BOUNDARY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SALINE COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE S 89°32'19" W ON THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 487.62 FEET;
THENCE S 00°27'41" W A DISTANCE OF 44.68 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CRAWFORD STREET WITH THE WEST RIGHT-OF-WAY LINE OF HOLLY LANE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF VICTORIA HEIGHTS SUBDIVISION TO SALINA, SALINE COUNTY, KANSAS AND BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE S 00°25'53" W ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 791.83 FEET;
THENCE, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, S 25°16'38" E A DISTANCE OF 267.78 FEET;
THENCE, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A LONG CHORD BEARING OF S 08°20'33" E AND A LONG CHORD DISTANCE OF 59.03 FEET, AN ARC DISTANCE OF 63.15 FEET;
THENCE S 08°12'55" E A DISTANCE OF 112.73 FEET TO A POINT ON THE EASTERLY LINE OF THE FLOOD CONTROL BOUNDARY FOR THE SMOKY HILL RIVER AS DESCRIBED IN MISCELLANEOUS BOOK 67, PAGE 314 AND MISCELLANEOUS BOOK 68, PAGE 116 IN THE OFFICE OF THE REGISTER OF DEEDS, SALINE COUNTY, KANSAS;
THENCE N 62°28'35" W ON SAID BOUNDARY LINE A DISTANCE OF 350.20 FEET;
THENCE, CONTINUING ON SAID BOUNDARY LINE, N 56°16'09" W A DISTANCE OF 392.01 FEET;
THENCE, CONTINUING ON SAID BOUNDARY LINE, N 32°27'33" W A DISTANCE OF 445.45 FEET;
THENCE, CONTINUING ON SAID BOUNDARY LINE, N 30°22'56" E A DISTANCE OF 500.78 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CRAWFORD STREET;
THENCE S 00°27'13" W ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 79°11'09" E A DISTANCE OF 51.14 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, S 89°32'19" E A DISTANCE OF 350.00 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 73°57'44" E A DISTANCE OF 53.94 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, S 89°32'19" E A DISTANCE OF 37.21 FEET TO THE POINT OF BEGINNING. CONTAINS 14.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

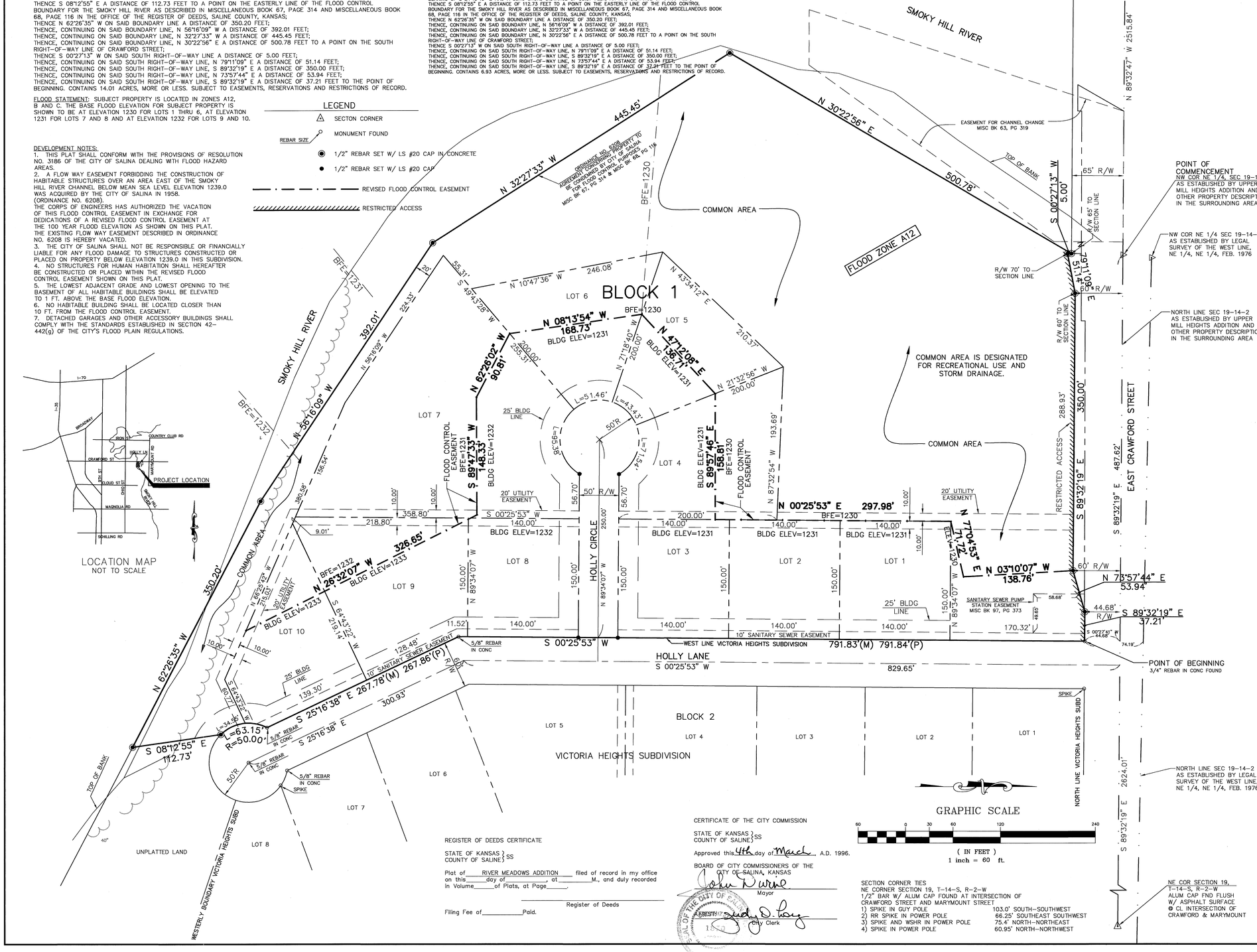
FLOOD STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONES A12, B AND C. THE BASE FLOOD ELEVATION FOR SUBJECT PROPERTY IS SHOWN TO BE AT ELEVATION 1230 FOR LOTS 1 THRU 6, AT ELEVATION 1231 FOR LOTS 7 AND 8 AND AT ELEVATION 1232 FOR LOTS 9 AND 10.

