

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 this plat.

I further certify that I have received all statutory fees in conjunction with the plat.

Given under my hand and seal at Salina, Kansas, this 16<sup>th</sup> day of August, A.D. 1995.

*Shirley J. Jacques*  
 Shirley J. Jacques, County Clerk  
 CLERK

*Judy D. Long*  
 Judy D. Long, City Clerk

SURVEYORS 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 in the best of my knowledge and belief.

Given under my hand and seal at Salina, Kansas, this 27<sup>th</sup> day of July A.D. 1995.

*Barry J. Hummel*  
 Barry J. Hummel R.L.S. # 874



LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of Section 29, Township 14 South, Range 2 West of the Sixth Principal Meridian in Saline County, Kansas, more particularly described as follows:

- Beginning at the Northwest Corner of the Northeast Quarter of said Section 29;
- thence South along the West line of said Northeast Quarter on an assumed bearing of S 00° 01' 02" W, a distance of 2254.96 feet;
- thence N 89° 55' 45" E, a distance of 110.57 feet;
- thence on a curve to the right having a radius of 1956.86 feet, an arc distance of 363.98 feet, said curve having a long chord of 363.45 feet and a bearing of N 28° 42' 12" E;
- thence on a curve to the left having a radius of 1856.86 feet, an arc distance of 489.29 feet, said curve having a long chord of 487.88 feet and a bearing of N 26° 28' 55" E;
- thence S 89° 55' 45" W, a distance of 98.85 feet;
- thence N 00° 29' 45" E, a distance of 1500.00 feet to a point on the North line of the Northeast Quarter of said Section 29;
- thence S 89° 55' 45" W along said North line, a distance of 421.00 feet back to the point of beginning.

The above described tract of land contains 19.81 acres, more or less, and is subject to road right-of-way.

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF SALINE ) SS

This is to certify that the undersigned Proprietor, Valley View Estates, L.L.C., owns the land described in the plat and has 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 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 under or upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Salina, Kansas, this 28<sup>th</sup> day of July, A.D. 1995.

*James C. Maes*  
 Valley View Estates L.L.C.  
 James C. Maes, Member Valley View Estates, L.L.C.

ATTEST: *Diane Shultz*  
 Diane Shultz  
 Secretary

NOTARY CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF SALINE ) SS

I, *Kimberly D. Klottbach*, a Notary Public in and for said county, in the state aforesaid, do hereby certify that James C. Maes, member of the Valley View Estates, L.L.C., personally known 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 delivered this plat as the free and voluntary act of said limited liability corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28<sup>th</sup> day of July, A.D. 1995.

*Kimberly D. Klottbach*  
 Kimberly D. Klottbach  
 Notary Public - State of Kansas  
 My Appt. Expires 12/31/2000

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 is the legal owner(s) of the property shown on this plat.

Dated this 9<sup>th</sup> day of August, A.D. 1995.

*Robert D. Anderson*  
 Robert D. Anderson

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS }  
 COUNTY OF SALINE ) SS

Approved this 7<sup>th</sup> day of Aug, A.D. 1995.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

*John Durme*  
 John Durme  
 Mayor

*Judy D. Long*  
 Judy D. Long  
 City Clerk

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF SALINE ) SS

Approved this 20<sup>th</sup> day of June, A.D. 1995.

*Carl Hardman*  
 Carl Hardman  
 Chairman

*Wayne Fisher*  
 Wayne Fisher  
 Secretary

COUNTY REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }  
 COUNTY OF SALINE ) SS

Plat of Valley View Estates was filed for record in my office this 16<sup>th</sup> day of August, 1995 at \_\_\_\_\_ M. and duly recorded in volume \_\_\_\_\_ of \_\_\_\_\_ plats, at page \_\_\_\_\_.

*Marilyn Weber*  
 Marilyn Weber

CERTIFICATE AS TO SPECIAL ASSESSMENTS

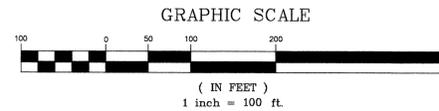
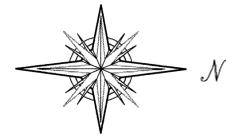
STATE OF KANSAS }  
 COUNTY OF SALINE ) SS

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 this plat.

Given under my hand and seal at Salina, Kansas this 16<sup>th</sup> day of August, A.D. 1995.

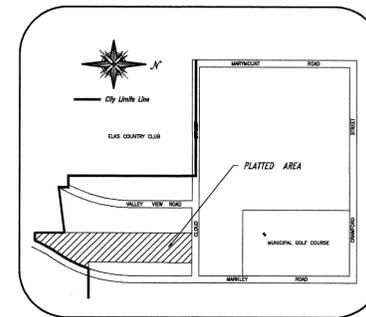
*Shirley J. Jacques*  
 Shirley J. Jacques, County Clerk

