needed to provide public street access to the adjoining property to the south because alternate access is available, the City of Salina shall vacate the reservation of right-of-way and full ownership and use of "Reserve A" shall revert to the owner of Lot 7, Block 1.

*Riffel Moving Services, Inc.*  
Norman D. Riffel, President

- NOTES**
- This plat vacates and supersedes the plat of the Riffel Estates Subdivision recorded in Book A-2 on page 12 in the Saline County Register of Deeds office.
  - The construction of a frontage road adjacent to Lot 7, Block 1, in the area designated "Reserve A" shall be the responsibility of the adjoining property owner to the south of such time as that property is platted and developed. No property within the Riffel Addition shall receive an assessment for the cost of constructing a public frontage road south of Riffel Drive.
  - Maintenance responsibility for the detention pond located on Lots 5, 6 and 7, Block 1 shall be shared by all lot owners within the subdivision.
  - The subject property is located in Flood Zone B as shown on the Flood Insurance Rate Map for Saline County, Kansas Community Panel Number 28B 316 889B B effective date February 5, 1986.

**LEGAL DESCRIPTION**

A tract of land in the North one half of the Northeast Quarter of Section Two (2), Township Fifteen (15) South, Range Three (3) West of the Sixth Principal Meridian in the City of Salina, Saline County, Kansas described as follows: Commencing at the Northeast Corner of said Northeast Quarter, thence westerly along the north line of said Northeast Quarter on an assumed bearing of North 89 degrees 37 minutes 00 seconds West a distance of 688.94 feet; thence South 00 degrees 27 minutes 30 seconds West a distance of 44.88 feet to the point of beginning; thence South 89 degrees 37 minutes 00 seconds East a distance of 192.80 feet; thence South 00 degrees 23 minutes 00 seconds West a distance of 61.00 feet; thence South 89 degrees 37 minutes 00 seconds East a distance of 182.00 feet; thence South 46 degrees 49 minutes 10 seconds East a distance of 53.18 feet, to the west right of way line of Old U.S. 81 Highway; thence South 00 degrees 00 minutes 40 seconds West along said Highway 81 right of way a distance of 354.65 feet; thence South 15 degrees 01 minutes 10 seconds East along said Highway 81 right of way a distance of 25.19 feet; thence South 13 degrees 18 minutes 11 seconds East along said Highway 81 right of way a distance of 91.39 feet; thence South 00 degrees 00 minutes 39 seconds West along said Highway 81 right of way a distance of 476.55 feet; thence North 89 degrees 54 minutes 34 seconds West along said Highway 81 right of way a distance of 248.64 feet to the east right of way line of Interstate 135 Highway; thence North 00 degrees 24 minutes 58 seconds East along said 135 Interstate right of way a distance of 298.70 feet; thence North 07 degrees 46 minutes 16 seconds East along said 135 Interstate right of way a distance of 273.53 feet; thence North 15 degrees 04 minutes 23 seconds East along said 135 Interstate right of way a distance of 258.23 feet; thence North 19 degrees 29 minutes 42 seconds East along said 135 Interstate right of way a distance of 466.77 feet; thence North 00 degrees 12 minutes 42 seconds East a distance of 77.14 feet to the point of beginning. The above described tract of land contains 654,578.83 square feet or 15.83 acres more or less. The combined above tracts of land contain 838,029.65 square feet or 19.24 acres more or less.

**SURVEYOR'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE ) ss  
I, *Udell A. Bodwell*, L. S. #1062, do hereby certify that on this date, I made a survey of the premises described below and the results of said survey, to the best of my knowledge, belief, information and in my professional opinion, are true and correct.

**COUNTY REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE ) ss  
Plat of Riffel Addition was filed for record in my office this \_\_\_ day of \_\_\_, 1997 at \_\_\_ M. and duly recorded in volume \_\_\_ of \_\_\_ plats, at page \_\_\_.

*Marilyn Weber*

**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 this plat.

I further certify that I have received all statutory fees in conjunction with the plat.

Given under my hand and seal at Salina, Kansas, this 30<sup>th</sup> day of April, A.D. 1997.

*Shirley Jackson* County Clerk  
*Richard Longo* City Clerk

**CERTIFICATE AS TO 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 this plat.

Given under my hand and seal at Salina, Kansas this 30<sup>th</sup> day of April, A.D. 1997.

*Shirley Jackson* County Clerk  
*Judy L. Long* City Clerk

**CORPORATE OWNER'S CERTIFICATE**

STATE OF NEBRASKA }  
COUNTY OF SARPY ) ss  
This is to certify that the undersigned Proprietor, Riffel Moving Services, 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 as 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 ponds, channels or structures under or upon the areas marked for easements on this plat hereby granted.

Given under my hand at Salina, Kansas, this 24<sup>th</sup> day of JAN., A.D. 1997.

*Riffel Moving Services, Inc.*  
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 Moving Services, Inc., 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 24<sup>th</sup> day of JANUARY, A.D. 1997.

*William A. Cronstrom Jr.*

**SALINA CITY PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SALINE ) ss  
The undersigned, being a duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above are the legal owner(s) of the property shown on this plat.

Dated this 24<sup>th</sup> day of January, A.D. 1997.

*Robert M. Frederick*

**SALINA CITY PLANNING COMMISSION**

SALINA, KANSAS  
Approved this 15<sup>th</sup> day of January, A.D. 1997.

*Michael J. Flewin* Chairman  
*Roy D. Doolittle* Secretary

**CERTIFICATE OF THE CITY COMMISSION**

STATE OF KANSAS }  
COUNTY OF SALINE ) ss  
Approved this 3rd day of Feb., A.D. 1997.

**BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS**

*Erlyn Marnell* Chairman  
*Judy L. Long* Secretary