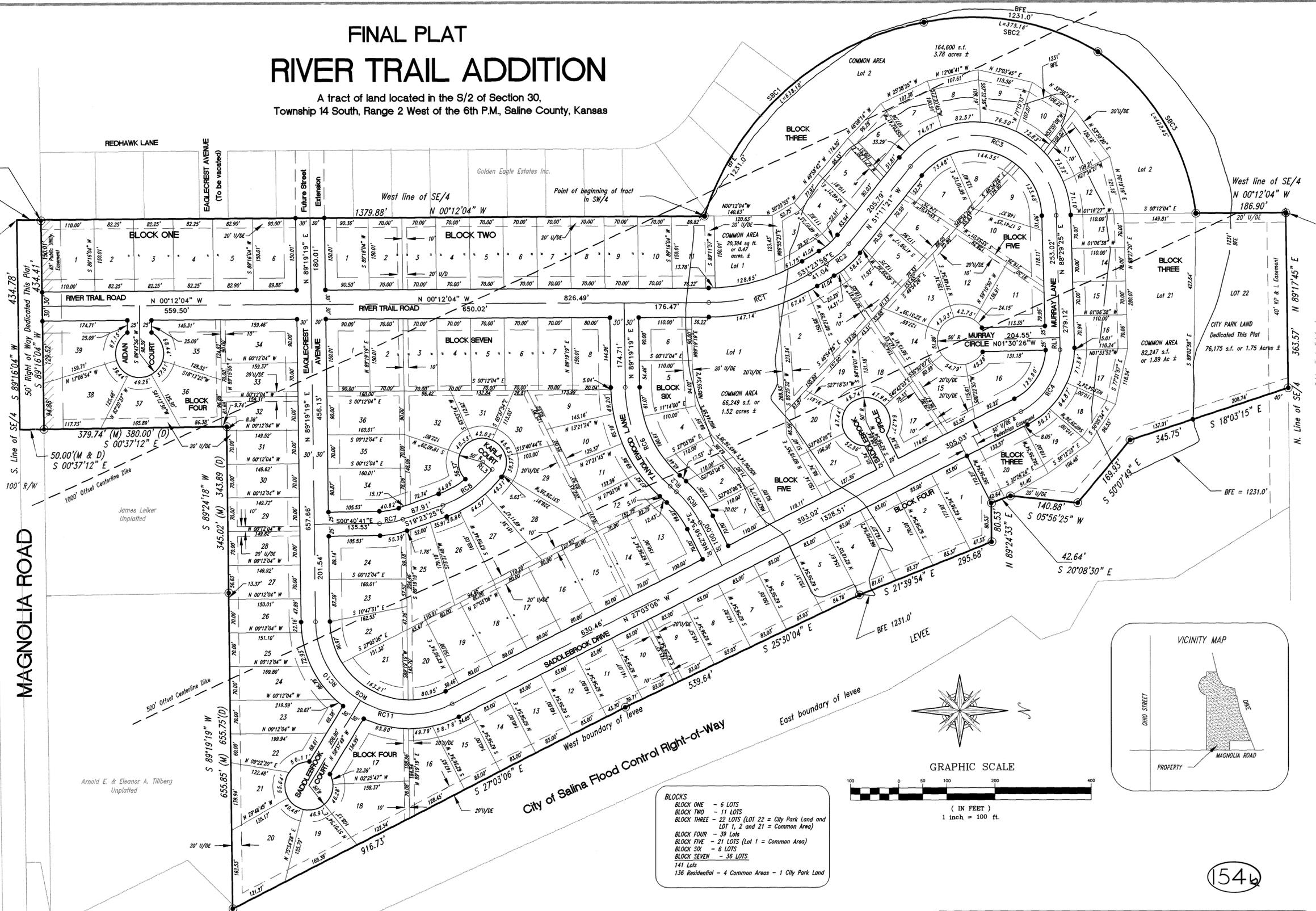


FINAL PLAT RIVER TRAIL ADDITION

A tract of land located in the S/2 of Section 30,
Township 14 South, Range 2 West of the 6th P.M., Saline County, Kansas



