

DESCRIPTION:

Part of Lot 1, Surveyor's Plat 34, in North 1/2 of the Northeast 1/4 of Section 18-T14S-R2W; All of Lot 2, Surveyor's Plat 18 and part of Lot 4, Surveyor's Plat 18 in Southeast 1/4 of Section 7-T14S-R2W, all in Saline County, Kansas.

DESCRIBED AS FOLLOWS:

Beginning at a point 75.00ft. east of the southwest corner of Lot 1, Surveyor's Plat 34, Thence N89°48'00"E along the south line of Surveyor's Plat 34, a distance of 464.72'ft. Thence N 43°43'00"E a distance of 2248.1' Thence N01°39'00"E a distance of 263.66ft. to a point on the north line of Surveyor's Plat 34. Thence N01°29'30"E a distance of 111.97ft. Thence N89°52'30"E a distance of 75.01ft. Thence N01°29'30"E, a distance of 448.67ft. Thence S 38°53'30"W, a distance of 241.01ft. Thence S 45°42'30"W, a distance of 198.53ft. Thence S 67°59'00"W, a distance of 188.77ft. Thence S 65°18'16"W, a distance of 269.60'ft. Thence S 00°16'00"W, a distance of 47.41ft. Said point being 75.00ft. east of the northwest corner of Surveyor's Plat 34, Thence S 00°00'00"W along a line 75.00ft. east of the west line of Surveyor's Plat 34, a distance of 426.04ft. to the point of beginning. Also including the ground between the Traverse Line and the River described as follows:

Beginning at a point 47.41ft. North and 75.00ft. east of the South 1/4 corner of Section 7, T14S, R2W; Thence N 65°18'16"E a distance of 269.60ft. Thence N 67°59'00"E a distance of 188.77ft. Thence N 45°42'30"E a distance of 198.53ft. Thence N 38°53'30"E a distance of 247.01ft. Thence N01°29'30"E a distance of 112ft. to the centerline of the old Smoky Hill River channel. Thence southwesterly along said river channel to a point that is 75.00ft. east of the west line of the Southeast 1/4 of said Section 7. Thence S 0°16'30"W a distance of 180ft. to the point of beginning. Said tracts contain 12.09 Acres, more or less.

