

CERTIFICATE OF SURVEY

A PORTION OF LOTS 51, 53, 55, & 57 ON SANTA FE AVENUE, AND A PORTION OF LOTS 52 & 54 ON 5TH STREET, AND VACATED ALLEY ORIGINAL TOWN OF SALINA, SALINE COUNTY, KANSAS

TRACT ONE DESCRIPTION:

A PORTION OF LOTS 51, 53, AND 55 ON SANTA FE AVENUE, A PORTION OF LOTS 52, AND 54 ON 5TH STREET, AND A PORTION OF VACATED ALLEY ADJOINING TO SAID LOTS, ORIGINAL TOWN OF SALINA, BEING MORE PARTICULARLY DESCRIBED BY JOHN E. PRATT LS 1722 AS FOLLOWS:

ALL BEARINGS HERIN ARE BASED ON A SURVEYED BEARING OF S 89°27'28" E ON THE SOUTH RIGHT-OF-WAY LINE OF ELM STREET IN ORIGINAL TOWN OF SALINA, COMMENCING AT THE SOUTHWEST CORNER OF LOT 57 ON SANTA FE AVENUE, OF SAID ORIGINAL TOWN OF SALINA; THENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID SANTA FE AVENUE, N 00°14'39" E 113.79 FEET TO A BUILDING CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, N 00°14'39" E 50.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE SALINE COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1367, PAGE 1183; THENCE ON THE NORTH LINE OF SAID TRACT OF LAND, S 89°28'30" E 250.17 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 5TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE, S 00°21'32" E 58.90 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN SAID SALINE COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1357, PAGE 1654; THENCE ON THE NORTH LINE OF SAID TRACT OF LAND, N 89°52'51" W 143.34 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE ON THE WEST LINE OF SAID TRACT OF LAND, S 00°07'23" W 19.96 FEET TO A POINT ON SAID WEST LINE; THENCE N 89°42'16" W 87.09 FEET TO A BUILDING CORNER; THENCE N 00°02'31" E 30.21 FEET TO A BUILDING CORNER; THENCE N 89°29'35" W 20.29 FEET TO THE POINT OF BEGINNING. CONTAINS 16,485.54 SQUARE FEET, MORE OR LESS.

TRACT TWO DESCRIPTION:

A PORTION OF LOTS 53, 55, AND 57 ON SANTA FE AVENUE, ORIGINAL TOWN OF SALINA, BEING MORE PARTICULARLY DESCRIBED BY JOHN E. PRATT LS 1722 AS FOLLOWS:

ALL BEARINGS HERIN ARE BASED ON A SURVEYED BEARING OF S 89°27'28" E ON THE SOUTH RIGHT-OF-WAY LINE OF ELM STREET IN ORIGINAL TOWN OF SALINA, COMMENCING AT THE POINT OF BEGINNING BEING A BUILDING CORNER AND THE SOUTHWEST CORNER OF SAID LOT 57 ON SANTA FE AVENUE, OF SAID ORIGINAL TOWN OF SALINA; THENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID SANTA FE AVENUE, N 00°14'39" E 113.79 FEET TO A BUILDING CORNER; THENCE S 89°29'35" E 20.29 FEET TO A BUILDING CORNER; THENCE S 00°02'31" W 30.21 FEET TO A BUILDING CORNER; THENCE S 89°42'16" E 87.09 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE SALINE COUNTY REGISTER OF DEEDS OFFICE IN DEED BOOK 1357, PAGE 1654; THENCE ON SAID WEST LINE, S 00°07'23" W 83.91 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE SALINE COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1421, PAGE 1020; THENCE ON THE SOUTH LINE OF SAID TRACT OF LAND, N 89°29'17" W 107.66 FEET TO THE POINT BEGINNING. CONTAINS 9,620.21 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A SURVEYED BEARING OF S 89°27'28" E ON THE SOUTH RIGHT-OF-WAY LINE OF ELM STREET IN ORIGINAL TOWN OF SALINA, SALINE COUNTY, KANSAS.

SURVEYOR CERTIFICATION:

I, JOHN E. PRATT, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: DECEMBER 09, 2022

(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

- SURVEYOR'S NOTES:**
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: UNPLATTED EASEMENTS; UNPLATTED BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS CERTIFICATE OF SURVEY DOES NOT REPRESENT AN "ALTA/NSPS LAND TITLE SURVEY."
 - THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEYED PARCEL WHICH ARE NOT SHOWN HEREON.
 - SEE APPLICABLE CITY AND COUNTY CODES FOR CONDITIONS THAT MIGHT EFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
 - ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.
 - THE PARENT TRACT FOR THIS SURVEY IS RECORDED IN THE SALINE COUNTY REGISTER OF DEEDS OFFICE IN DEED 1367, PAGE 1183 AND BOOK 1421, PAGE 1020
 - VACATED ALLEY PER ORDINANCE NUMBER 18-10986 DOCUMENT RECORDED IN THE SALINE COUNTY REGISTER OF DEEDS IN BOOK 1350, PAGE 777

COUNTY SURVEYOR REVIEW CERTIFICATE: REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 7TH DAY OF February A.D., 2023.

