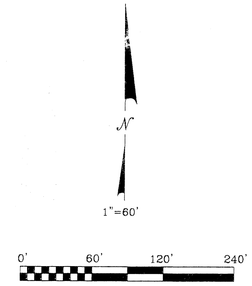
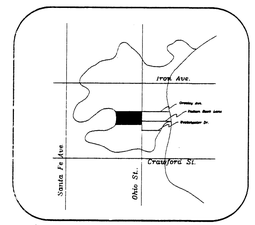


Legend

- ● *Bars Found (1/2" Rebar) Subdivision Corners*
- △ *Corners Found*
- *Restricted Access*
- *Building Setback Line*
- *Utility Easement Line*

NOTE:

Depending upon the proposed use and development plan, the owner of Lot 2 reserves the right to request approval of a 30' driveway opening to Ohio Street within the South 60' of the frontage of Lot 2 along Ohio Street.



VICINITY MAP
NOT TO SCALE

Section Corners Ties

N.E. 1/4 S23-T14S-R3W

1. IP@ E 1/4 corner Sec. 13 (Greeley & Ohio)
2. 60d Spike in centerline of Greeley 100.00' W
3. P.K. Nail in centerline of Greeley 50.00' W
4. P.K. Nail in expansion joint 51.01' E
5. 60d Spike in expansion joint 108.91' E

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of Section Thirteen (13), Township Fourteen (14) South, Range Three (3) West of the 6th P.M. in Saline County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter (SE/4), thence on an assumed bearing of S 00°00'00" E a distance of 30.00 feet, thence S 89°36'02" W a distance of 50.00 feet to the point of beginning, said point being the intersection of the West Right-of-way line of Ohio Street and the South Rignt-of-way line of Greeley Avenue;
- thence S 89°36'02" W a distance of 814.02 feet to a point at the Center line of Smoky Hill River;
- thence South on an merandering course along the Center line of Smoky Hill River a distance of 479.48 ± feet;
- thence N 89°25'35" E a distance of 816.66 feet to a point on the West Right-of-way line of Ohio Street;
- thence N 00°00'00" E along the West Right-of-way line of Ohio Street a distance of 476.81 feet back to the point of beginning, containing 8.95 acres or 389900.4 Sq Ft. more or less.

CORPORATE OWNER'S CERTIFICATE

State of Kansas)
County of Saline) ss

This is to certify that the undersigned is the owner of Lots 2 & 3, Block 1, 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 does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets 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 conduit, water, gas, and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Waters Realty Inc.
Water's Realty, Inc.

James R. Waters
James R. Waters, President

NOTARY CERTIFICATE

JOHNNA DEVINS
Notary Public - State of Kansas
My Appt. Expires 8-25-2000

State of Kansas)
County of Saline) ss

I, Johnna Devins, a Notary Public in and for said County, in the State a foresaid, do hereby certify that James R. Waters, President of Waters Realty Inc. 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 acknowledged that he signed and delivered the plat as the voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 of February A.D., 1998.

Johnna Devins
Johnna Devins

CORPORATE OWNER'S CERTIFICATE

State of Kansas)
County of Saline) ss

This is to certity that the undersigned is the owner of Lot 1, Block 1 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 does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets 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 conduit, water, gas, and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Central National Bank
Central National Bank

E.C. Rolfs
E.C. Rolfs, President

NOTARY CERTIFICATE

State of Kansas)
County of Saline) ss

I, VERA M KRAMER, a Notary Public in and for said County, in the State a foresaid, do hereby certify that E.C. Rolfs, President of Central National Bank 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 acknowledged that he signed and delivered the plat as the voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2ND day of MARCH A.D., 1998.

NOTARY PUBLIC - State of Kansas
VERA M. KRAMER
My Appt. Exp. Nov. 30, 2000

Vera M. Kramer
VERA M. KRAMER
NOTARY EXPIRES: 11-30-2000

ABSTRACTOR'S CERTIFICATE

State of Kansas)
County of Saline) ss

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

Dated this 25 day of June, A.D. 1998.

Charles A. Gri[illegible]
Licensed Abstractor

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
County of Saline) ss

Approved this 2nd day of March A.D., 1998.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS.

Mayor

Attest: Judy D. Long
City Clerk

CERTIFICATE OF THE SALINA PLANNING COMMISSION

State of Kansas)
County of Saline) ss

Approved this 3rd day of February A.D., 1998.

PLANNING COMMISSION OF THE CITY OF SALINA, KANSAS.

Chairman

Attest: Roy Dalton
Secretary

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, 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 26th day of February A.D., 1998.

Herbert Monroe L.S. #122

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 23rd day of June A.D., 1998.

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 the plat.

Given under my hand and seal at Salina, Kansas, this 23rd day of June A.D., 1998.

County Clerk

City Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) ss

Replat of Lot 1 Surveyor's Plat #52, to the City of Salina, Saline County, Kansas.
was filed in my office this _____ day of _____,1998.
at _____.M. and duly recorded in volume _____ of plats, at page____.

Register of Deeds

Filing fee of _____ Paid.

Landmark
SURVEYING & MAPPING
Memeber Kansas Society of Land Surveyors

REPLAT OF LOT 1 IN SURVEYOR'S PLAT #52
City of Salina, Saline County, Kansas.

WATER'S REALTY

Date:
02/26/98
Drawn By:
RFF

Sheet
1
Of
1
File: L97-674

146A