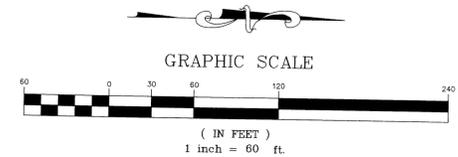


SECTION CORNER TIES
 NW CORNER SECTION 19, T-14-S, R-2-W
 1/2" BAR FOUND
 1) NAIL IN NORTH SIDE OF POWER POLE 72.58' SOUTHEAST
 2) NAIL IN POWER POLE 72.76' SOUTHWEST
 3) SOUTHEAST BOLT OF LONG JOHN SILVERS SIGN BASE 67.70' NORTHWEST

NW COR SECTION 19,
 T-14-S, R-2-W
 ALUM CAP FND FLUSH
 W/ ASPHALT SURFACE
 CL INTERSECTION OF
 CRAWFORD & OHIO ST



LEGEND

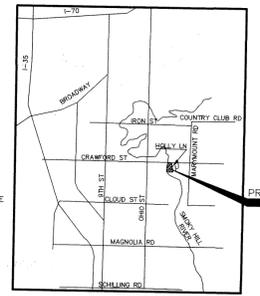
- △ SECTION CORNER
- MONUMENT FOUND
- 1/2" REBAR FOUND W/ LS #20 CAP IN CONCRETE, PINS FROM ORIGINAL PLAT IN 1998
- BOUNDARY OF PLAT
- LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - REVISED FLOOD CONTROL EASEMENT
- ▨ RESTRICTED ACCESS

SECTION CORNER TIES
 NW CORNER, NE 1/4 SECTION 19, T-14-S, R-2-W
 DRILL HOLE IN CONCRETE FOUND WITH CHISELED SQUARE AROUND HOLE
 1) "+" CUT ON TOP OF SOUTH HUBGUARD AT EAST END OF HUBGUARD 30.40' SOUTH-SOUTHWEST
 2) "+" CUT ON TOP OF CONCRETE CURB 26.45' SOUTH
 3) "+" CUT ON TOP OF CONCRETE CURB 26.70' NORTH
 4) "+" CUT ON TOP OF NORTH HUBGUARD AT EAST END OF HUBGUARD 30.70' NORTH-NORTHWEST
 5) CENTERLINE OF CRAWFORD STREET (E-W) ON-LINE

