

# Final Plat of Woodland Hills Estates Addition No. 2 to the City of Salina, Saline County, Kansas

## A Replat of Lots 15-28 in Block Three, Lots 8-14 in Block Four, and Lots 6-10 in Block Seven, All in Woodland Hills Estates Addition; and a Parcel of Land in the East Half of Section 17, Township 14 South, Range 2 West of the 6th Principal Meridian

**SECTION TIES**  
SE Cor of N 1/2 of SE 1/4 Sec. 17

1. Found bar w/ "Landmark CLS-116" Cap
2. Top Centerline of telephone riser, E. Side of Holmes Rd. 95.15' S.S.E.
3. 40 Penny nail in S. Side power pole, W. Side of Holmes Rd. 36.40' W.
4. 40 Penny spike in top of wood fence post, W. Side of Holmes Rd. 60.30' N.W.

SW Cor of N. 1/2 of the SE 1/4 Sec. 17

1. Set 1/2" rebar w/ EEI-263 Cap at found Concrete Nail (Origin Unknown)
2. 40 Penny nail in E. Face of Television cable pole 28.25' N.
3. Base of wrought iron fence at NW Cor. of Presbyterian Manor Property 48.65' S.S.E.
4. Centerline of Sanitary Sewer Manhole in centerline of Brookwood Lane 12.50' N.W.

NW Cor. of SE 1/4 Sec. 17

1. Found 5/8" Bar (origin unknown)
2. 40 Penny nail in E. Face of Power Pole 22.10' N.
3. Centerline of Sanitary Sewer Manhole in East Bound Lane of Glen Ave. 13.90' S.W.
4. NW Cor. of brick house with address of 402 Pine Ridge Dr. 57.65' S.S.E.

Center of SE 1/4 Sec. 17

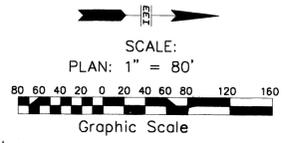
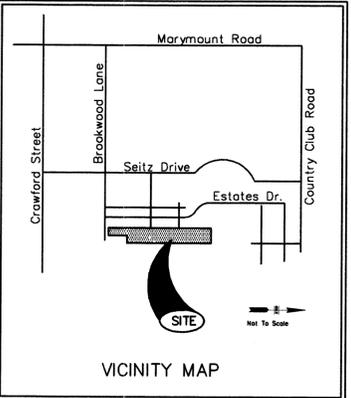
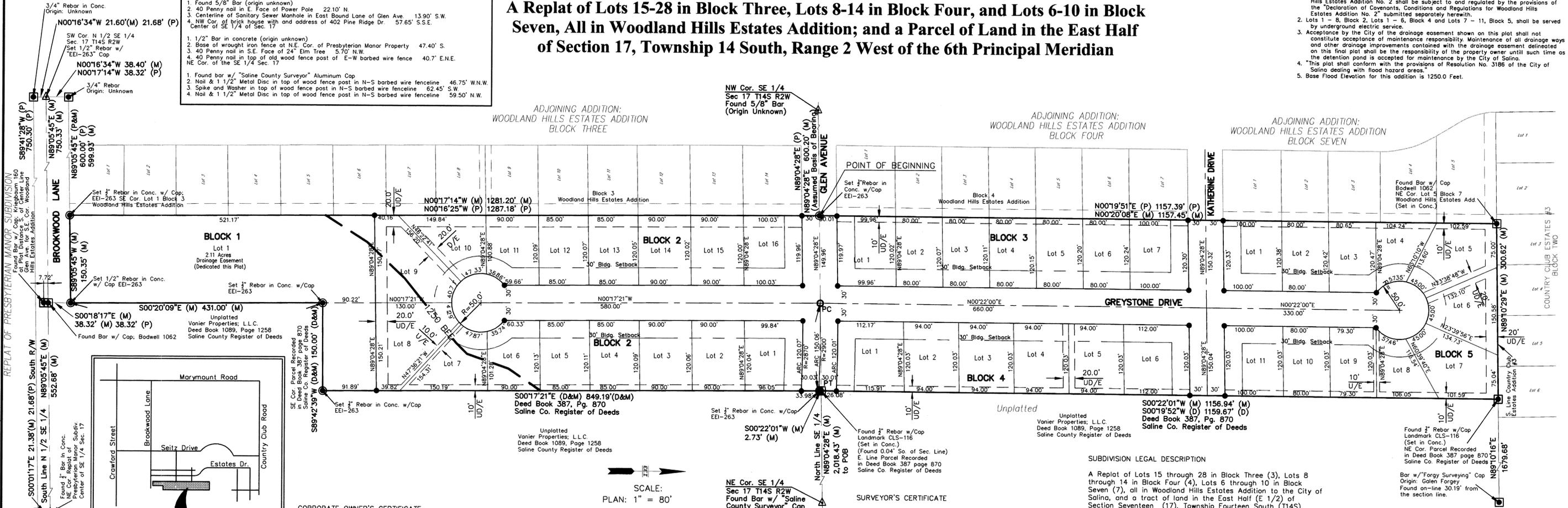
1. 1/2" Bar in concrete (origin unknown)
2. Base of wrought iron fence at N.E. Cor. of Presbyterian Manor Property 47.40' S.
3. Spike and Washer in top of wood fence post in N-S barbed wire fence 62.45' S.W.
4. 40 Penny nail in top of old wood fence post of E-W barbed wire fence 40.7' E.N.E.

