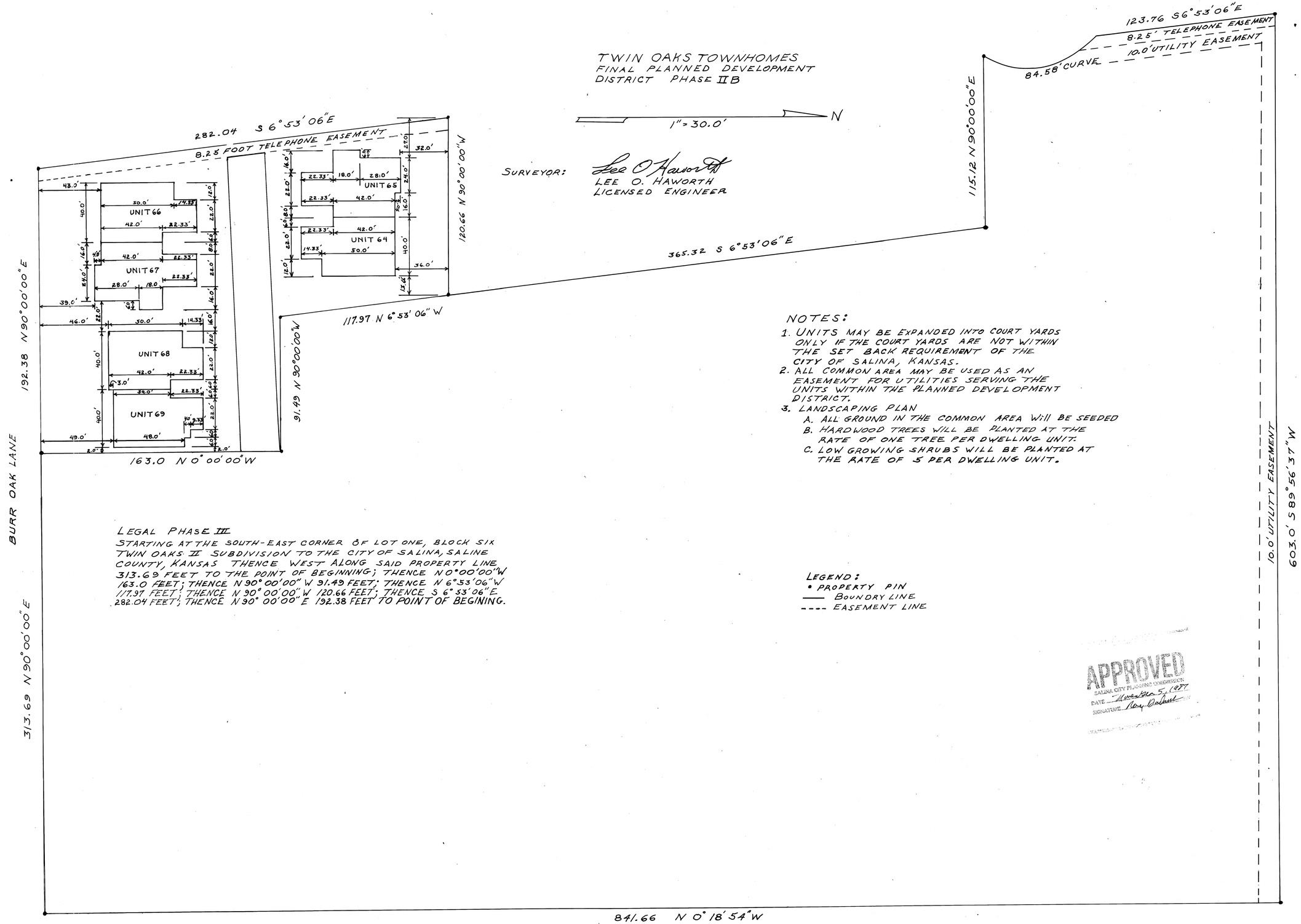
TWIN OAKS TOWNHOMES
FINAL PLANNED DEVELOPMENT
DISTRICT PHASE IIB

1" = 30.0'

N

SURVEYOR: Lee O Haworth
LEE O. HAWORTH
LICENSED ENGINEER



NOTES:

1. UNITS MAY BE EXPANDED INTO COURT YARDS ONLY IF THE COURT YARDS ARE NOT WITHIN THE SET BACK REQUIREMENT OF THE CITY OF SALINA, KANSAS.
2. ALL COMMON AREA MAY BE USED AS AN EASEMENT FOR UTILITIES SERVING THE UNITS WITHIN THE PLANNED DEVELOPMENT DISTRICT.
3. LANDSCAPING PLAN
   A. ALL GROUND IN THE COMMON AREA WILL BE SEEDED
   B. HARDWOOD TREES WILL BE PLANTED AT THE RATE OF ONE TREE PER DWELLING UNIT.
   C. LOW GROWING SHRUBS WILL BE PLANTED AT THE RATE OF 5 PER DWELLING UNIT.

LEGAL PHASE III

STARTING AT THE SOUTH-EAST CORNER OF LOT ONE, BLOCK SIX TWIN OAKS II SUBDIVISION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS THENCE WEST ALONG SAID PROPERTY LINE 313.69 FEET TO THE POINT OF BEGINNING; THENCE N 0°00'00"W 163.0 FEET; THENCE N 90° 00'00" W 91.49 FEET; THENCE N 6°53'06"W 117.97 FEET; THENCE N 90° 00'00" W 120.66 FEET; THENCE S 6° 53'06"E 282.04 FEET; THENCE N 90° 00'00" E 192.38 FEET TO POINT OF BEGINING.

LEGEND:
• PROPERTY PIN
—— BOUNDRY LINE
---- EASEMENT LINE

APPROVED
SALINA CITY PLANNING COMMISSION
DATE November 5, 1977
SIGNATURE Roy Robert

92H