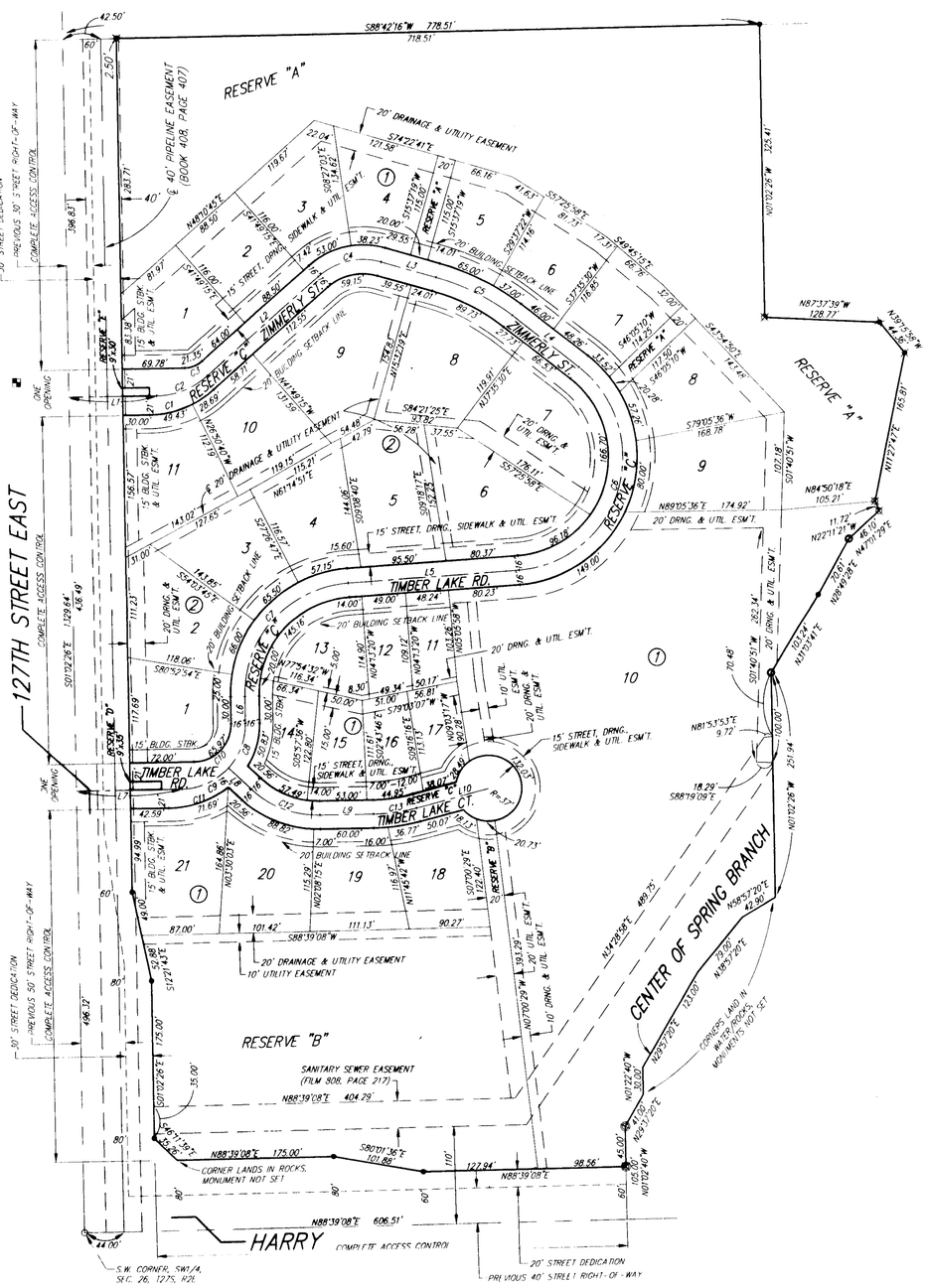
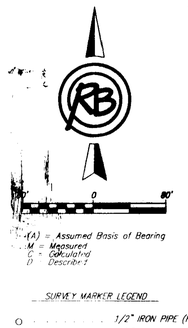
THE STEPPES AT ARK VALLEY

an Addition to Wichita, Sedgwick County, Kansas





SURVEY MARKER LEGEND

- ○ 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ◎ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ● 1/2" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
- Ø 5/8" REBAR W/ARMSTRONG CAP (FOUND)
- ⊠ 1/2" REBAR W/CLS 22 CAP (FOUND - ORIGIN UNKNOWN)
- ◎ 1/2" REBAR W/BENCHMARK CAP (FOUND)
- ⊗ 1/2" REBAR W/T.I.S. CAP (FOUND)
- ✖ 1/2" REBAR W/RUGGLES & BOHM CAP (FOUND)
- ● 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
- ■ BENCHMARK