OWNERS:
David A. Tillberg
Michael P. Murray
Cheryl Tillberg Murray
519 Meadow View Lane
Coppel, TX 75019

Golden Eagle Estates Inc.
1402 Sherwood Lane
Salina, KS 67401

AGENT:
John Helme
2064 Leland Way
Salina, KS 67401
785-227-3374

ENGINEER:
Earles and Riggs
101 1/2 S. Main
Lindsborg, KS 67456
785-227-3787

SURVEYOR:
Arrowshoot Geomatics, Inc.
210 W. Woodland
Salina, KS 67401
785-827-3708

SECTION CORNER TIES:
S/4 CORNER - 1" Bar in Pavement
197.4' WW to 40 penny spike in power pole
45.7' N to 40 penny spike in power pole
233.5' ENE to 40 penny spike in power pole

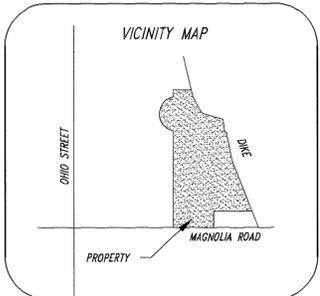
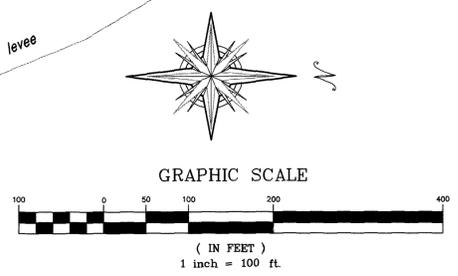
CENTER SECTION 1/2" Rebar in Cement
7.8' E to 40d spike in corner fence post
23.6' WSW to 40d spike in fence post

BLOCKS

- BLOCK ONE - 6 LOTS
- BLOCK TWO - 11 LOTS
- BLOCK THREE - 22 LOTS (LOT 22 = City Park Land and LOT 1, 2 and 21 = Common Area)
- BLOCK FOUR - 39 Lots
- BLOCK FIVE - 21 LOTS (Lot 1 = Common Area)
- BLOCK SIX - 6 LOTS
- BLOCK SEVEN - 36 LOTS

141 Lots
136 Residential - 4 Common Areas - 1 City Park Land

- NOTES:**
- Purchase and subsequent improvement and use of the land within the River Trail Addition shall be subject to and regulated by the provisions of the "Declaration of Covenants, Conditions and Restrictions for the River Trail Addition" submitted separately herewith.
 - The platted rear yard setback on Lots 3 thru 12, Block 3, shall be 20 feet.
 - Block 1 and 2 shall be served by underground primary electric service.
 - The existing Eaglecrest Avenue right of way in Golden Eagle Estates will be vacated and a new 60 foot street right of way will be dedicated to match up with Eaglecrest Avenue in the River Trail Addition.
 - 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.
 - Base Flood Elevation for this Addition is 1231.00 feet.



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LEGEND

△ Section or Quarter Corner	Subdivision Boundary
● Block Corners - set 1/2" Rebar with embossed cap AG, Inc. #106	25' Building Setback (Typ)
○ Subdivision Boundary Corner Set In Concrete	20' Drainage & Utility Easements (Typ)
○ PC or PT of Curve	Block Line
U/DE Utility & Drainage Easement	Lot Line
	Restricted Access

ARROWSHOOT GEOMATICS, INC. surveying and GIS consultants
210 W. Woodland Avenue, BOX 2387 SALINA, KS 67402-2387
913-827-3708 FAX 913-827-1333
Members: American Congress on Surveying and Mapping
National Society of Professional Surveyors
Kansas Society of Land Surveyors

ARROWSHOOT GEOMATICS, INC.