DEVELOPMENT NOTES:
1. THIS PLAT SHALL CONFORM WITH THE PROVISIONS OF RESOLUTION NO. 3186 OF THE CITY OF SALINA DEALING WITH FLOOD HAZARD AREAS.
2. A FLOW WAY EASEMENT FORBIDDING THE CONSTRUCTION OF HABITABLE STRUCTURES OVER AN AREA EAST OF THE SMOKY HILL RIVER CHANNEL BELOW MEAN SEA LEVEL ELEVATION 1239.0 WAS ACQUIRED BY THE CITY OF SALINA IN 1958. (ORDINANCE NO. 6208).
THE CORPS OF ENGINEERS HAS AUTHORIZED THE VACATION OF THIS FLOOD CONTROL EASEMENT IN EXCHANGE FOR DEDICATIONS OF A REVISED FLOOD CONTROL EASEMENT AT THE 100 YEAR FLOOD ELEVATION AS SHOWN ON THIS PLAT. THE EXISTING FLOW WAY EASEMENT DESCRIBED IN ORDINANCE NO. 6208 IS HEREBY VACATED.
3. THE CITY OF SALINA SHALL NOT BE RESPONSIBLE OR FINANCIALLY LIABLE FOR ANY FLOOD DAMAGE TO STRUCTURES CONSTRUCTED OR PLACED ON PROPERTY BELOW ELEVATION 1239.0 IN THIS SUBDIVISION.
4. NO STRUCTURES FOR HUMAN HABITATION SHALL HEREAFTER BE CONSTRUCTED OR PLACED WITHIN THE REVISED FLOOD CONTROL EASEMENT SHOWN ON THIS PLAT.
5. THE LOWEST ADJACENT GRADE AND LOWEST OPENING TO THE BASEMENT OF ALL HABITABLE BUILDINGS SHALL BE ELEVATED TO 1 FT. ABOVE THE BASE FLOOD ELEVATION.
6. NO HABITABLE BUILDING SHALL BE LOCATED CLOSER THAN 10 FT. FROM THE FLOOD CONTROL EASEMENT.
7. DETACHED GARAGES AND OTHER ACCESSORY BUILDINGS SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN SECTION 42-442(g) OF THE CITY'S FLOOD PLAIN REGULATIONS.

COMMON AREA DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SALINE COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE S 89°32'19" W ON THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 487.62 FEET;
THENCE S 00°27'41" W A DISTANCE OF 44.68 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CRAWFORD STREET WITH THE WEST RIGHT-OF-WAY LINE OF HOLLY LANE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF VICTORIA HEIGHTS SUBDIVISION TO SALINA, SALINE COUNTY, KANSAS AND BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE S 00°25'53" W ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 170.32 FEET;
THENCE N 89°34'07" W A DISTANCE OF 150.00 FEET; THENCE S 00°25'53" W A DISTANCE OF 220.00 FEET;
THENCE N 87°32'54" W A DISTANCE OF 193.69 FEET; THENCE S 43°34'12" W A DISTANCE OF 210.37 FEET;
THENCE S 10°47'36" E A DISTANCE OF 246.08 FEET; THENCE S 49°43'28" W A DISTANCE OF 55.31 FEET;
THENCE S 56°16'09" E A DISTANCE OF 224.33 FEET; THENCE S 66°25'42" E A DISTANCE OF 380.58 FEET;
THENCE N 64°43'22" E A DISTANCE OF 60.77 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HOLLY LANE;
THENCE ON SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A LONG CHORD BEARING OF S 24°43'45" E AND A LONG CHORD DISTANCE OF 33.87 FEET, AN ARC DISTANCE OF 34.55 FEET;
THENCE S 08°12'55" E A DISTANCE OF 112.73 FEET TO A POINT ON THE EASTERLY LINE OF THE FLOOD CONTROL BOUNDARY FOR THE SMOKY HILL RIVER AS DESCRIBED IN MISCELLANEOUS BOOK 67, PAGE 314 AND MISCELLANEOUS BOOK 68, PAGE 116 IN THE OFFICE OF THE REGISTER OF DEEDS, SALINE COUNTY, KANSAS;
THENCE N 62°28'35" W ON SAID BOUNDARY LINE A DISTANCE OF 350.20 FEET;
THENCE, CONTINUING ON SAID BOUNDARY LINE, N 56°16'09" W A DISTANCE OF 392.01 FEET;
THENCE, CONTINUING ON SAID BOUNDARY LINE, N 32°27'33" W A DISTANCE OF 445.45 FEET;
THENCE, CONTINUING ON SAID BOUNDARY LINE, N 30°22'56" E A DISTANCE OF 500.78 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CRAWFORD STREET;
THENCE S 00°27'13" W ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 79°11'09" E A DISTANCE OF 51.14 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, S 89°32'19" E A DISTANCE OF 350.00 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 73°57'44" E A DISTANCE OF 53.94 FEET;
THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, S 89°32'19" E A DISTANCE OF 37.21 FEET TO THE POINT OF BEGINNING. CONTAINS 6.93 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SECTION CORNER TIES
NW CORNER SECTION 19, T-14-S, R-2-W
1/2" BAR W/ ALUM CAP FOUND AT INTERSECTION OF CRAWFORD STREET AND OHIO STREET
1) NW BOLT OF SW LEG CHAMPLIN SIGN BASE — 62.90' NORTHEAST
2) N NOLT APCO SIGN BASE — 75.55' SOUTHWEST
3) N BOLT STANDARD SIGN BASE — 77.30' SOUTHEAST

