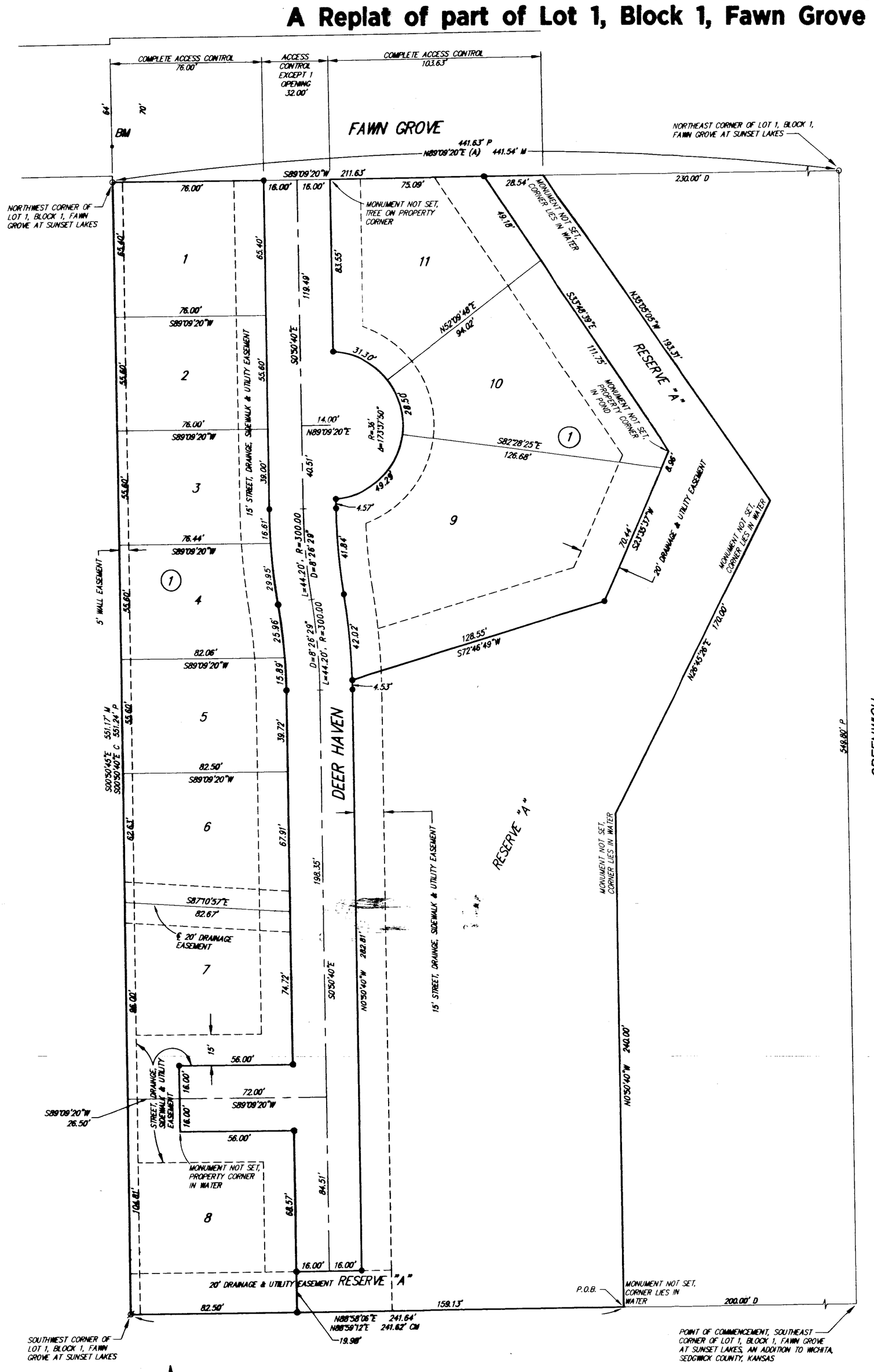
FINAL TRACING REC'D 9.12.16

FILE COPY SUB2016-00019

FAWN GROVE

an Addition to Wichita, Sedgwick County, Kansas.