*Judy D. Long*  
 Judy D. Long, City Clerk

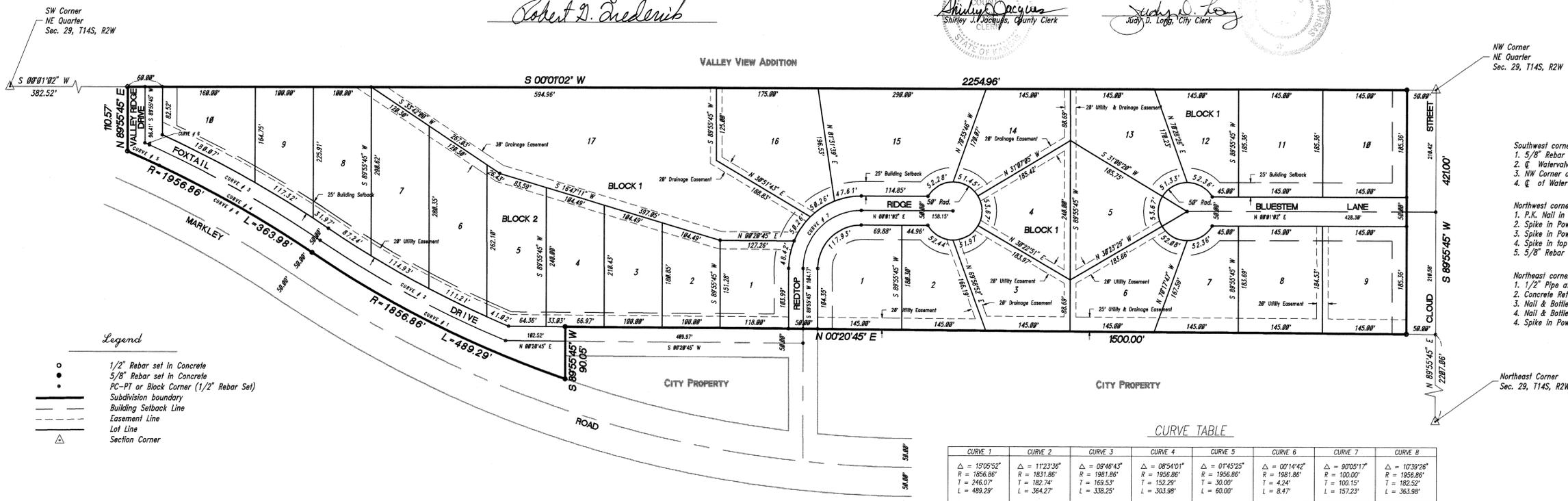


NOTES:

- The extension of Valley Ridge Drive, west of the intersection with Foxtail Drive, shall be the responsibility of the adjoining property owner to the west.
- All building setbacks are 25'.
- Sidewalk shall be installed on the west side of Foxtail Drive.



VICINITY MAP  
 NOT TO SCALE



SW Corner NE Quarter Sec. 29, T14S, R2W

NW Corner NE Quarter Sec. 29, T14S, R2W

- Legend
- 1/2" Rebar set in Concrete
  - 5/8" Rebar set in Concrete
  - PC-PT or Block Corner (1/2" Rebar Set)
  - Subdivision boundary
  - - - Building Setback Line
  - - - Easement Line
  - - - Lot Line
  - △ Section Corner

- Section Corner Ties
- Southwest corner NE/4 of Section 29, T14S, R2W
- 5/8" Rebar at Corner 137.5' N.E.
  - Water Valve 138.35' E.N.E.
  - NW Corner of NW Leg on Power Line Tower 140.15' S.E.
  - W of Water Meter
- Northwest corner NE/4 of Section 29, T14S, R2W
- P.K. Nail in Asphalt Pavement at Corner 42.53' N.N.W.
  - Spike in Power Pole 51.77' S.S.E.
  - Spike in top of fence post 62.56' S.E.
  - 5/8" Rebar set in Concrete 50.00' So.
- Northeast corner Section 29, T14S, R2W
- 1/2" Pipe at NE corner of Sec. 29-14-2 49.80' N.E.
  - Concrete Reference Monument 42.67' S.E.
  - Nail & Bottle Cap NW Face of Power Pole 45.58' S.W.
  - Spike in Power Pole 55.15' N.N.E.

CURVE TABLE

CURVE 1	CURVE 2	CURVE 3	CURVE 4	CURVE 5	CURVE 6	CURVE 7	CURVE 8
Δ = 15°05'52"	Δ = 11°23'36"	Δ = 09°46'43"	Δ = 08°54'01"	Δ = 01°45'25"	Δ = 07°14'42"	Δ = 90°05'17"	Δ = 10°39'26"
R = 1856.86'	R = 1831.86'	R = 1981.86'	R = 1956.86'	R = 1956.86'	R = 1981.86'	R = 100.00'	R = 1956.86'
T = 246.07'	T = 182.74'	T = 169.53'	T = 152.29'	T = 30.00'	T = 4.24'	T = 100.15'	T = 182.52'
L = 489.29'	L = 364.27'	L = 338.25'	L = 303.99'	L = 60.00'	L = 8.47'	L = 157.23'	L = 363.98'

Final Plat Valley View Estates Addition  
 to the City of Salina, Saline County, Kansas

John Helme - Developer  
 APPELBY MARSH ARCHITECTS PA  
 Robert L. Marsh P.E. - Consultant  
 Barry J. Hummel P.L.S. - Surveyor