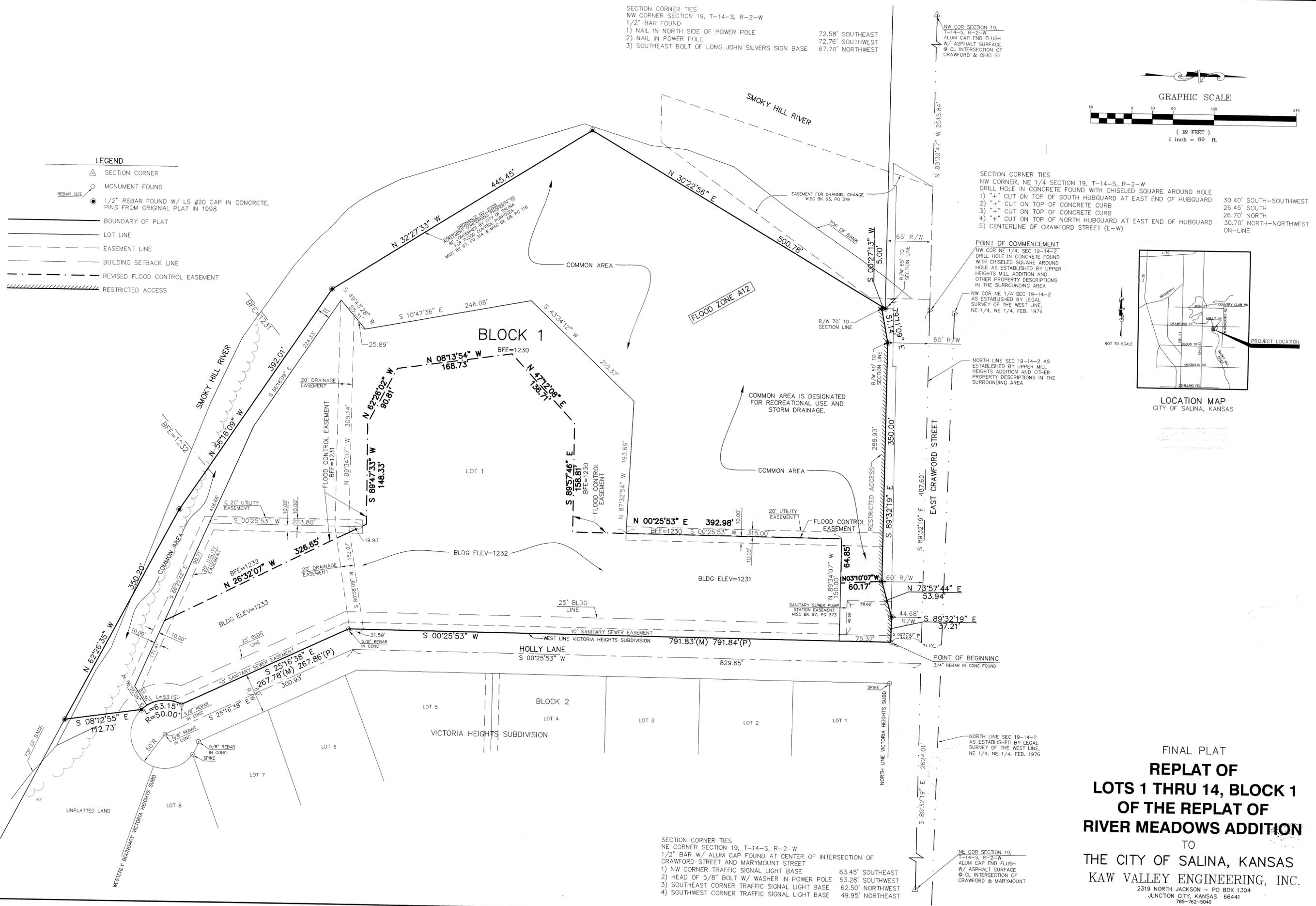
POINT OF COMMENCEMENT
 NW COR NE 1/4, SEC 19-14-2
 DRILL HOLE IN CONCRETE FOUND WITH CHISELED SQUARE AROUND HOLE AS ESTABLISHED BY UPPER HEIGHTS MILL ADDITION AND OTHER PROPERTY DESCRIPTIONS IN THE SURROUNDING AREA

NW COR NE 1/4 SEC 19-14-2 AS ESTABLISHED BY LEGAL SURVEY OF THE WEST LINE, NE 1/4, NE 1/4, FEB. 1976

NORTH LINE SEC 19-14-2 AS ESTABLISHED BY UPPER MILL HEIGHTS ADDITION AND OTHER PROPERTY DESCRIPTIONS IN THE SURROUNDING AREA



LOCATION MAP
 CITY OF SALINA, KANSAS



FINAL PLAT
 REPLAT OF
 LOTS 1 THRU 14, BLOCK 1
 OF THE REPLAT OF
 RIVER MEADOWS ADDITION
 TO
 THE CITY OF SALINA, KANSAS
 KAW VALLEY ENGINEERING, INC.
 2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040

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°26'35" 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 THRU 1232 AS SHOWN ON THE FACE OF THE PLAT.

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.

CLOSURE:

THE ERROR OF CLOSURE CALCULATION FOR THIS PLAT IS 1:412,195

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS PLAT IS AN ASSUMED BEARING OF S 89°32'19" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 2 WEST.

