

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" E 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 8, AT ELEVATION 1231 FOR LOTS 9 THRU 11 AND AT ELEVATION 1232 FOR LOTS 12 THRU 14.

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" E 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 N 62°28'35" W A DISTANCE OF 350.00 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 6.57 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 BOLT APOD SIGN BASE 75.55' SOUTHWEST
 3) N BOLT STANDARD SIGN BASE 77.30' SOUTHEAST

SURVEYOR'S CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF GEARY } 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 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 26th day of Oct., A.D. 1998.
 John L. Sheets, Land Surveyor
 RLS Number 583

OWNER'S CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF SALINE } SS

This is to certify that the undersigned proprietor, Virginia S. Wilbur, Trustee of the Virginia S. Wilbur Trust, 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 26 day of Oct., A.D. 1998.
 Virginia S. Wilbur
 Virginia S. Wilbur, Trustee
 Virginia S. Wilbur, Trust

NOTARY CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF SALINE } SS

I, Portia R. Bakker, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Virginia S. Wilbur, Trustee of the Virginia S. Wilbur Trust 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 trust for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 day of Oct., A.D. 1998.
 Portia R. Bakker
 Notary Public

**STATE OF KANSAS }
 COUNTY OF SALINE } SS**

The undersigned, being a duly licensed and bonded abstractor 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 20th day of December, A.D. 1998.
 Robert M. Wasko
 The Mid-Kansas Title Company, Inc.

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 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 23 day of DEC., A.D. 1998.

Shirley J. Jacques, County Clerk
 Judy D. Long, 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 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 23 day of DEC., A.D. 1998.

Shirley J. Jacques, County Clerk
 Judy D. Long, City Clerk

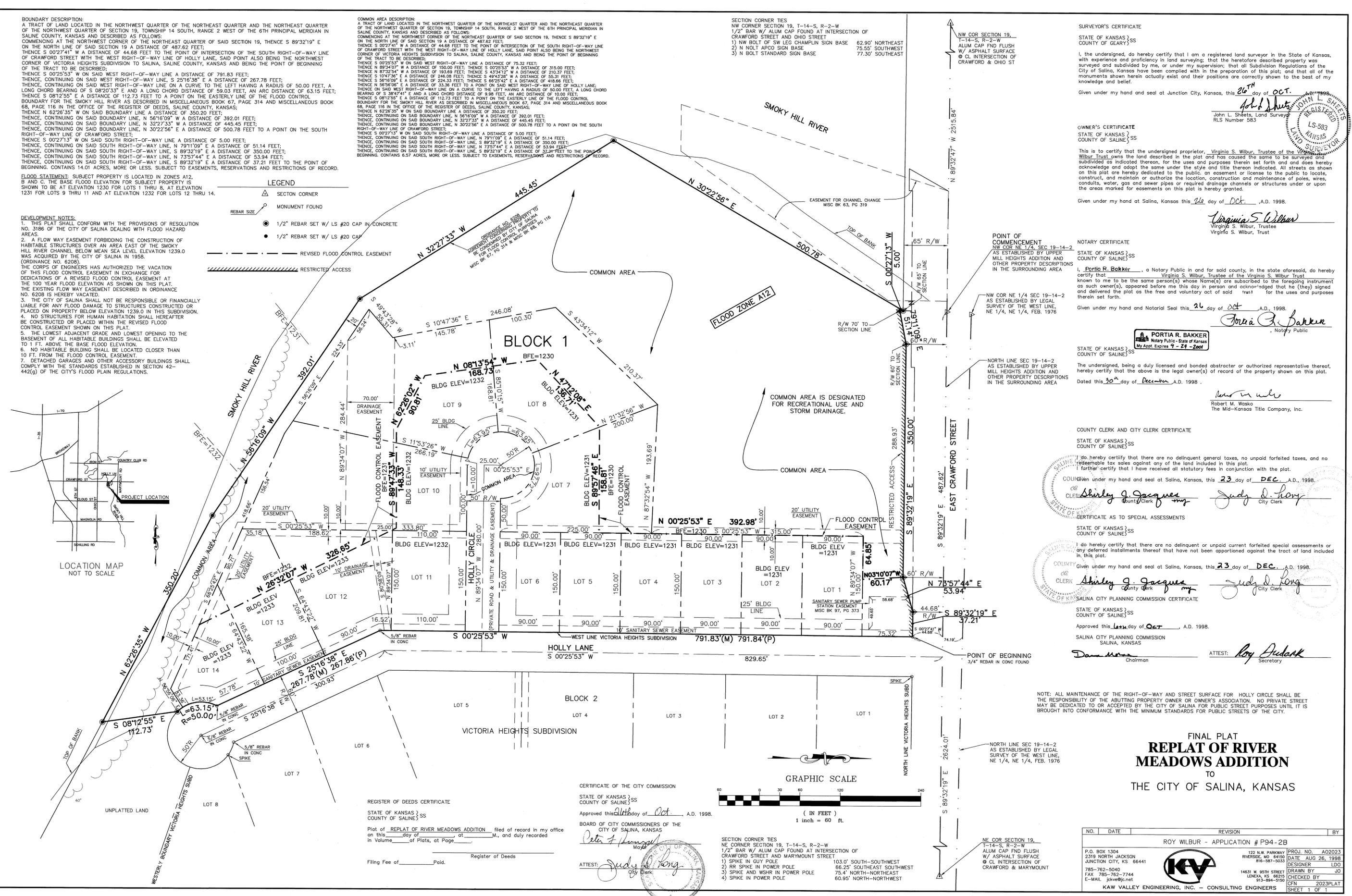
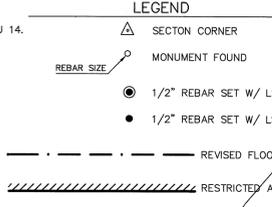
SALINA CITY PLANNING COMMISSION CERTIFICATE
 STATE OF KANSAS }
 COUNTY OF SALINE } SS

