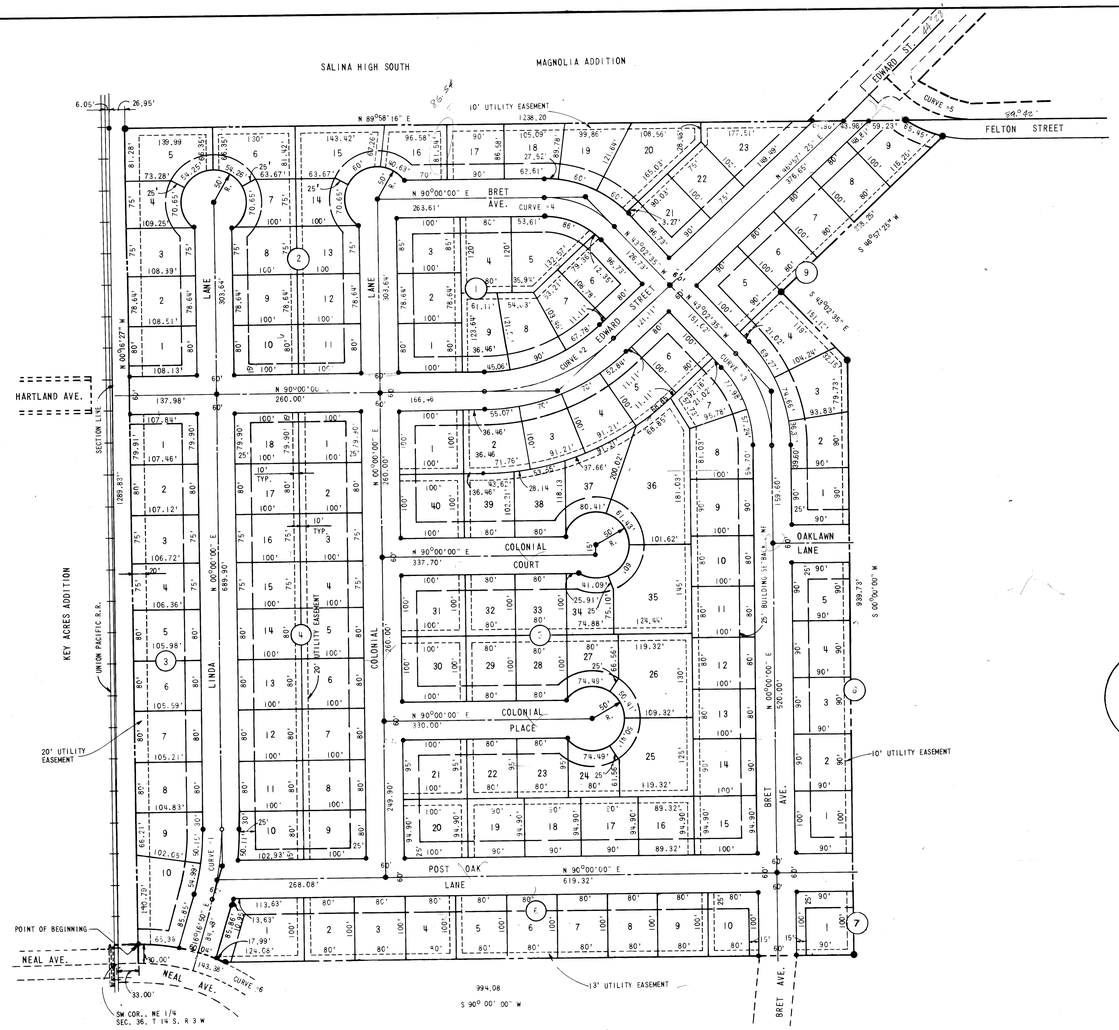



DESCRIPTION OF TRACT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP FOURTEEN (14) SOUTH, RANGE THREE (3) WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SALINE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

STARTING FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) THENCE ON AN ASSUMED BEARING OF SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) A DISTANCE OF THIRTY-THREE (33.00) FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD: THENCE NORTH 00°16'27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF THIRTY (30.00) FEET TO THE POINT OF BEGINNING SAID POINT OF BEGINNING BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEAL AVENUE IN THE CITY OF SALINA:

THENCE NORTH 00°16'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF TWELVE HUNDRED EIGHTY-NINE AND EIGHTY THREE HUNDREDTHS (1289.83) FEET TO A POINT, SAID POINT BEING TWENTY-SIX AND NINETY-FIVE HUNDREDTHS (26.95) FEET ON A BEARING OF SOUTH 89°58'16" WEST FROM THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4): THENCE NORTH 89°58'16" EAST A DISTANCE OF TWELVE HUNDRED THIRTY-EIGHT AND TWENTY HUNDREDTHS (1238.20) FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FELTON STREET IN THE CITY OF SALINA, SAID SOUTH RIGHT-OF-WAY LINE BEING A CURVE HAVING A RADIUS OF ONE HUNDRED SEVENTY-FIVE AND SEVENTY-FOUR HUNDREDTHS (175.74) FEET: THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF SIXTY-FIVE AND FORTY-FIVE HUNDREDTHS (65.45) FEET: THENCE SOUTH 46°57'25" WEST A DISTANCE OF THREE HUNDRED FIFTY-EIGHT AND TWENTY-FIVE HUNDREDTHS (358.25) FEET: THENCE SOUTH 43°02'35" EAST A DISTANCE OF ONE HUNDRED FIFTY-ONE AND FIFTEEN HUNDREDTHS (151.15) FEET: THENCE SOUTH 00°00'00" WEST PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) A DISTANCE OF NINE HUNDRED THIRTY-NINE AND SEVENTY-THREE HUNDREDTHS (939.73) FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER. THENCE SOUTH 90°00'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF NINE HUNDRED NINETY-FOUR AND EIGHT HUNDREDTHS (994.08) FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEAL AVENUE IN THE CITY OF SALINA. SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE HAVING A RADIUS OF THREE-HUNDRED AND THIRTY (330.00) FEET: THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF ONE HUNDRED FORTY-THREE AND THIRTY-EIGHT HUNDREDTHS (143.38) FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING THIRTY-FOUR AND FORTY-SIX HUNDREDTHS (34.46±) ACRES.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS )
COUNTY OF SALINE ) SS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED 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: AND 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 29 DAY OF JULY, A.D. 1974.