WAYNE SCRITCHFIELD, COUNTY SURVEYOR, PS. 1372



JOHN E. PRATT
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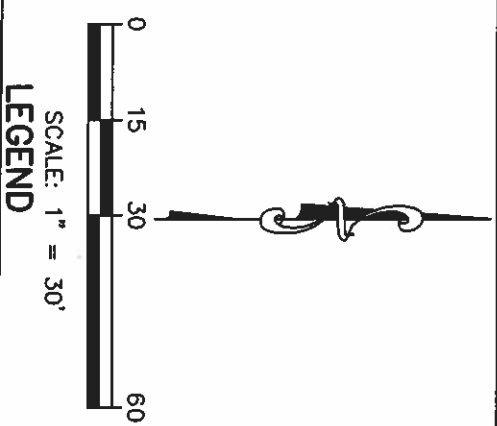
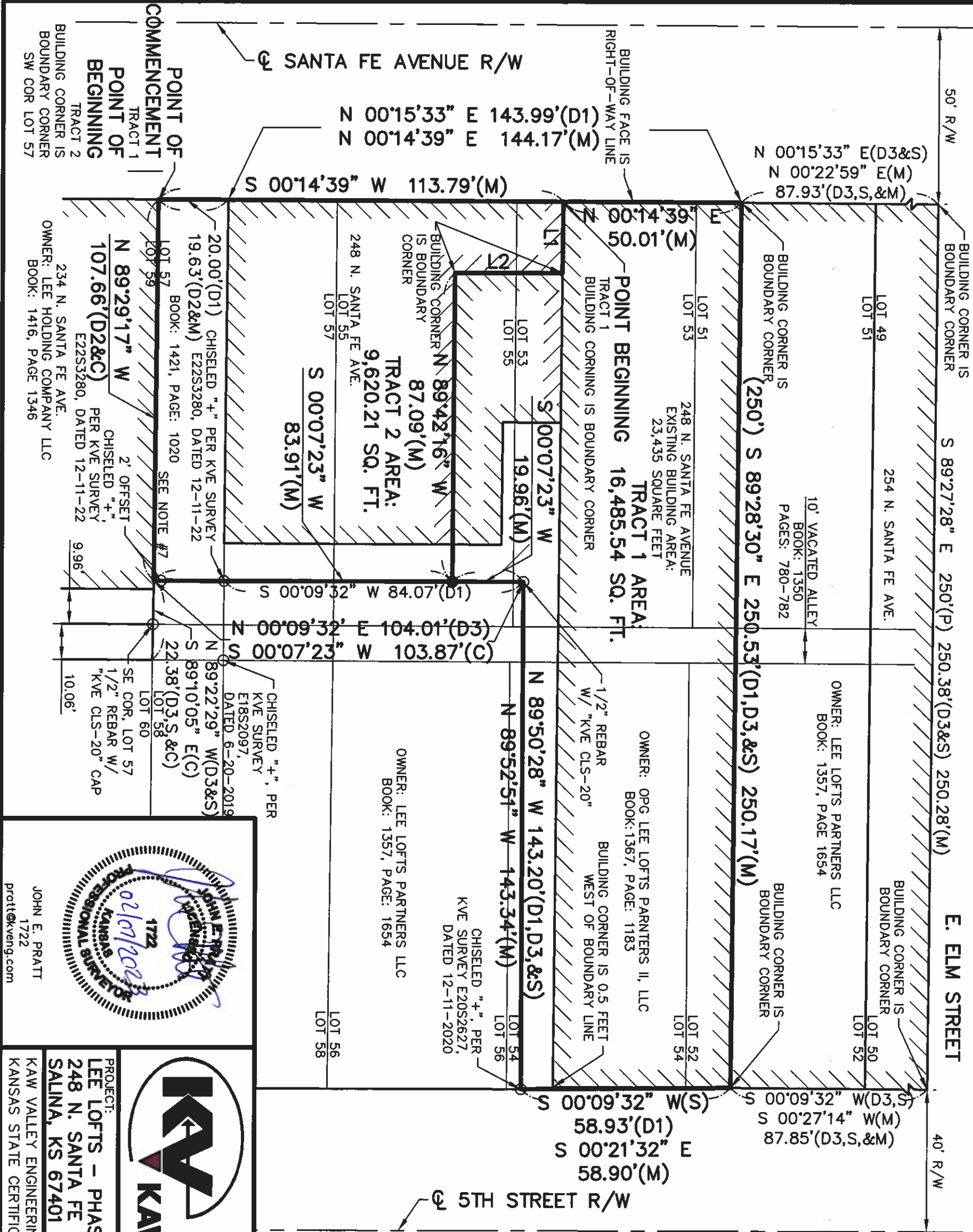
PROJECT NO.	E22S3280
DRAWN BY	DLY
CHECKED BY	JEP
CFN	3280CS
SHEET	1 OF 2

PROJECT: LEE LOFTS - PHASE II
248 N. SANTA FE AVENUE
SALINA, KS 67401

PREPARED FOR: JGR ARCHITECTS
P.O. BOX 2928
SALINA, KS 67402-2928

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

CERTIFICATE OF SURVEY FOR LOT SPLIT
 A PORTION OF LOTS 51, 53, 55, & 57 ON SANTA FE AVENUE, AND A PORTION OF LOTS 52 & 54 ON 5TH STREET, AND VACATED ALLEY
 ORIGINAL TOWN OF SALINA, SALINE COUNTY, KANSAS



LINE	BEARING	LENGTH
L1	N 89°29'35" W	20.29'(M)
L2	N 00°02'31" E	30.21'(M)



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PROJECT NO. E22S3280
 DRAWN BY DLY
 CHECKED BY JEP
 CFN 3280CS
 SHEET 2 OF 2

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