Approved this 26th day of Oct., A.D. 1998.
 SALINA CITY PLANNING COMMISSION
 SALINA, KANSAS
 Chairman: Dan... Secretary: Roy Audark

NOTE: ALL MAINTENANCE OF THE RIGHT-OF-WAY AND STREET SURFACE FOR HOLLY CIRCLE SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER OR OWNER'S ASSOCIATION. NO PRIVATE STREET MAY BE DEDICATED TO OR ACCEPTED BY THE CITY OF SALINA FOR PUBLIC STREET PURPOSES UNTIL IT IS BROUGHT INTO CONFORMANCE WITH THE MINIMUM STANDARDS FOR PUBLIC STREETS OF THE CITY.

**FINAL PLAT
 REPLAT OF RIVER
 MEADOWS ADDITION
 TO
 THE CITY OF SALINA, KANSAS**

| NO. | DATE | REVISION | BY |
|---|----------------------|-------------------|----|
| ROY WILBUR - APPLICATION # P94-2B | | | |
| P.O. BOX 1304 | 122 N.W. PARKWAY | PROJ. NO. A02023 | |
| 2319 NORTH JACKSON | RIVERSIDE, MO 64150 | DATE AUG 26, 1998 | |
| JUNCTION CITY, KS 66411 | 816-587-5033 | DESIGNER LDO | |
| 785-762-5040 | 14631 W. 95TH STREET | DRAWN BY JO | |
| FAX 785-762-7744 | LENEXA, KS 66215 | CHECKED BY | |
| E-MAIL jkve@j.net | 913-894-5190 | CFN 2023PLAT | |
| KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS | | | |
| SHEET 1 OF 1 | | | |



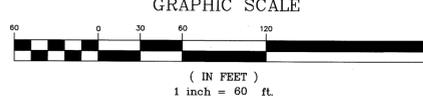
CERTIFICATE OF THE CITY COMMISSION
 STATE OF KANSAS }
 COUNTY OF SALINE } SS

Approved this 26th day of Oct., A.D. 1998.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Attest: Judy D. Long
 City Clerk

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 65.25' SOUTHEAST SOUTHWEST
- 3) SPIKE AND WSHR IN POWER POLE 75.4' NORTH-NORTHEAST
- 4) SPIKE IN POWER POLE 60.95' NORTH-NORTHWEST