NE Cor. of the SE 1/4 Sec. 17

1. Found bar w/ "Saline County Surveyor" Aluminum Cap
2. Nail & 1 1/2" Metal Disc in top of wood fence post in N-S barbed wire fence 46.75' W.N.W.
3. Spike and Washer in top of wood fence post in N-S barbed wire fence 59.50' S.W.
4. Nail & 1 1/2" Metal Disc in top of wood fence post in N-S barbed wire fence 59.50' N.W.

**DEVELOPMENT NOTES**

1. Purchase and subsequent improvement and use of the land within Woodland Hills Estates Addition No. 2 shall be subject to and regulated by the provisions of the "Declaration of Covenants, Conditions and Regulations for Woodland Hills Estates Addition No. 2" submitted herewith.
2. Lots 1 - 8, Block 2, Lots 1 - 6, Block 4 and Lots 7 - 11, Block 5, shall be served by underground electric service.
3. Acceptance by the City of the drainage easement shown on this plat shall not constitute acceptance of maintenance responsibility. Maintenance of all drainage ways and other drainage improvements contained with the drainage easement delineated on this final plat shall be the responsibility of the property owner until such time as the detention pond is accepted for maintenance by the City of Salina.
4. This plat shall conform with the provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.
5. Base Flood Elevation for this addition is 1250.0 Feet.



**CORPORATE OWNER'S CERTIFICATE**  
State of Kansas )  
County of Saline) SS

This is to certify that the undersigned proprietor, Landmark Development Company, 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.

**LANDMARK DEVELOPMENT CO.**, a co-partnership consisting of DENT CONSTRUCTION, INC., a Kansas Corporation and JIM ANDREW BUILDERS, INC., a Kansas Corporation.

*Darvin Dent*  
Darvin Dent  
Pres. Dent Construction, Inc.

*Jim Andrew*  
Jim Andrew  
Pres. of Jim Andrew Builders, Inc.

**COUNTY SURVEYOR CERTIFICATE**  
State of Kansas )  
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 25<sup>th</sup> day of May, A.D., 2005.