PROJECT NO. 96-188
SHEET 1 OF 2
Date: December 17, 1998

FINAL PLAT RIVER TRAIL ADDITION

A tract of land located in the S/2 of Section 30,
Township 14 South, Range 2 West of the 6th P.M., Saline County, Kansas

LINE AND CURVE TABLES

ADDITION BOUNDARY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SBC1	587.26'	638.10'	354.65'	607.17'	N 41°10'29" W	62°15'21"
SBC2	504.57'	375.16'	196.73'	366.57'	N 09°42'38" E	42°36'02"
SBC3	480.28'	402.45'	213.89'	390.78'	N 58°49'04" E	48°00'40"

STREET CURVE TABLE

ROAD	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RIVER TRAIL ROAD	RC1	405.00'	220.52'	113.07'	217.81'	S 15°48'00" E	31°11'52"
RIVER TRAIL ROAD	RC2	180.00'	62.17'	31.40'	61.86'	N 41°17'39" W	19°47'25"
RIVER TRAIL ROAD	RC3	170.00'	414.44'	463.07'	319.17'	N 18°39'06" E	139°40'55"
MURRAY LANE	RC4	150.00'	159.65'	88.33'	152.22'	N 57°32'35" W	60°58'59"
TANGLEWOOD LANE	RC5	220.00'	81.02'	40.97'	80.56'	S 52°23'53" W	21°06'01"
TANGLEWOOD LANE	RC6	280.00'	231.97'	123.11'	225.39'	N 65°35'17" E	47°28'04"
KARLA COURT	RC7	150.00'	48.99'	24.71'	48.77'	N 10°02'03" W	18°42'44"
KARLA COURT	RC8	225.00'	128.47'	66.04'	126.73'	N 35°44'51" W	32°42'52"
SADDLEBROOK DRIVE	RC9	195.00'	396.06'	314.34'	331.41'	S 31°08'06" W	116°22'25"
SADDLEBROOK DRIVE	RC10	195.00'	197.23'	107.98'	188.93'	S 60°20'45" W	57°57'08"
SADDLEBROOK DRIVE	RC11	195.00'	198.83'	109.03'	190.33'	N 02°08'32" E	58°25'17"

STREET LINE TABLE

ROAD	LINE	DIRECTION	DISTANCE
MURRAY LANE	RL1	N 88°29'34" E	25.00'
TANGLEWOOD LANE	RL2	N 41°51'15" E	17.53'
KARLA COURT	RL3	N 37°53'43" E	25.00'

LEGAL DESCRIPTION:

A tract of land located in the South Half of Section 30, Township 14 South, Range 2 West of the 6th P.M., Saline County, Kansas, described as follows:

- Beginning at the south quarter corner of said South Half, thence on an assumed bearing of N 00°12'04" W, along the north-south quarter line of said South Half, a distance of 1429.88 feet, to a non tangent curve with a radius of 587.26 feet, a chord bearing of N 41°10'29" W and a chord distance of 607.17 feet;
 - thence along said curve an arc distance of 638.10 feet, to a non tangent curve with a radius of 504.57 feet, a chord bearing of N 09°42'38" E and chord distance of 366.57 feet;
 - thence along said curve an arc distance of 375.16 feet, to a non tangent curve with a radius of 480.28 feet, a chord bearing of N 58°49'04" E and chord distance of 390.78 feet;
 - thence along said curve an arc distance of 402.45 feet, to a point on the north-south quarter line of said South Half;
 - thence N 00°12'04" W, along said north-south quarter line a distance of 186.90 feet to the center of said Section 30;
 - thence N 89°17'45" E, along the north line of the Southeast Quarter of said Section 30, a distance of 363.57 feet, to a point on the west line of the City of Salina Flood Control Levee Right of Way;
 - thence S 18°03'15" E, along the west line of said Right of Way, a distance of 345.75 feet;
 - thence S 50°07'49" E, along the west line of said Right of Way, a distance of 169.93 feet;
 - thence S 05°56'25" W, along the west line of said Right of Way, a distance of 140.88 feet;
 - thence S 20°08'30" E, along the west line of said Right of Way, a distance of 42.64 feet;
 - thence N 89°24'33" E, along the west line of said Right of Way, a distance of 80.53 feet;
 - thence S 21°39'54" E, along the west line of said Right of Way, a distance of 295.68 feet;
 - thence S 25°30'04" E, along the west line of said Right of Way, a distance of 539.64 feet;
 - thence S 27°03'06" E, along the west line of said Right of Way, a distance of 916.73 feet;
 - thence S 89°19'19" W, a distance of 655.75 feet;
 - thence S 89°24'18" W, a distance of 343.89 feet;
 - thence S 00°37'12" E, a distance of 430.00 feet, to a point on the south line of the Southeast Quarter of said Section 30.
 - thence S 89°16'04" W, along the south line of the Southeast Quarter of said Section 30, a distance of 434.78 feet, to the point of beginning.
- Said tract of land contains 2,452,034.93 square feet or 56.29 acres, more or less.
Said tract of land is subject to all easements and right of ways of record.