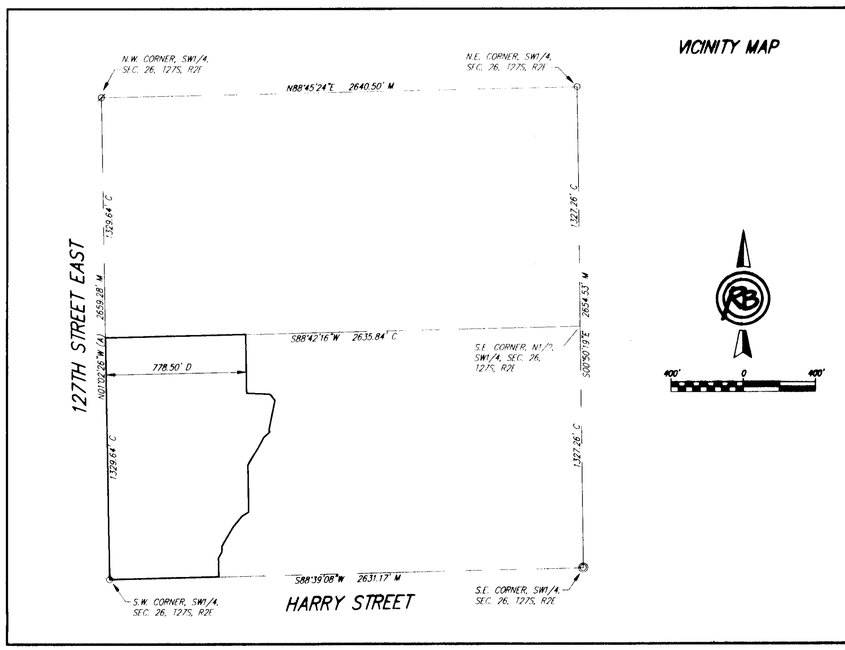
BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE NORTH SIDE OF ZIMMERLY STREET, WEST OF 127TH STREET EAST, ELEVATION = 1323.39 (NAVD88)

LINE TABLE		
LINE	LENGTH	BEARING
L1	98.07'	N88°57'34"E
L2	165.88'	N48°10'45"E
L3	63.56'	S74°22'41"E
L4	94.26'	S52°24'30"E
L5	191.47'	S85°46'40"W
L6	30.00'	S01°02'26"E
L7	118.00'	S88°57'34"W
L8	35.10'	S47°28'24"E
L9	60.00'	N88°57'15"E
L10	83.41'	N74°57'28"E

CURVE TABLE			
CURVE	LENGTH	DELTA ANGLE	RADIUS
C1	78.12'	40°46'49"	109.76'
C2	62.38'	40°46'49"	87.64'
C3	21.35'	40°46'49"	30.00'
C4	75.19'	57°26'34"	75.00'
C5	95.86'	21°58'12"	250.00'
C6	301.48'	138°11'10"	125.00'
C7	189.41'	86°49'06"	125.00'
C8	54.75'	43°34'02"	72.00'
C9	58.35'	46°25'58"	72.00'
C10	65.97'	90°00'00"	42.00'
C11	71.69'	35°57'25"	114.24'
C12	83.65'	43°34'21"	110.00'
C13	48.86'	13°59'47"	200.00'

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	1, 2, 3, 4, 5	1317.0
1	7, 8, 9	1316.5
1	16, 17	1319.0
1	18	1320.0
1	19	1321.0

