Sub 2009-80

FINAL TRACING REC'D 2-8-11

FILE COPY

Twin Mill Estates

Sedgwick County, Kansas.

N

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

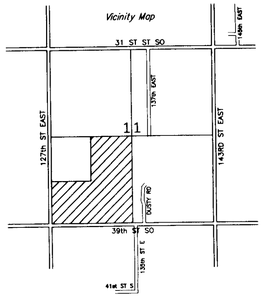
Bench Mark:
Savoy Monument 63.6' E & 31' N of the SW Cor of the SW1/4 of Sec. 11-28S-2E, Sedg Co KS
Elevation = 1,367.36 NAVD88

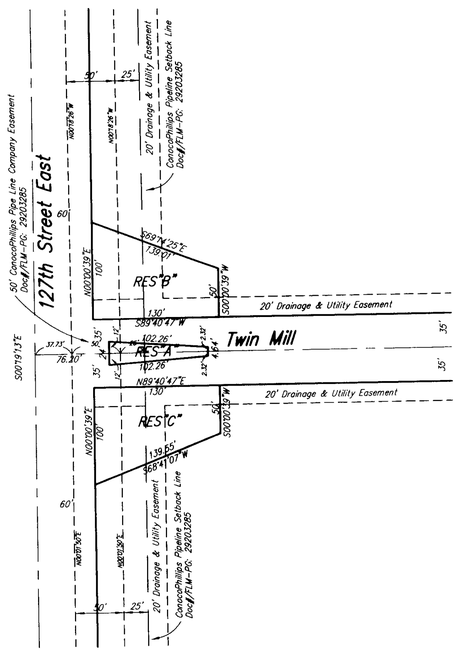
CAC = Complete Access Control

SURVEY MARKER LEGEND

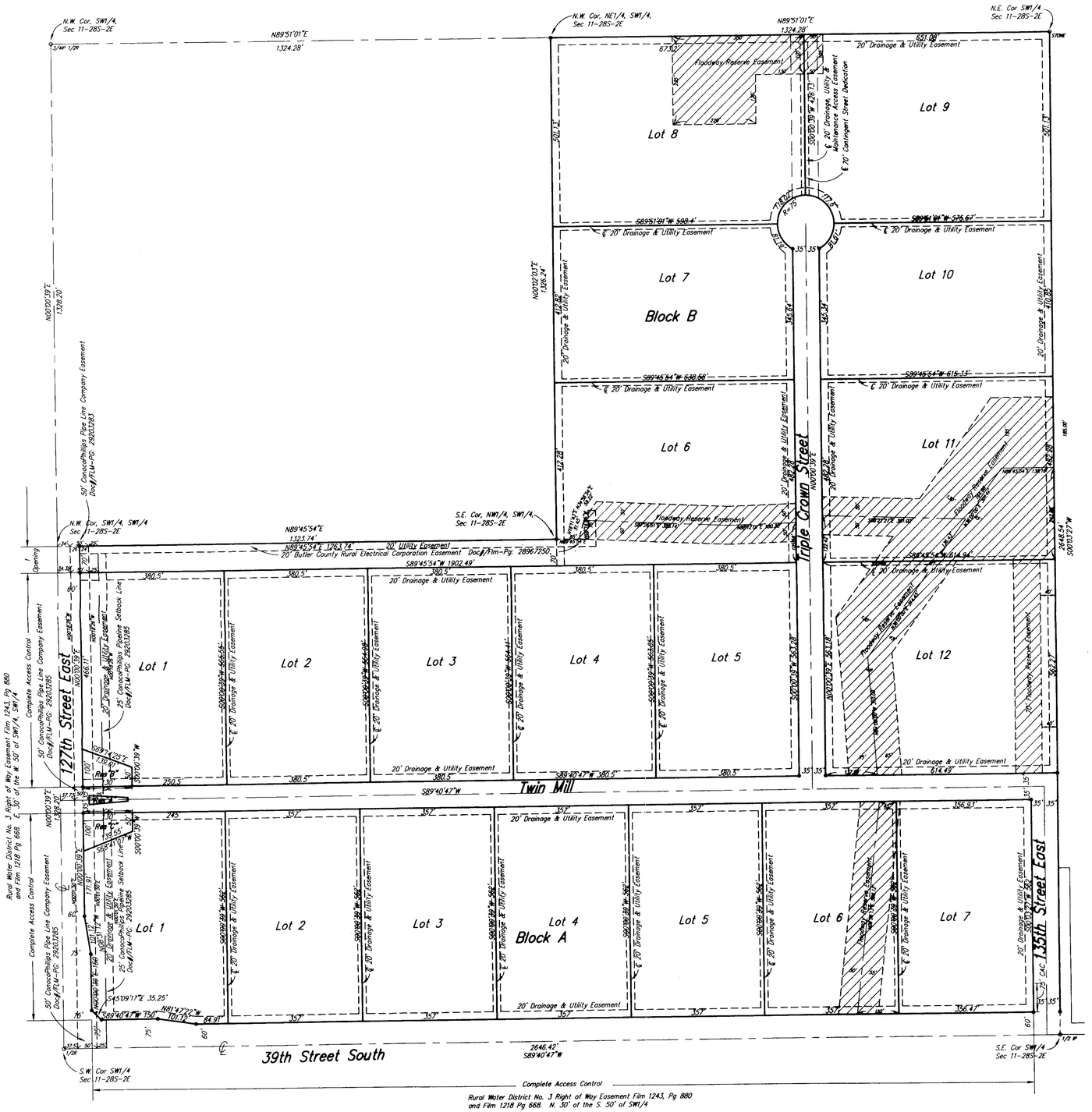
1/2" = 1/2" IRON PIPE (FOUND)
1/2" = 1/2" REBAR (FOUND)
3/4" 1/2" = 1/2" REBAR OVER 3/4" IRON PIPE (FOUND)
STONE = ORIGINAL GOV'T. STONE (FOUND)
● = 1/2" REBAR W/SAVOY CAP (SET)

