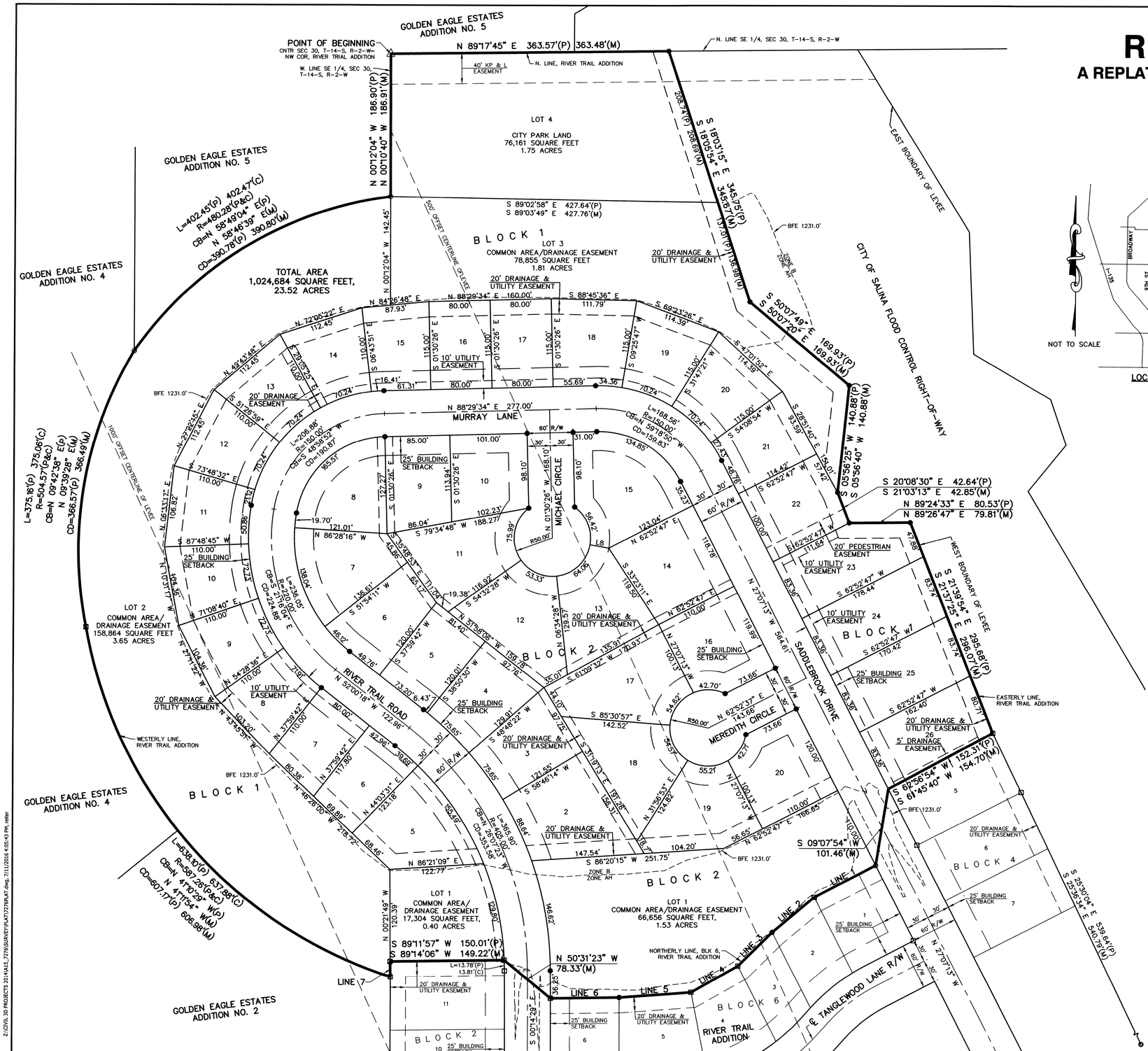
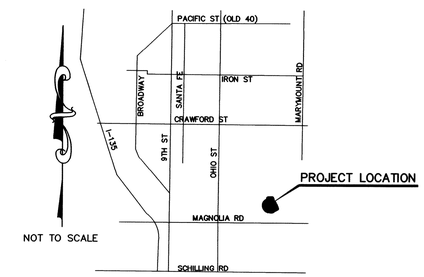
FINAL PLAT OF