LEGEND
- SECTON CORNER
- MONUMENT FOUND (REBAR SIZE)
- 1/2" REBAR SET W/ LS #20 CAP IN CONCRETE
- 1/2" REBAR SET W/ LS #20 CAP
- REVISED FLOOD CONTROL EASEMENT
- RESTRICTED ACCESS



SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

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 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 Junction City, Kansas, this 2ND day of FEB, A.D., 1996.

John L. Sheets, Land Surveyor
RLS Number 583

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

This is to certify that the undersigned Proprietor, Wagoner Ventures, Inc., formerly known as Earthcare Services Landscaping & Garden Stores, 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 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 27th day of February, A.D. 1996.

ATTEST: Wagoner Ventures, Inc.

Rose M Wagoner, Secretary — Matthew K Wagoner, President

STATE OF KANSAS } SS
COUNTY OF SALINE }

The undersigned, being a duly licensed and bonded abstracter or authorized representative thereof, hereby certify that the above is the legal owner(s) of record of the property shown on this plat.

Dated this 27th day of February, A.D. 1996.

Robert M. Wasko
The Mid-Kansas Title Company, Inc.

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

I, Robert M Wasko, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Matthew K Wagoner and Rose M Wagoner, President and Secretary of Wagoner Ventures, Inc. known to me to be the same person(s) whose Name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (they) 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 27th day of February, A.D., 1996.

, Notary Public

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

I do hereby certify that there are no delinquent 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 6th day of March, A.D., 1996.

County Clerk — City Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS } SS
COUNTY OF SALINE }

I do hereby certify that there are no delinquent or unpaid current 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 6th day of March, A.D. 1996.

County Clerk — City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

Approved this 19th day of December, A.D. 1995.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Chairman — ATTEST: Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS } SS
COUNTY OF SALINE }

Approved this 4th day of March, A.D. 1996.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Mayor — City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SALINE }

Plat of _____ RIVER MEADOWS ADDITION _____ filed of record in my office on this _____ day of _____, at _____ M., and duly recorded in Volume _____ of Plats, at Page _____.

Register of Deeds

Filing Fee of _____ Paid.

SECTION CORNER TIES
NE CORNER SECTION 19, T-14-S, R-2-W
1/2" BAR W/ ALUM CAP FOUND AT INTERSECTION OF CRAWFORD STREET AND MARYMOUNT STREET
1) SPIKE IN GUY POLE — 103.0' SOUTH-SOUTHWEST
2) RR SPIKE IN POWER POLE — 66.25' SOUTHEAST SOUTHWEST
3) SPIKE AND WSHR IN POWER POLE — 75.4' NORTH-NORTHEAST
4) SPIKE IN POWER POLE — 60.95' NORTH-NORTHWEST

FINAL PLAT

RIVER MEADOWS ADDITION
TO
THE CITY OF SALINA, KANSAS

NO.	DATE	REVISION	BY
1	12-28-95	REVISED PER CITY REQUEST	JO

MATT WAGONER - APPLICATION # P 94-2A

KAW VALLEY ENGINEERING, INC
P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS 66441
(913)762-5040
FAX 913-762-7744
122 N.W. PARKWAY
RIVERSIDE, MISSOURI 64150
(816)587-5033
9571 ALDEN ROAD
LENEXA, KANSAS 66215
(913)894-5150

PROJ. NO.	94-1574
DATE	FEB 28, 1995
DESIGNER	LDO
DRAWN BY	JO
CHECKED BY	SDM
CFN	1574PLAT
SHEET	1 OF 1