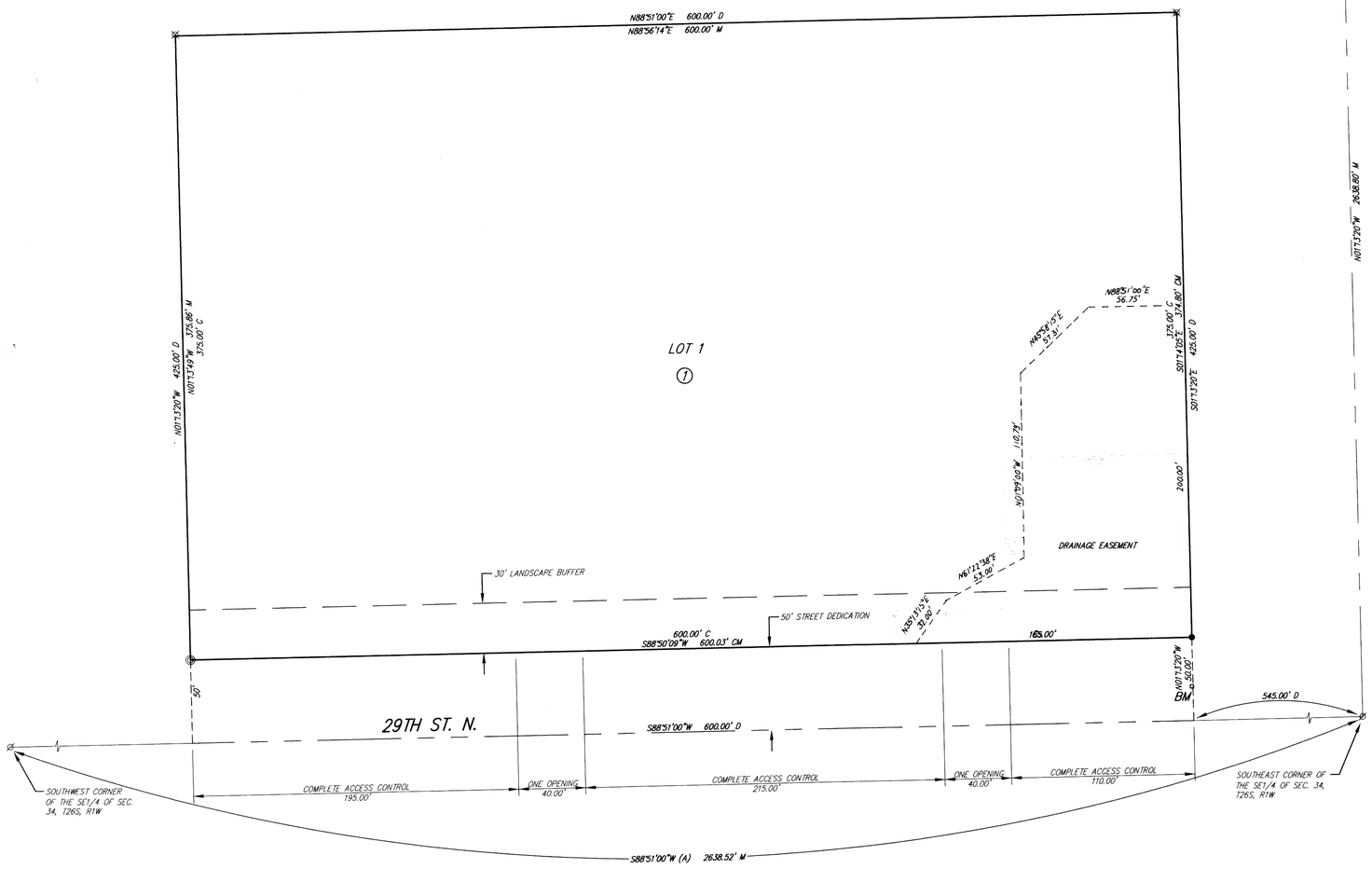
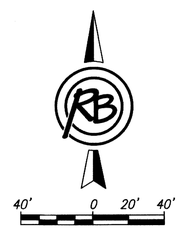
TERRACE SANDS

an Addition to Wichita, Sedgwick County, Kansas





BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, TERRACE SANDS, ELEVATION = 1325.40 (NAVD88, G12A)

MINIMUM PAD ELEVATION FOR LOWEST OPENING = 1327.0 (NAVD88)

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 "TERRACE SANDS", 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:

Beginning 545 feet West of the Southeast corner of the Southeast Quarter of Section 34, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West 600 feet; thence North 425 feet; thence East 600 feet; thence South 425 feet to the place of beginning.

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 LAND SURVEYOR LS-1437 12/17/15 KANSAS LAND SURVEYOR

William K. Clevenger 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 a Lot, a Block and a Street, to be known as "TERRACE SANDS", an Addition to Wichita, Sedgwick County, Kansas. The drainage easement is hereby granted to the public as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. No buildings shall be permitted within the landscape buffer. Access Controls as indicated are hereby granted to the appropriate governing body. A Minimum Pad Elevation for lowest openings on Lot 1 = 1327.0 (NAVD88). The street is hereby dedicated to and for the use of the public. 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.

Superior Self Storage of Wichita, LLC

Francis Hitschmann, Manager.

State of Kansas) SS
Sedgwick County)

SANDRA L. BOHM NOTARY PUBLIC STATE OF KANSAS My Appt. Exp 12-30-19

The foregoing instrument acknowledged before me, this 17th day of December, 2015, by Francis Hitschmann, Manager of Superior Self Storage of Wichita, LLC, on behalf of the corporation.

Sandra L. Bohm Notary Public

(A) = Assumed Kansas Zone South Grid Bearing
M = Measured
D = Described
C = Calculated

SURVEY MARKER LEGEND

○ . . . . . 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
Ø . . . . . 1/2" REBAR (PRESUMED TO BE SET BY BAUGHMAN COMPANY IN 2014, AFTER STREET RECONSTRUCTION)
⊠ . . . . . 1/2" REBAR W/RLS 1200 CAP (FOUND)
◎ . . . . . 1/2" REBAR W/SRB CAP (FOUND, SET ON 9/18/97)
● . . . . . 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
*BM . . . . . BENCHMARK

This plat of "TERRACE SANDS", 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 7 day of January, 2016.

Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION KANSAS

Carol Chapman Nevgent Chair
Carol Chapman Nevgent

Dale Miller Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 16 day of Jan., 2016

At the Direction of the City Council

Jeff Longwell Mayor
Jeff Longwell

Karen Sublett City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 31st day of December, 2015.

THOMAS M. ROBELLO LICENSED LAND SURVEYOR LS-1246 KANSAS

Deputy County Surveyor
Sedgwick County Kansas
Thomas M. Robello, LS #1246

Entered on transfer record this 16th day of May, 2016.

Kelly B. Arnold
CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

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 17th day of May, 2016, at 3:27:50 o'clock P M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Judy J. Paget

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/FTm-Pg: 29608724
Recording Fee: $28.00
Receipt #: 1975282
Pages Recorded: 1
Cashier: dhaught
Authorized By: Tonya Buckingham
Date Recorded: 05/17/2016 03:27:50 PM

RUGGLES BOHM

ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT

924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621
WWW.RBKANSAS.COM

DWG FILE: SURVEY BASE
PROJECT NO. 4622P
DECEMBER 4, 2015