*Doug J. Fowler*  
County Surveyor

**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 24<sup>th</sup> day of May, A.D., 2005.

*Donald R. Merriman*  
County Clerk

*Richard Elzey*  
City Clerk

**NOTARY CERTIFICATE**  
State of Kansas )  
County of Saline) SS

I, Patricia J. Sauber, a Notary Public in and for said county, in the state aforesaid, do hereby certify that DARVIN D. DENT, President of DENT CONSTRUCTION, INC., a corporation duly incorporated and existing under and by virtue of the laws of the State of Kansas, and JIM ANDREW, President of JIM ANDREW BUILDERS, INC., a corporation duly incorporated and existing under and by virtue of the laws of the State of Kansas, who are subscribers to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the plat as the free and voluntary act of said Corporations for the purposes therein set forth, and as co-partners in Landmark Development Co.

Given under my hand and Notarial Seal this 16<sup>th</sup> day of May, A.D., 2005.

*Patricia J. Sauber*  
Notary

**ABSTRACTOR'S CERTIFICATE**  
State of Kansas )  
County of Saline) SS

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

Dated this 16<sup>th</sup> day of May, A.D., 2005.

*Richard Elzey*  
Licensed Abstractor

**REGISTER OF DEEDS CERTIFICATE**  
State of Kansas )  
County of Saline) SS

Final Plat of Woodland Hills Estates Addition No. 2 to the City of Salina, Saline County, Kansas, was filed in my office on this 24<sup>th</sup> day of May, 2005, at 10:00 o'clock A.M. and duly Recorded in volume        of plats, at page       .

Register of Deeds

Filing fee of        paid.

**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 the 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 correct according to the best of my knowledge and belief.

Date of Survey 1/12/05

*Gary D. Froggatt*  
Gary D. Froggatt  
Kans. L.S. No. 263

Given under my hand and seal at Salina, Kansas this 12<sup>th</sup> day of May, A.D. 2005.

**SALINA CITY PLANNING COMMISSION CERTIFICATE**  
State of Kansas )  
County of Saline) SS

Approved this 18<sup>th</sup> day of January, A.D., 2005.

*Edward Torgerson*  
Chairman

Attest: *Dean Anderson*  
Secretary

**CERTIFICATE OF THE CITY COMMISSION**  
State of Kansas )  
County of Saline) SS

Approved this 23<sup>rd</sup> day of May, A.D., 2005.

*Deborah Divine*  
Mayor

Attest: *Richard Elzey*  
City Clerk

**SUBDIVISION LEGAL DESCRIPTION**

A Replat of Lots 15 through 28 in Block Three (3), Lots 8 through 14 in Block Four (4), Lots 6 through 10 in Block Seven (7), all in Woodland Hills Estates Addition to the City of Salina, and a tract of land in the East Half (E 1/2) of Section Seventeen (17), Township Fourteen South (T14S), Range Two West (R2W) of the Sixth Principal Meridian, in Saline County, Kansas, described as follows:

Commencing at the Northwest Corner of the Southeast Quarter, (SE 1/4) of said Section; thence Easterly along the North Line of said Southeast Quarter (SE 1/4) on an assumed bearing of North 89 degrees, 04 minutes, 28 seconds East a distance of six hundred and twenty hundreds (600.20) feet to the Point of Beginning;

Thence North 00 degrees 20 minutes 08 seconds East a distance of one thousand one hundred fifty seven and forty five hundredths (1157.45) feet to the South line of Country Club Estates No.3;

Thence North 89 degrees 10 minutes 29 seconds East along the South Line of Country Club Estates Addition No. 3 a distance of three hundred and sixty two hundredths (300.62) feet;

Thence South 00 degrees 22 minutes 01 seconds West along the East line of a tract of land described in Deed Book 387, Page 870, Saline County Register of Deeds, a distance of one thousand one hundred fifty six and ninety four hundredths (1156.94) feet to a point on the North line of the Southeast Quarter of said Section Seventeen (17);

Thence continuing South 00 degrees 22 minutes 01 seconds West a distance of two and seventy three hundredths (2.73) feet to a point on the East line of said tract of land;

Thence South 00 degrees 17 minutes 21 seconds East a distance of eight hundred forty nine and nineteen hundredths (849.19) feet to the Southeast corner of said tract of land;

Thence South 89 degrees 42 minutes 39 seconds West a distance of one hundred fifty and zero hundredths (150.00) feet to the Southwest corner of said tract of land;

Thence South 00 degrees 20 minutes 09 seconds East along the East line of Woodland Hills Estates Addition, to the City of Salina, Saline County, Kansas, a distance of four hundred thirty one and zero hundredths (431.00) feet to the North Right of Way Line of Brookwood Lane;

Thence South 89 degrees 05 minutes 45 seconds West along said North Right of Way Line a distance of one hundred fifty and thirty five hundredths (150.35) feet; Parallel with the South Line of the NW 1/4 of the SE 1/4 of said Section Seventeen (17).

