



LEGEND

- ⊕ Proposed public water line.
- ⊙ Proposed public sanitary sewer line.
- 39 X 3 Spot elevation
- U/E Utility easement

DESCRIPTION:

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Twenty Six (26), Township Fourteen (14) South, Range Three (3) West of the Sixth P.M., Saline County, Kansas described as follows: Beginning at a point 1,326.38 feet West of and 142.85 feet North of the Southeast Corner of said SE/4; thence North 0° 00' East, 1,183.92 feet to the North Line of said S/2, SE/4; thence South 89° 51' East, 519.45' along said North Line, S/2, SE/4; thence South 0° 03' East, 994.23 feet; thence South 89° 51' East, 40.00 feet; thence South 0° 03' East, 174.00 feet; thence South 87° 21' East, 400.00 feet; thence South 0° 03' East, 40.00 feet; thence North 87° 22' West, 961.00 feet to the point of beginning, said tract containing 14.8 acres.

GENERAL NOTES

1. All undedicated streets shall be private and have paved surfacing 24' wide with permanent turn-arounds as shown.
2. Hageman Avenue will be paved in stages to coincide with the construction of the streets within the PDD.
3. Sanitary sewer to be installed within the 20' public utility easement shown.
4. Individual water service to be installed outside the utility easements at the rear of each lot and within the street right-of-way adjacent to Block 4.
5. Lots shall be graded to drain to the back. The Streets shall be graded to drain to the back of the adjacent lots and to a ditch to be constructed along the East side of the Mobile Home Park. These ditches will drain to the holding pond and thence to the existing drainage ditch at the North side of Magnolia Road.
6. A storm shelter will be constructed on Lot 1, Block 2 to accommodate homes from Sun Drive to South end of development. Size: 62 units x 18 sq. ft./unit = 1,116 sq. ft. Existing storm shelter 609' west of Hageman Ave. on Saturn Ave. can also be utilized for the North half of development.

7. All homes placed on this P.D.D. shall comply with HUD requirements.
8. All easements shown are to be public utility easements, subject to reservation to cross over said public utility easements for installation, maintenance, replacement and repair of privately installed sewer lines and water lines.
9. The 10' utility easements running east-west through Blocks 1, 2, 3 & 4 shall be dedicated to the public for the exclusive use of franchise utilities.
10. The utility easements in the streets shall be for the installation of KP&L Gas Lines.
11. The existing utility easements shown on the plat of Wallerius Addition #2 are to be vacated with the exception of the 40' wide storm sewer easement.
12. A permanent drainage easement shall be dedicated on Lot 1, Block 4 and Lot 18, Block 3 for stormwater detention purposes with maintenance responsibility for the pond assumed by the property owners.
13. The lots and blocks labeled on this plan are for manufactured home park purposes only. This drawing is not intended to serve as a replat of Wallerius Addition No. 2.

APPROVED
 SALINA CITY ENGINEER
 DATE August 1, 1991
 SIGNATURE: *Ray Daback*

Preliminary and Final Development Plan
 for
**SOUTHWESTERN
 MOBILE HOME COURT**
 (A PDD OVERLAY OF WALLERIUS ADD. NO. 2)
FORGY SURVEYING
 421 N. OHIO (913) 827-9710 SALINA, KANSAS