VICINITY MAP



PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	12472.99	LOT 19, BLOCK 1	111338.26
LOT 2, BLOCK 1	10266.00	LOT 20, BLOCK 1	13178.39
LOT 3, BLOCK 1	12136.79	LOT 21, BLOCK 1	14823.88
LOT 4, BLOCK 1	11138.13	LOT 1, BLOCK 2	11892.75
LOT 5, BLOCK 1	10803.13	LOT 2, BLOCK 2	13520.29
LOT 6, BLOCK 1	10491.45	LOT 3, BLOCK 2	11817.37
LOT 7, BLOCK 1	10372.16	LOT 4, BLOCK 2	11694.97
LOT 8, BLOCK 1	13072.37	LOT 5, BLOCK 2	14744.74
LOT 9, BLOCK 1	15330.56	LOT 6, BLOCK 2	16494.05
LOT 10, BLOCK 1	19.9359.21	LOT 7, BLOCK 2	17144.66
LOT 11, BLOCK 1	5208.64	LOT 8, BLOCK 2	16219.29
LOT 12, BLOCK 1	5488.61	LOT 9, BLOCK 2	19319.04
LOT 13, BLOCK 1	9799.56	LOT 10, BLOCK 2	12201.69
LOT 14, BLOCK 1	7519.75	LOT 11, BLOCK 2	14097.76
LOT 15, BLOCK 1	6815.14	RESERVE "A"	176443.88
LOT 16, BLOCK 1	6522.65	RESERVE "B"	109859.05
LOT 17, BLOCK 1	6061.02	RESERVE "C"	62,304.07
LOT 18, BLOCK 1	11763.59	RESERVE "D"	315.00
		RESERVE "F"	270.00

Notes:

1. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

2. No walls or permanent structures will be permitted within the 40' Pipeline Easement granted in Book 408, Page 407. Removable fences will be allowed in the easement (outside of street right of way) but it shall be the responsibility of the property owner to repair or replace any fence damaged during maintenance of the pipeline.

RUGGLES BOHM

ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT

924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-6696 F (316) 264-4421

WWW.RBKANSAS.COM

DWG FILE: SURVEY BASE
PROJECT NO. 4320P
AUGUST 26, 2014

FINAL TRACING REC'D 8.29.14

FILE COPY
SUB2014-00020

THE STEPPES AT ARK VALLEY

an Addition to Wichita, Sedgwick County, Kansas

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 "THE STEPPES AT ARK VALLEY", 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:

Parcel 1:
A tract in the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the West line of said Southwest Quarter, said point being 244 feet North of the Southwest corner thereof; thence East at right angles 400 feet; thence North at right angles 279.68 feet; thence with an angle to the right of 154 degrees 20' a distance of 83.7 feet; thence with an angle to the left of 90 degrees 00' a distance of 379.6 feet to a point 778.5 feet East of the West line of said Southwest Quarter; thence with an angle to the left of 64 degrees 20' and parallel with the West line of said Southwest Quarter a distance of 277.39 feet; thence with an angle to the left of 115 degrees 40' a distance of 499.76 feet; thence with an angle to the left of 90 degrees 00' a distance of 51 feet; thence with an angle to the right of 25 degrees 40' a distance of 333.57 feet; thence with an angle to the right of 90 degrees 00' a distance of 350 feet to the West line of said Southwest Quarter; thence South 50 feet to point of beginning, EXCEPT for that part dedicated for street right-of-way.
Parcel 2:
A tract in the Southwest Quarter of Section 26, Township 27 South, Range 2 East, described as: Beginning at the Southwest corner thereof; thence North along the West line of said Southwest Quarter, 244 feet; thence East at right angles, 400 feet; thence North at right angles, 279.68 feet; thence with an angle to the right of 154 degrees 20' a distance of 83.7 feet; thence with an angle to the left of 90 degrees 00' a distance of 379.6 feet to a point 778.5 feet East of the West line of said Southwest Quarter; thence South parallel with the West line of said Southwest Quarter to the South line of said Southwest Quarter; thence West 778.5 feet to beginning. Subject to easement for channel change filed November 5, 1949 and recorded in Miscellaneous Book 252, Page 11; EXCEPT that part of the South half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Commencing at the Southwest corner of said Southwest Quarter; thence on the South line of said Southwest Quarter with an assumed bearing of North 89 degrees 08'50" East, a distance of 606.51 feet to the Point of Beginning; thence North 0 degrees 32'58" West, parallel with the West line of said Southwest Quarter, a distance of 105 feet to the centerline of a creek; thence North 30 degrees 07'02" East, on said centerline, a distance of 41 feet; thence North 0 degrees 52'58" West, on said centerline, a distance of 30 feet; thence North 30 degrees 27'02" East, on said centerline, a distance of 123 feet; thence North 39 degrees 27'02" East, on said centerline, a distance of 79 feet; thence North 59 degrees 27'02" East, on said centerline, a distance of 42.87 feet, more or less, to a point on the West line of the East 762 feet of the West 1540.5 feet of said South half; thence South 0 degrees 32'58" East, a distance of 356.74 feet to a point on the South line of said South half; thence South 89 degrees 08'50" West, a distance of 172.00 feet to the Point of Beginning, AND EXCEPT for that part dedicated for street right-of-way.
Parcel 3:
The West 778.5 feet of the South Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at c point on the West line of said Southwest Quarter, said point being 244 feet North of the Southwest corner thereof; thence East at right angles 400 feet; thence North at right angles 279.68 feet; thence with an angle to the right of 154°20' a distance of 83.7 feet; thence with an angle to the left of 90°00' a distance of 379.6 feet to a point 778.5 feet East of the West line of said Southwest Quarter; thence with an angle to the left of 64°20' and parallel with the West line of said Southwest Quarter a distance of 277.39 feet; thence with an angle to the left of 115°40' a distance of 499.76 feet; thence with an angle to the left of 90°00' a distance of 51 feet; thence with an angle to the right of 25°40' a distance of 333.57 feet; thence with an angle to the right of 90°00' a distance of 350 feet to the West line of said Southwest Quarter; thence South 50 feet to the point of beginning; AND EXCEPT beginning at the Southwest corner thereof; thence North along the West line of said Southwest Quarter, 244 feet; thence East at right angles 400 feet; thence North at right angles 279.68 feet; thence with an angle to the right of 154°20' a distance of 83.7 feet; thence with an angle to the left of 90°00' a distance of 379.6 feet to a point 778.5 feet East of the West line of said Southwest Quarter; thence South parallel with the West line of said Southwest Quarter to the South line of said Southwest Quarter; thence West 778.5 feet to beginning, AND EXCEPT for that part dedicated for street right-of-way.
Parcel 4:
That part of the East 762 feet of the West 1540.5 feet of the South Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the Southwest corner of said East 762 feet; thence North on the West line of said East 762 feet, with an assumed bearing of N00°32'58"W, a distance of 608.70 feet to the point of beginning; thence N00°32'58"W, a distance of 394.82 feet; thence S87°08'11"E, a distance of 128.77 feet; thence S38°46'30"E, a distance of 44.36 feet; thence S11°57'15"W, a distance of 165.81 feet; thence S21°41'53"E, a distance of 11.72 feet; thence S47°30'57"W, a distance of 46.10 feet; thence S29°18'56"W, a distance of 70.61 feet; thence S31°33'22"W, a distance of 103.23 feet to the point of beginning.