Thence North 00 degrees 17 minutes 14 seconds West a distance of one thousand two hundred eighty one and twenty hundredths (1281.20) feet to the Point of Beginning.

The above described tract contains 667,079.31 square feet or 15.31 acres, more or less.

**Legend**

- Set 1/2" Rebar w/ "EEI-263" Cap (In Concrete)
- Found Bar
- ▲ Section Corners
- D Decided
- M Measured
- R Record
- P Platted
- PC or PT of Curve
- Block Corner Set 1/2" Rebar w/ "EEI-263" Cap
- Base Flood Elevation Contour Line

**130A**

**EARLES ENGINEERING & INSPECTION, INC.**  
Civil & Structural Engineers Construction Inspectors  
Salina, Kansas  
785 309 1060

DESIGN: PWE  
DRAWN BY: NWK  
CHECKED BY: GDT  
DATE: Mar. '05  
FILE NO: 99-59  
SHEET 1 OF 1

**WOODLAND HILLS  
ESTATES ADDITION #2  
FINAL PLAT**

Located in Salina, Kansas

**130A**

Project: Description: Title: Path:  
Earles Engineering & Inspection, Inc. - Construction Inspectors  
Civil & Structural Engineers - Construction Inspectors

SE Cor. NE 1/4 Sec. 17  
Found Bar w/ "Landmark CLS-116" Cap  
Origin: Landmark Surveying

SE Cor. NE 1/4 Sec. 17  
Found Bar w/ "Landmark CLS-116" Cap  
Origin: Landmark Surveying

SE Cor. NE 1/4 Sec. 17  
Found Bar w/ "Landmark CLS-116" Cap  
Origin: Landmark Surveying

**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 24<sup>th</sup> day of May, A.D., 2005.

*Donald R. Merriman*  
County Clerk

*Richard Elzey*  
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 24<sup>th</sup> day of May, A.D., 2005.

*Donald R. Merriman*  
County Clerk

*Richard Elzey*  
City Clerk

**REGISTER OF DEEDS CERTIFICATE**  
State of Kansas )  
County of Saline) SS

Final Plat of Woodland Hills Estates Addition No. 2 to the City of Salina, Saline County, Kansas, was filed in my office on this 24<sup>th</sup> day of May, 2005, at 10:00 o'clock A.M. and duly Recorded in volume        of plats, at page       .

Register of Deeds

Filing fee of        paid.

**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 the 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 correct according to the best of my knowledge and belief.

Date of Survey 1/12/05

*Gary D. Froggatt*  
Gary D. Froggatt  
Kans. L.S. No. 263

Given under my hand and seal at Salina, Kansas this 12<sup>th</sup> day of May, A.D. 2005.

**SALINA CITY PLANNING COMMISSION CERTIFICATE**  
State of Kansas )  
County of Saline) SS

Approved this 18<sup>th</sup> day of January, A.D., 2005.

*Edward Torgerson*  
Chairman

Attest: *Dean Anderson*  
Secretary

**CERTIFICATE OF THE CITY COMMISSION**  
State of Kansas )  
County of Saline) SS

Approved this 23<sup>rd</sup> day of May, A.D., 2005.

*Deborah Divine*  
Mayor

Attest: *Richard Elzey*  
City Clerk

Project: Description: Title: Path:  
Earles Engineering & Inspection, Inc. - Construction Inspectors  
Civil & Structural Engineers - Construction Inspectors