PROTECTIVE COVENANTS

PURCHASE AND SUBSEQUENT IMPROVEMENT OF LOTS WITHIN THE TWIN OAKS ADDITION SHALL BE SUBJECT TO THE PROVISIONS OF "PROTECTIVE COVENANTS OF THE TWIN OAKS ADDITION" SUBMITTED SEPARATELY HEREWITH.

LEE HAWORTH CONSTRUCTION COMPANY, INC.

BY _____, PRESIDENT
OWNER

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 THE PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS "TWIN OAKS" SUBDIVISION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS, AND 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 AS 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 POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT _____, KANSAS THIS ____ DAY OF _____, A.D. 19__.

ATTEST: LEE HAWORTH CONSTRUCTION COMPANY, INC.

_____ SECRETARY

BY _____ PRESIDENT

NOTARY CERTIFICATE

STATE OF KANSAS )
COUNTY OF SALINE ) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT LEE HAWORTH, PRESIDENT OF LEE HAWORTH CONSTRUCTION COMPANY, INC. A KANSAS CORPORATION AND LULA LOUISE HAWORTH, SECRETARY OF SAID CORPORATION ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THE ACT AND IN BEHALF OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 19__.

_____ NOTARY PUBLIC

GENERAL NOTE :

ALL UTILITY EASEMENTS SHALL BE TWENTY FEET IN WIDTH EXCEPT ON SIDES.

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 _____, KANSAS, THIS ____ DAY OF _____, A.D. 19__.

_____ COUNTY CLERK

_____ CITY CLERK

CERTIFICATE AS TO 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 _____, KANSAS, THIS ____ DAY OF _____, A.D. 19__.

_____ COUNTY CLERK

_____ CITY CLERK

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS )
CITY OF SALINA ) SS

APPROVED THIS 20 DAY OF Aug, A.D. 1974
SALINA CITY PLANNING COMMISSION

SALINA, KANSAS

Delmar Oliver
CHAIRMAN

ATTEST: Reid F. Rawling
SECRETARY

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS )
CITY OF SALINA ) SS

APPROVED THIS ____ DAY OF _____, A.D. 1974
BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

_____ MAYOR

ATTEST: _____ CITY CLERK

CERTIFICATE OF THE COUNTY COMMISSIONERS

STATE OF KANSAS )
COUNTY OF SALINE ) SS

APPROVED THIS ____ DAY OF _____, A.D. 19__.
BOARD OF COUNTY COMMISSIONERS OF SALINE COUNTY, KANSAS

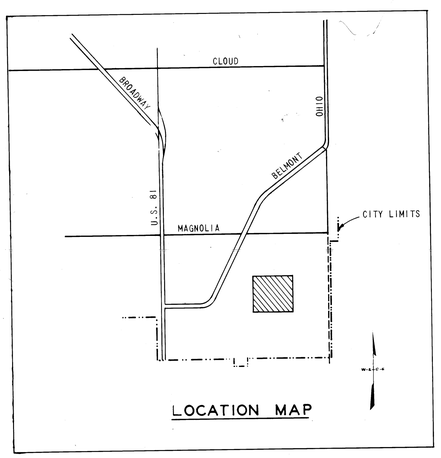
_____ CHAIRMAN

ATTEST: _____ COUNTY CLERK

| CURVE NO. 1 | CURVE NO. 5 |
|---|---|
| Δ = 16°16'50" | Δ = 44°45'16" |
| R = 400.00' | R = 145.74 |
| T = 57.22' | T = 60.00 |
| L = 113.66' | L = 113.84 |

| CURVE NO. 2 | CURVE NO. 6 |
|---|---|
| Δ = 43°02'35" | Δ = 34°00'00" |
| R = 300.00' | R = 300.00' |
| T = 118.30' | T = 91.72 |
| L = 225.37' | L = 178.01 |

| CURVE NO. 3 | CURVE NO. 4 |
|---|---|
| Δ = 43° 02' 35" | Δ = 46°57'25" |
| R = 210.00' | R = 150.00' |
| T = 82.81' | T = 65.15' |
| L = 157.76' | L = 122.93' |




LEGEND

- ADDITION BOUNDARY
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- 5/8" Ø IRON BAR SET ON LOT CORNER
- 5/8" Ø IRON BAR SET ON BOUNDARY CORNERS

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

SCALE: 1" = 100'

92a

# TWIN OAKS SUBDIVISION

LEE HAWORTH OWNER-SUBDIVIDER
CONSTRUCTION CO. INC. SALINA, KANSAS

PREPARED BY

WILSON & COMPANY
SALINA, KANSAS

ENGINEERS - ARCHITECTS
JUNE 1974