SURVEYOR'S CERTIFICATE

State of Kansas }
County of Saline } ss

I, the undersigned, do hereby certify that I am a Licensed 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, Saline County, Kansas have been complied with in the preparation of this plat; 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 Salina, Kansas

this 16th day of DECEMBER, A.D. 1998.

Udell A. Bodwell
Udell A. Bodwell Kansas Licensed Surveyor # 1062



OWNER'S CERTIFICATE

State of Kansas }
County of Saline } ss

This is to certify that the undersigned is the owner of the land described in this plat, and that he has 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. Lot 22, Block 3 is hereby dedicated to the City of Salina for public park purposes. 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 area marked for easements on this plat are hereby granted.

David A. Tillberg Karla Kaye Tillberg
David A. Tillberg Karla Kaye Tillberg

NOTARY CERTIFICATE

State of Kansas }
County of Saline } ss

I, Janet M. Bellew, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David A. Tillberg 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 acknowledge that he signed and delivered the plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 21st day of Dec, A.D., 1998.

Janet M. Bellew
Notary Public



OWNER'S CERTIFICATE

State of Texas }
County of Dallas } ss

This is to certify that the undersigned are the owners of the land described in this plat, and that they 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. Lot 22, Block 3 is hereby dedicated to the City of Salina for public park purposes. 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 area marked for easements on this plat are hereby granted.

Michael P. Murray Cheryl Tillberg Murray
Michael P. Murray Cheryl Tillberg Murray

NOTARY CERTIFICATE

State of Texas }
County of Dallas } ss

I, Sandra Lostetter, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael P. Murray and Cheryl Tillberg Murray are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners appeared before me this day in person and acknowledge that they signed and delivered the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 15th day of December, A.D., 1998.

Sandra Lostetter
Notary Public



The undersigned, being a duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above are the legal owners of the property shown on this plat.

Dated this 1st day of February, A.D. 1999.

Robert D. Fredenick

CERTIFICATE OF THE CITY COMMISSION

State of Kansas }
County of Saline } ss

Approved this 21st day of December, A.D. 1998.

BOARD OF CITY COMMISSIONERS OF THE
CITY OF SALINA, KANSAS

Patricia Brumby
Chairman
Mayor
Judy D. Long
Secretary
City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas }
County of Saline } ss

Approved this 1st day of DECEMBER, A.D. 1998.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Donna
Chairman
Poy DeLank
Secretary

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 the plat.

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

Given under my hand and seal at Salina, Kansas,
this 1st day of February, A.D. 1999.

Shirley Jacques Judy D. Long
County Clerk City Clerk

CERTIFICATE OF 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 1st day of February, A.D. 1999.

Shirley Jacques Judy D. Long
County Clerk City Clerk

COUNTY REGISTER OF DEEDS CERTIFICATE

State of Kansas }
County of Saline } ss

Plat of River Trail Addition was filed for record in my office
this ___ day of _____, 19___ at ___ A.M.
and duly recorded in volume ___ of plats, at page ___.

Marilyn Weber

154a

ARROWSHOOT GEOMATICS, INC. surveying and GIS consultants
210 W. Woodland Avenue, BOX 2387 SALINA, KS 67402-2387
913-827-3708 FAX 913-827-1833
Members: American Congress On Surveying and Mapping
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ARROWSHOOT GEOMATICS, INC.

PROJECT NO. 96-188
SHEET 2 OF 2
Date: December 17, 1998