Vicinity Map





Note:
Pipeline Easement (Originally Blanket in Nature)
Originally Shell Pipeline Corp. Misc. Bk 77, Pg 435
Last assigned to Conoco Pipeline Company Film 1664, Pg 308
Amended R/W Agreement Doc/Film-PG: 29203283 and Doc/Film-PG: 29103285.
ConocoPhillips Pipe Line Encroachment Agreement Doc/Film-PG: 29203284



Sheet 2 of 2

Savoy Company, P.A.
Land Surveyors
535 S. Emporia, Suite 104, Wichita, KS 67202
PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com

Project No. 08CC09800 P

Twin Mill Estates

Sedgwick County, Kansas.

State of Kansas)
Sedgwick County) SS

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "Twin Mill Estates", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The E1/2 of the SW1/4 and the SW1/4 of the SW1/4 of Sec. 11, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy Company, P.A.

Date: 20

Surveyor

Wayne A. Savoy R.L.S. #1788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "Twin Mill Estates", Sedgwick County, Kansas. Reserve "A" is hereby reserved for traffic channelization, landscaping, entry monuments, irrigation, street easement, drainage and utility easement and pipeline easement. Reserves "B" and "C" are hereby reserved for open space, landscaping, monuments, irrigation and drainage and utilities confined to easements and pipeline easement. Reserves "A", "B" and "C" shall be owned and maintained by the homeowners association for the Addition. The streets are hereby dedicated to and for the use of the public. The contingent street dedication is hereby dedicated to and for the use of the public, contingent upon the need for the right of way to connect with a future street dedication to the north. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. The maintenance access easement is hereby granted for access to the floodway reserve easement located on Lot 8. The floodway reserve easements are hereby reserved for floodway reserve purposes and shall be the responsibility of the Homeowners Association for the Addition, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said Floodway Reserve. There shall not be any fill, change of grade, creation of channel, or any other work carried on in said Floodway Reserve without the permission of the Engineer for said appropriate governing body. 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 appropriate governing Engineer, and unobstructed to allow for the conveyance of stormwater. Access Control is hereby granted to the appropriate governing body and is as shown on face of the plat.

Brock A. Beran

Amy E. Beran

BAB Capital, LLC

Manager

Brock A. Beran

Sheet 1 of 2

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Land Surveyors
535 S. Emporia, Suite 104, Wichita, KS 67202
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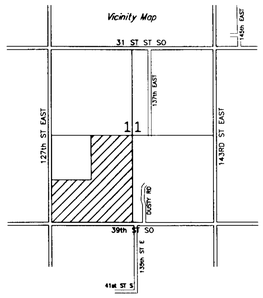
Project No. 08C009800 P

Vicinity Map



We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "Twin Mill Estates, Sedgwick County, Kansas.

Bank of the West

Vice President
Title

Print Name John A. Matuszeski

State of ~~Kansas~~ Nebraska)
~~Sedgwick~~ Douglas County) SS

The foregoing instrument acknowledged before me, this 3 day of June 20 11 by John A. Matuszeski Vice President of Bank of the West, on behalf of the Bank.

Lisa A. Peterson Notary Public

My App't. Exp May 23, 2013

LISA A. PETERSON
General Notary
State of Nebraska
My Commission Expires May 23, 2013

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23 day of May 2011 by Brock A. Beran and Amy E. Beran, husband and wife and by Brock A. Beran, Manager of BAB Capital, LLC, on behalf of the LLC.

Notary Public

My App't. Exp 1/28/2012

NOTARY PUBLIC - State of Kansas
ALI M. WILEY
My Appt. Exp. 1/28 20 12

This plat of "Twin Mill Estates", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 20___.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Debra Miller Stevens

Secretary
John L. Schlegel

This plat approved and all dedications shown hereon, are hereby accepted by the City Council of the City of Wichita, Kansas, dated this _____ day of _____, 20___.

Mayor
Carl Brewer

City Clerk
Karen Sublett

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day_____ of_____, 20___.

Chairman
Dave Unruh

County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this _____day of_____, 20___.

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

Entered on transfer record this _____ day of _____, 20___.

County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 20___, at _____ o'clock ____M: and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Tonya Buckingham