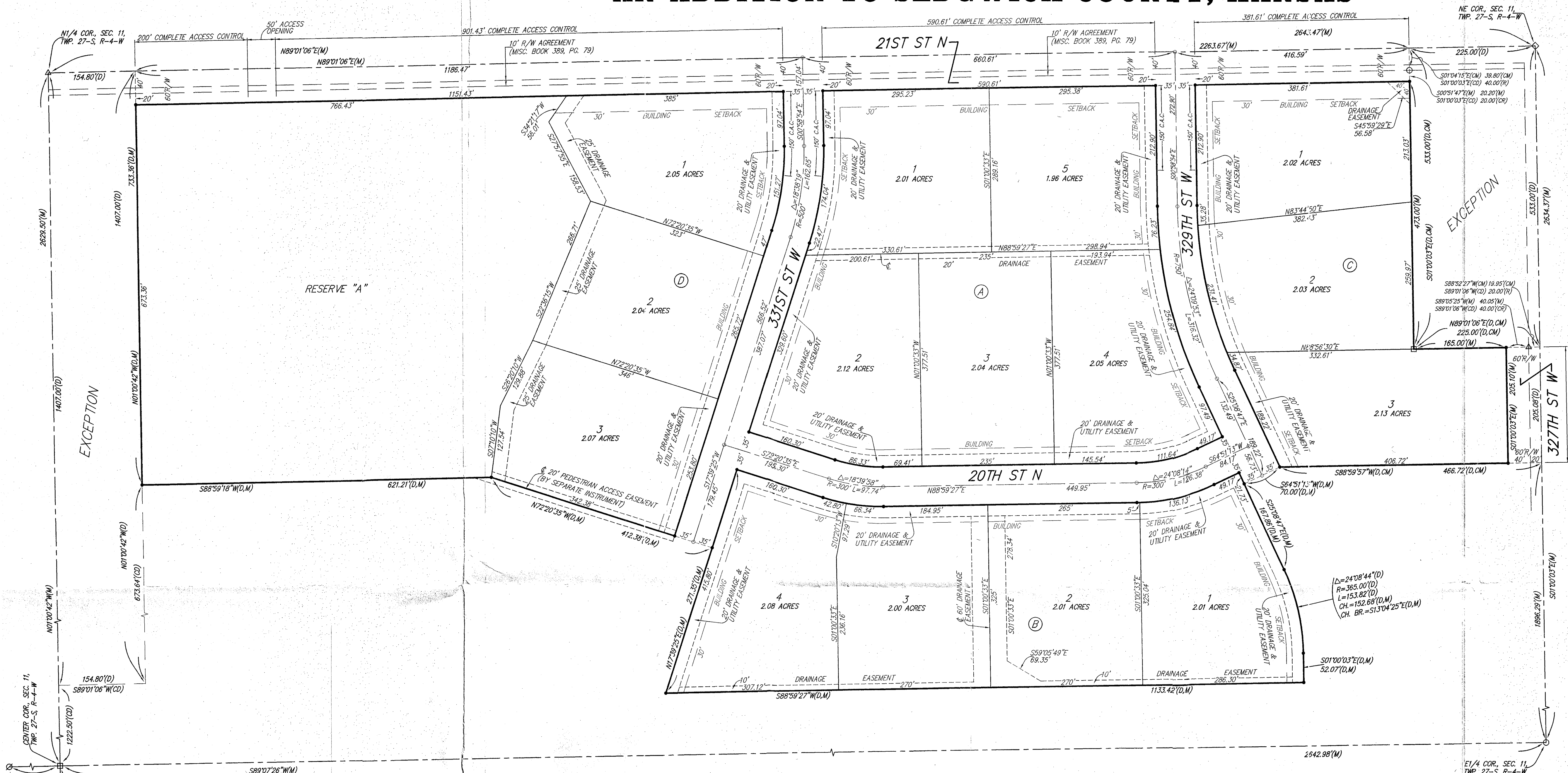


5462015-00610

SPRING ACRES ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SPRING ACRES ESTATES", an Addition to Sedgwick County, Kansas.

American AgCredit, FLCA

Joel W. Watt VP Credit
JOEL W. WATT

State of Kansas) SS The foregoing instrument acknowledged before me, this 25 day of April, 2016, by Joel W. Watt, VP Credit of American AgCredit, FLCA, on behalf of the association.

My App't. Exp. 11-1-19 *Terry Nemecek* Notary Public
TERRY NEMECEK

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

Dated this 25 day of April, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent, Chair

Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this 25 day of April, 2016.