RIVER TRAIL 2ND ADDITION

A REPLAT OF ALL OF BLOCKS 3 & 5, AND LOTS 1 THRU 4, BLOCK 4, RIVER TRAIL ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

A TRACT IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SALINE COUNTY, KANSAS





LOCATION MAP

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LINE #	BEARING	DISTANCE
LINE 1	S 62°26'17" W(P) S 62°31'40" W(M)	90.00'(P) 90.34'(M)
LINE 2	S 50°06'14" W(P) S 49°58'11" W(M)	71.80'(P) 71.63'(M)
LINE 3	S 45°36'38" W(P) S 45°26'46" W(M)	62.86'(P) 62.71'(M)
LINE 4	S 60°44'59" W(P) S 60°32'35" W(M)	69.99'(P) 70.23'(M)
LINE 5	S 85°55'54" W(P) S 85°53'15" W(M)	94.02'(P) 93.95'(M)
LINE 6	S 89°19'19" W(P) S 89°16'42" W(M)	90.00'(P) 89.93'(M)
LINE 7	S 00°12'04" W(P) S 00°46'04" E(M)	20.00'(P) 20.15'(M)
LINE 8	N 79°59'02" W	25.00'

LEGEND

- SECTION CORNER, 5/8" BAR W/ "WILSON & COMPANY CLS 158" CAP FOUND
- 1/2" BAR W/ "LANDMARK CLS-116" CAP FOUND
- 1/2" I.D. PIPE FOUND, ORIGIN UNKNOWN
- 1/2" REBAR FOUND, ORIGIN UNKNOWN
- 1/2"x24" REBAR W/ "KVE CLS-20" CAP SET
- (P) PLATTED BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- (C) CALCULATED MEASUREMENT
- BOUNDARY OF PLAT
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE – 25' TYPICAL

BLOCKS:

BLOCK ONE – 26 LOTS (LOT 4 = CITY PARK LAND AND LOTS 1, 2, AND 3 = COMMON AREA)
BLOCK TWO – 20 LOTS (LOT 1 = COMMON AREA)
46 LOTS
41 RESIDENTIAL – 4 COMMON AREAS – 1 CITY PARK LAND

NOTES:

1. PURCHASE AND SUBSEQUENT IMPROVEMENT AND USE OF THE LAND WITHIN THE RIVER TRAIL 2ND ADDITION SHALL BE SUBJECT TO AND REGULATED BY THE PROVISIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIVER TRAIL ADDITION" RECORDED AT MISCELLANEOUS BOOK 170, PAGES 994–999 AND MISCELLANEOUS BOOK 171, PAGES 1–13.
2. THE PLATTED REAR YARD SETBACK ON LOTS 5 THRU 22, BLOCK 1 SHALL BE 20 FEET.
3. ALL EXISTING RIGHT-OF-WAY SHOWN ON THE FINAL PLAT OF RIVER TRAIL ADDITION THAT FALLS WITHIN THE BOUNDARY OF RIVER TRAIL 2ND ADDITION, IS HEREBY VACATED BY THIS PLAT.
4. ACCEPTANCE BY THE CITY OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL NOT CONSTITUTE ACCEPTANCE OF MAINTENANCE RESPONSIBILITY. MAINTENANCE OF ALL DRAINAGE WAYS AND OTHER DRAINAGE IMPROVEMENTS CONTAINED WITHIN THE DRAINAGE EASEMENTS DELINEATED ON THIS FINAL PLAT SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER OR THE RIVER TRAIL HOMEOWNER'S ASSOCIATION.
5. BASE FLOOD ELEVATION FOR THIS ADDITION IS 1231.00 FEET.

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DATE OF PREPARATION: JULY 11, 2016 PROJECT NO. A15S7276 SHEET 1 OF 2

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