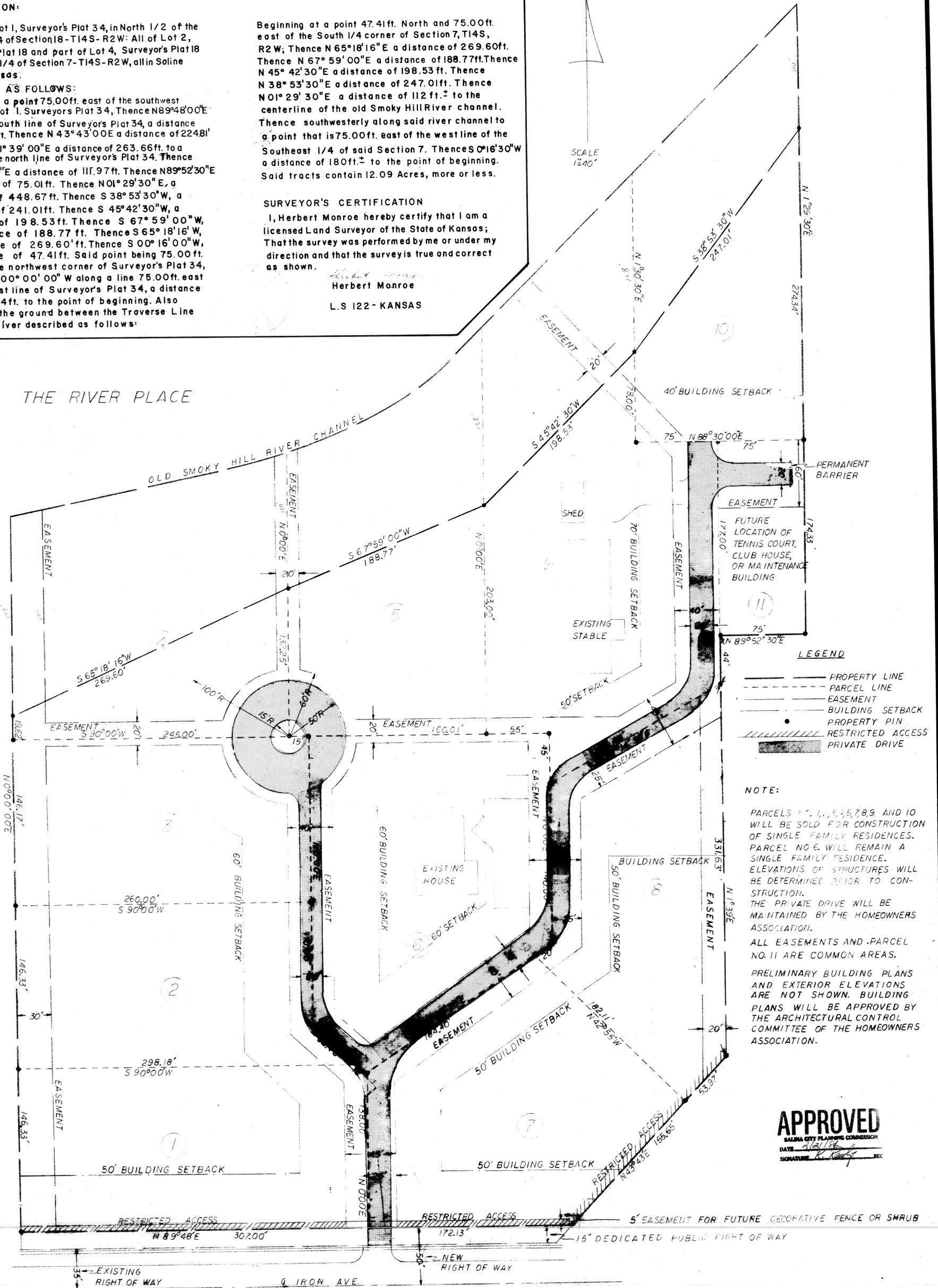
SURVEYOR'S CERTIFICATION

I, Herbert Monroe hereby certify that I am a licensed Land Surveyor of the State of Kansas; That the survey was performed by me or under my direction and that the survey is true and correct as shown.

Herbert Monroe
Herbert Monroe
L.S. 122 - KANSAS



THE RIVER PLACE



LEGEND

- PROPERTY LINE
- - - PARCEL LINE
- - - EASEMENT
- - - BUILDING SETBACK
- PROPERTY PIN
- /// RESTRICTED ACCESS
- ▨ PRIVATE DRIVE

NOTE:

PARCELS 1, 2, 3, 4, 5, 7, 8, 9, AND 10 WILL BE SOLD FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES. PARCEL NO. 6 WILL REMAIN A SINGLE FAMILY RESIDENCE. ELEVATIONS OF STRUCTURES WILL BE DETERMINED PRIOR TO CONSTRUCTION. THE PRIVATE DRIVE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL EASEMENTS AND PARCEL NO. 11 ARE COMMON AREAS. PRELIMINARY BUILDING PLANS AND EXTERIOR ELEVATIONS ARE NOT SHOWN. BUILDING PLANS WILL BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE OF THE HOMEOWNERS ASSOCIATION.

APPROVED
SALINA CITY PLANNING COMMISSION
DATE: 11/11/13
SIGNATURE: *R. R. R.*

74A	DRAWN
	CHECKED
	DATE
	SCALE
	JOB NO.

SITE PLAN
FINAL PLANNED DEVELOPMENT DISTRICT
GARY L. & KATHLEEN J. BROWN
SALINA, KANSAS

REVISIONS	BY