A Replat of part of Lot 1, Block 1, Fawn Grove at Sunset Lakes



(A) = Assumed Kansas Zone South Grid Bearing
P = Platted (Fawn Grove at Sunset Lakes)
D = Described
M = Measured
C = Calculated
CM = Calculated from Measured

SURVEY MARKER LEGEND

- ○ . . . . . 1/2" REBAR W/BAUGHMAN CAP (FOUND)
- Ø . . . . . 1/2" REBAR W/RUGGLES & BOHM CAP (FOUND, SET ON 1/25/05)
- ● . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)
- BM . . . . . BENCHMARK

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE LOT LINE COMMON TO LOTS 1 AND 2, BLOCK 1, FAWN GROVE AT SUNSET LAKES. ELEVATION = 1344.44 (NAVD88, G12A)

MINIMUM PAD ELEVATION FOR LOWEST OPENING OF ALL LOTS IN THE ADDITION = 1348.5 (NAVD88, G12A)

PARCEL	SQ. FT.
LOT 1, BLOCK 1	4,970
LOT 2, BLOCK 1	4,226
LOT 3, BLOCK 1	4,228
LOT 4, BLOCK 1	4,403
LOT 5, BLOCK 1	4,585
LOT 6, BLOCK 1	5,345
LOT 7, BLOCK 1	6,848
LOT 8, BLOCK 1	7,749
LOT 9, BLOCK 1	12,493
LOT 10, BLOCK 1	7,439
[illegible]	[illegible]
[illegible]	[illegible]

State of Kansas)
SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "FAWN GROVE", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of Lot 1, Block 1, Fawn Grove at Sunset Lakes, an Addition to Wichita, Sedgwick County, Kansas, described as commencing at the southeast corner of said Lot 1; thence S88°58'06"W along the south line of said Lot 1, 200.00 feet to the place of beginning; thence N00°50'40"W, parallel with the east line of said Lot 1, 240.00 feet; thence N26°45'26"E, 170.00 feet; thence N35°05'05"W, 193.31 feet to a point on the north line of said Lot 1, said point being 230.00 feet west of the northeast corner of said Lot 1; thence S89°09'20"W along said north line, 211.63 feet to the northwest corner of said Lot 1; thence S00°50'40"E along the west line of said Lot 1, 551.24 feet to the southwest corner of said Lot 1; thence N88°58'06"E along said south line, 241.64 feet to the place of beginning.

Said plat lying within the NE1/4 of Sec. 28, T27S, R2E of the 6th P.M., Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Ruggles & Bohm, P.A.

WILLIAM K. CLEVENGER LICENSED LS-1437 KANSAS LAND SURVEYOR 8/17/16

_____ Land Surveyor
William K. Clevenger

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, a Reserve and a Street, to be known as "FAWN GROVE", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage easement is hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, sidewalk, drainage and utility easements are hereby granted as indicated for street, sidewalk and drainage purposes and for the construction and maintenance of all public utilities. The wall easement is hereby granted to the Home Owners Association as indicated for the construction and maintenance of a wall. Utilities and services are allowed to cross the wall easements. Access Controls as indicated are hereby granted to the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserve is to be owned and maintained by the Home Owners Association for the addition. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Minimum Pad Elevations for lowest openings are as noted on the plat below. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Fawn Grove Properties, Inc.,
a Kansas corporation

_____ President
Clinton F. Miller

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18th day of August, 2016, by Clinton F. Miller, President, on behalf of Fawn Grove Properties, Inc., a Kansas Corporation.

_____ Notary Public

My appointment expires 10-30-2019.

SANDRA L. BOHM NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-30-19

This plat of "FAWN GROVE", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2016.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Carol Chapman Neugent

_____ Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2016.

At the Direction of the City Council

_____ Mayor
Jeff Longwell

_____ City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 24th day of August, 2016.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS

_____ Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, LS #1246

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "FAWN GROVE", an Addition to Wichita, Sedgwick County, Kansas.

Fidelity Bank

_____, Senior Vice President
Terry L. Carpenter

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 2016, by Terry L. Carpenter, Senior Vice President of Fidelity Bank, on behalf of the Bank.

_____, Notary Public

My appointment expires _____.

Entered on transfer record this ____ day of _____, 2016.

_____ County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of _____, 2016, at _____ o'clock __ M. and is duly recorded.

_____ Register of Deeds
Boyd Ballinger

_____ Deputy
Judy J. Pagel

RUGGLES & BOHM

DWG FILE: SURVEY BASE
PROJECT NO. 47339
AUGUST 10, 2016

SURVEYING | LANDSCAPE ARCHITECTURE | ENVIRONMENT