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 75.32 FEET; THENCE N 89°34'07" W A DISTANCE OF 150.00 FEET; THENCE S 00°25'53" W A DISTANCE OF 315.00 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 418.66 FEET; THENCE N 56°56'06" E A DISTANCE OF 33.36 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 38°47'41" E AND A LONG CHORD DISTANCE OF 9.98 FEET, AN ARC DISTANCE OF 10.00 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°26'35" 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 6.57 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE }
APPROVED THIS 16th DAY OF SEPT, A.D. 2003.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

James Hass
JAMES HASS, CHAIRMAN

ATTEST: *Dean Andrew*
DEAN ANDREW, SECRETARY

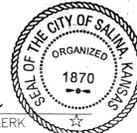
CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS }
COUNTY OF SALINE }
APPROVED THIS 6th DAY OF OCT, A.D. 2003.

BOARD OF CITY COMMISSIONERS OF THE
CITY OF SALINA, KANSAS

Alan Jilka
ALAN JILKA, MAYOR

ATTEST: *Lieut Ann Nicola*
LIEU ANN NICOLA, CITY CLERK



COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE }
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS
THIS 14th DAY OF OCT, 2003.

Jerry L. Fowler
JERRY L. FOWLER
SALINE COUNTY SURVEYOR

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE }
PLAT OF REPLAT OF LOTS 1 THRU 14, BLOCK 1 OF THE REPLAT 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.

REBECCA SEEMAN, REGISTER OF DEEDS
FILING FEE OF PAID.

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; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL 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 3rd DAY OF OCT, 2003.
DATE OF SURVEY: AUGUST 15, 2003



OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE }
SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETORS, VIRGINIA S. WILBUR AND ROY M. WILBUR, TRUSTEES OF THE VIRGINIA S. WILBUR TRUST OWN THE LAND DESCRIBED IN THE PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO 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, KS THIS 3 DAY OF Oct, A.D. 2003.

Virginia S. Wilbur
VIRGINIA S. WILBUR, TRUSTEE
VIRGINIA S. WILBUR, TRUST

Roy M. Wilbur
ROY M. WILBUR, TRUSTEE
VIRGINIA S. WILBUR, TRUST

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE }
SS

I, *Laura L. Shepherd*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT VIRGINIA S. WILBUR AND ROY M. WILBUR, TRUSTEES OF THE VIRGINIA S. WILBUR TRUST IS 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 NOTORIAL SEAL THIS 3 DAY OF Oct, A.D. 2003.

Laura L. Shepherd
LAURA L. SHEPHERD, PUBLIC
Notary Public - State of Kansas
My Appt. Expires 6-14-07

ABSTRACTER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE }
SS

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 3rd DAY OF Oct, A.D. 2003.

Land Title Services, Inc.
LAND TITLE SERVICES, INC.

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 9th DAY OF October, A.D. 2003.

Donald R. Merriman
DONALD R. MERRIMAN, COUNTY CLERK

Lieut Ann Nicola
LIEU ANN NICOLA, CITY CLERK



COUNTY CLERK AND CITY CLERK CERTIFICATE

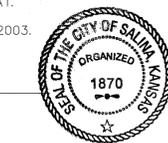
STATE OF KANSAS }
COUNTY OF SALINE }
SS

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 9th DAY OF October, A.D., 2003.

Donald R. Merriman
DONALD R. MERRIMAN, COUNTY CLERK

Lieut Ann Nicola
LIEU ANN NICOLA, CITY CLERK



FINAL PLAT
**REPLAT OF
LOTS 1 THRU 14, BLOCK 1
OF THE REPLAT OF
RIVER MEADOWS ADDITION**
TO
THE CITY OF SALINA, KANSAS
KAW VALLEY ENGINEERING, INC.
2319 NORTH JACKSON - PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040
PROJECT NO. A03D1434 SHEET 2 OF 2

\\noren\dwg\02_1434\DESIGN\PLAT\1434PLAT2.dwg, 10/03/2003 10:05:55 AM, Tump