Jim Howell, Fifth District

ATTEST: *Kelly B. Arnold*, County Clerk

Entered on transfer record this 25 day of April, 2016.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 25 day of April, 2016 at 10 o'clock AM; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "SPRING ACRES ESTATES", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas more particularly described as commencing at the northwest corner of said Northeast Quarter; thence N89°01'06"E, (assumed basis of bearings), along the north line of said Northeast Quarter, 154.80 feet for a point of beginning; thence continuing N89°01'06"E along the north line of said Northeast Quarter, 226.67 feet to a point 225.00 feet west of the northeast corner of said Northeast Quarter; thence S01°00'03"E parallel with the east line of said Northeast Quarter, 533.00 feet; thence N89°01'06"E parallel with the north line of said Northeast Quarter, 225.00 feet to a point on the east line of said Northeast Quarter; thence S01°00'03"E along the east line of said Northeast Quarter, 205.08 feet; thence S88°59'57"W, 466.72 feet; thence S64°51'13"W, 70.00 feet; thence S25°08'47"E, 167.86 feet to the point of curvature of a tangent curve to the right; thence southerly along said curve, having a central angle of 24°08'44" and a radius of 365.00 feet, an arc distance of 153.82 feet, (having a chord length of 152.68 feet bearing S13°04'25"E), to the point of tangency of said curve; thence S01°00'03"E, 52.07 feet; thence S88°59'27"W, 113.42 feet; thence N17°39'25"E, 271.35 feet; thence N72°20'35"W, 412.38 feet; thence S88°59'18"W, 621.21 feet to a point 154.80 feet normally distant east of the west line of said Northeast Quarter; thence N01°00'42"W, 733.36 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conrey Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve to be known as "SPRING ACRES ESTATES", an Addition to Sedgwick County, Kansas. The drainage easements are hereby granted 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, floodplain, walking paths, and drainage purposes. FEMA floodplain boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. Reserve "A" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 21st St N over and across the north line of Lots 1 and 5, Block A, Lot 1, Block D, and Reserve "A" are hereby granted to the appropriate governing body provided, however, that said Reserve "A" shall have access to 21st St N at one location over the east 50 feet of the west 250 feet of the north line of said Reserve "A". All abutters rights of access to or from 327th St W over and across the east line of Lot 3, Block C, are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Spring Acres Estates, LLC,
a Kansas limited liability company

Martin G. Kerschen, Manager
Martin G. Kerschen

John W. Bergkamp, Manager
John W. Bergkamp

State of Kansas) SS The foregoing instrument acknowledged before me, this 25 day of April, 2016, by Martin G. Kerschen, Manager of Spring Acres Estates, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-17

State of Kansas) SS The foregoing instrument acknowledged before me, this 25 day of April, 2016, by John W. Bergkamp, Manager of Spring Acres Estates, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-17

Baughman Company, P.A.
Baughman
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

B:\Projects\Spring Acres Estates - 12022095\Plat\Drawings\Spring Acres Estates - F.dwg-RKR

LOT	BLOCK	ELEVATION
1	C	1479.0
1	D	1478.0
2	D	1477.0
3	D	1478.0

BENCHMARK:
CHISELED CROSS ON TOP OF NORTH
HEADWALL OF R.C.B.C., 617.1' E & 21.0'
N. OF THE NW COR., NE1/4, SEC. 11,
TWP. 27-S, R-4-W.
ELEV. = 1477.10 NAVD88

CHISELED CROSS ON TOP CENTERLINE(+) OF WATER VAULT #6, 1171.0' W. & 60.1' N. OF THE NE COR., NE1/4, SEC. 11, TWP. 27-S, R-4-W.
ELEV. = 1487.87 NAVD88

CHISELED CROSS ON TOP OF NORTHWEST WINGWALL OF R.C.B.C., 212.8' W. & 21.1' N. OF THE NE COR., NE1/4, SEC. 11, TWP. 27-S, R-4-W.
ELEV. = 1477.36 NAVD88

0' 100' 200'
C.A.C. = COMPLETE ACCESS CONTROL

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #4 REBAR W/ "SS80" CAP (FOUND)
○ = 4" REBAR W/ "TEE" CAP (FOUND)
○ = 3/4" IRON (FOUND)(ORIGIN UNKNOWN)
○ = 1/2" IRON (FOUND)(ORIGIN UNKNOWN)
△ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

NOTE:
EXISTING NINNESCAH WIND ENERGY, LLC, TRANSMISSION EASEMENT AND OPTION AGREEMENT COVERING PART OF THE NE1/4 OF SEC. 11, TWP. 27-S, R-4-W RECORDED IN DOC#FLM-PG. 29578967, AND EXISTING NOTICE OF EXERCISE OF OPTION BY NINNESCAH WIND ENERGY, LLC, RECORDED IN DOC#FLM-PG. 29583139.