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

Ruggles & Bohm, P.A.

James D. Hestermann
Land Surveyor

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, Blocks, Reserves and Streets, to be known as "THE STEPPES AT ARK VALLEY", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, fences, signage, walks, lighting, landscaping, gazebos, playground equipment, drainage, drainage structures, lakes, and utilities confined to easements. Reserve "B" is hereby reserved for irrigation, walls, fences, signage, walks, lighting, landscaping, gazebos, playground equipment, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for private roads, utilities, sidewalks, gate improvements, and drainage improvements. Reserves "D" and "E" are hereby reserved for entry features, signage, landscaping, lighting, irrigation, utilities, gate improvements and drainage improvements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. 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.

The Steppes at Ark Valley, LLC,
a Kansas limited liability company

Cory M. Shackelford
Member

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 28TH day of AUGUST, 2014, by Cory M. Shackelford, Member, on behalf of The Steppes at Ark Valley, LLC, a Kansas limited liability company.

William K. Clevenger
Notary Public

My appointment expires 11/15/16.

WILLIAM K. CLEVENGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11/15/16

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "THE STEPPES AT ARK VALLEY", an Addition to Wichita, Sedgwick County, Kansas.

Community Bank

Lane Kvasnicka, Senior Vice President
Lane Kvasnicka

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this 28TH day of AUGUST, 2014, by Lane Kvasnicka, Senior Vice President of Community Bank, on behalf of the Bank.

William K. Clevenger, Notary Public

My appointment expires 11/15/16.

WILLIAM K. CLEVENGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11/15/16

This plat of "THE STEPPES AT ARK VALLEY", 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 _____, 2014.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Don Klausmeyer

_____ Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2014.

At the Direction of the City Council

_____ Mayor
Carl Brewer

_____ City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2014.

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

Entered on transfer record this ___ day of _____, 2014.

_____ 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 _____, 2014, at _____ o'clock __ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham

SHEET 1 OF 2

DWG FILE: SURVEY BASE
PROJECT NO. 4320P
AUGUST 26, 2014

RUGGLES & BOHM
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-6021
WWW.RUGGLES.COM