TWIN OAKS TOWNHOMES
FINAL PLANNED DEVELOPMENT
DISTRICT PHASE III

1" = 30.0'

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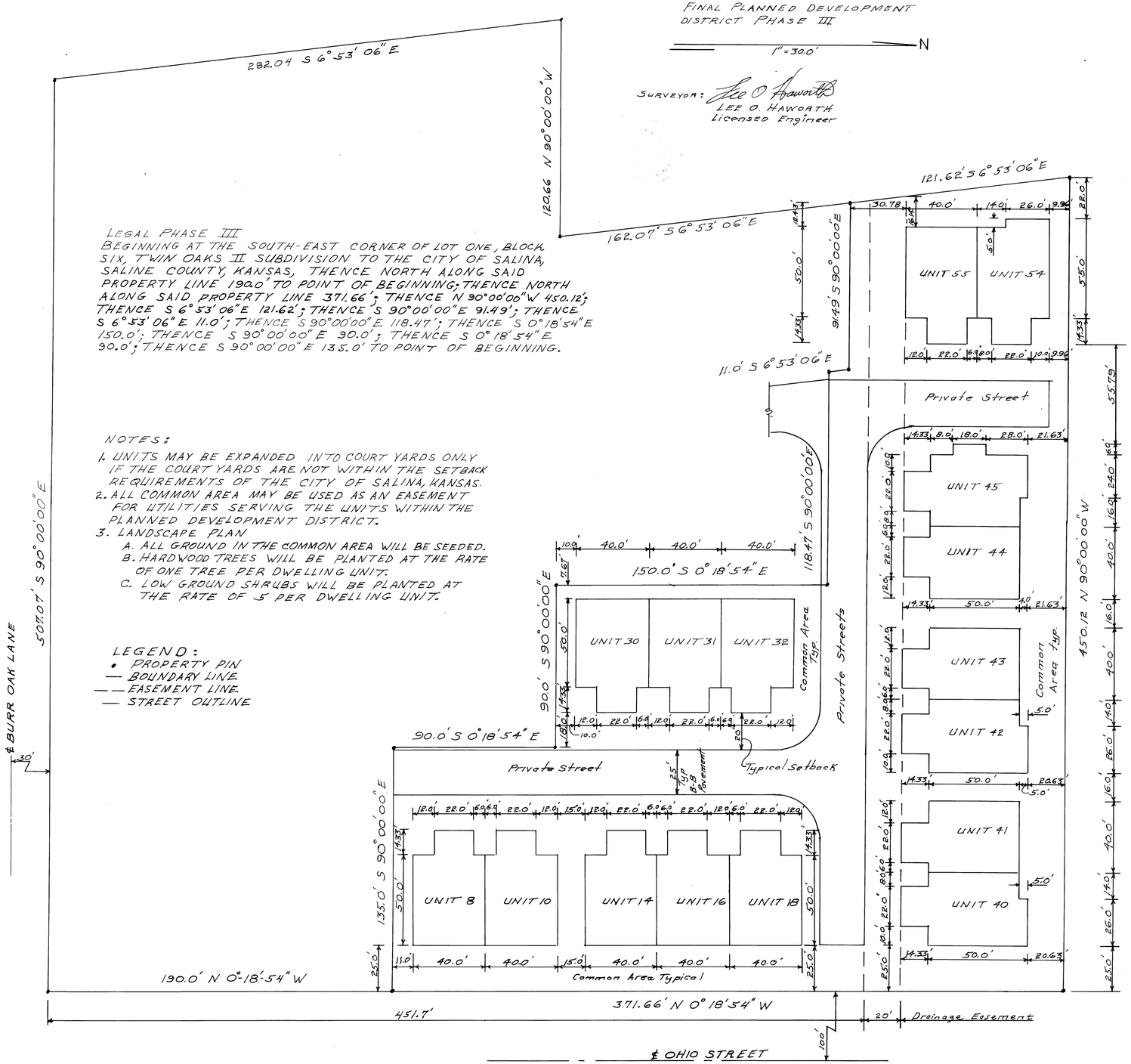
SURVEYOR: Lee O. Haworth
LEE O. HAWORTH
Licensed Engineer



LEGAL PHASE III
BEGINNING AT THE SOUTH-EAST CORNER OF LOT ONE, BLOCK SIX, TWIN OAKS II SUBDIVISION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS, THENCE NORTH ALONG SAID PROPERTY LINE 190.0' TO POINT OF BEGINNING; THENCE NORTH ALONG SAID PROPERTY LINE 371.66'; THENCE N 90°00'00" W 450.12'; THENCE S 6°53' 06" E 121.62'; THENCE S 90°00'00" E 91.49'; THENCE S 6°53' 06" E 11.0'; THENCE S 90°00'00" E 118.47'; THENCE S 0°18'54" E 150.0'; THENCE S 90°00'00" E 90.0'; THENCE S 0°18'54" E 90.0'; THENCE S 90°00'00" E 135.0' TO POINT OF BEGINNING.

NOTES:
1. UNITS MAY BE EXPANDED INTO COURT YARDS ONLY IF THE COURT YARDS ARE NOT WITHIN THE SETBACK REQUIREMENTS 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. LANDSCAPE 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 GROUND SHRUBS WILL BE PLANTED AT THE RATE OF 5 PER DWELLING UNIT.

LEGEND:
- • PROPERTY PIN
- — BOUNDARY LINE
- — — EASEMENT LINE
- — STREET OUTLINE

APPROVED
SALINA CITY PLANNING COMMISSION
DATE July 18, 1989
SIGNATURE [signature] SEC

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