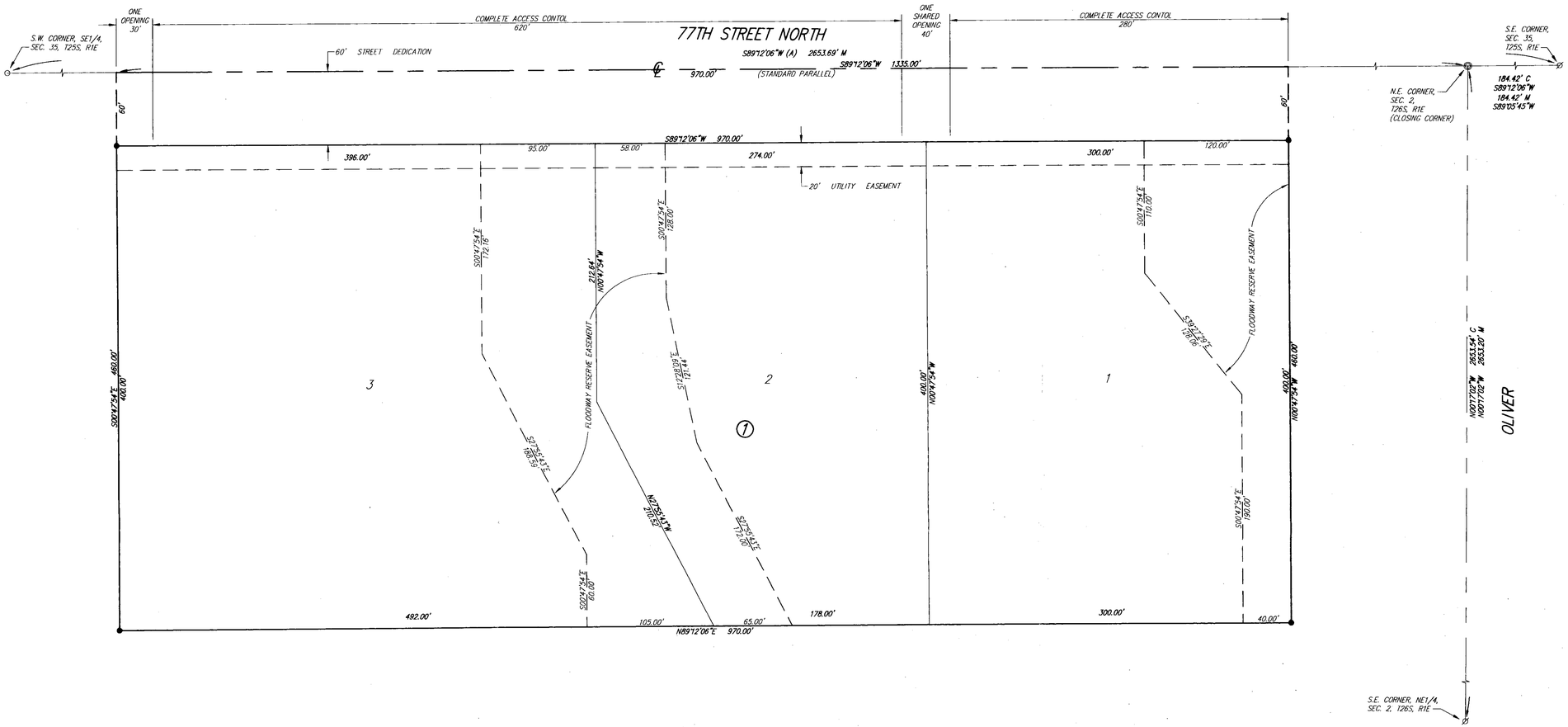
FINAL TRACING REC'D
7-12-06
(Sub 2006-42)

WALDROP WOODS

Sedgwick County, Kansas



1" = 50'

SETBACK LINES PER ZONING REGULATIONS

C. = Calculated
M. = Measured
D. = Described
(A) = Assumed Grid Azimuth

SURVEY MARKER LEGEND

○ . . . . . 1/2" IRON PIPE (FOUND)
Ø . . . . . 5/8" REBAR (FOUND)
◎ . . . . . 5/8" REBAR W/SEDGWICK COUNTY CAP (FOUND)
● . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES	
LOT NO.	ELEVATION (N.G.V.D.)
1	1396.4
2, 3	1394.0

BENCH MARK: BRASS PLATE ON N.W. CORNER OF WEST HUB-GUARD OF R.C.B.C., ON OLIVER CURVE
ELEV = 1400.62 M.S.L.

ONSITE BENCH MARK: RAILROAD SPIKE IN NORTH FACE OF POWER POLE, 23' S. OF THE CENTER OF 77TH ST. N. AND 775' W. OF THE CENTER OF OLIVER
ELEV = 1397.84 M.S.L.

State of Kansas)
Sedgwick County) SS

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 "WALDROP WOODS", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NE1/4 of Sec. 2, T26S, R1E of the 6th P.M., Sedgwick County, Kansas described commencing at the N.E. corner of said Sec. 2; thence S89°12'06"W along the north line of said Sec. 2, 1,335.00 feet for a place of beginning; thence S00°47'54"E, 460.00 feet; thence N89°12'06"E, parallel with said north line, 970.00 feet; thence N00°47'54"W, 460.00 feet to said north line; thence S89°12'06"W along said north line, 970.00 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

THOMAS C. RUGGLES REGISTERED LS-840 KANSAS LAND SURVEYOR

5-31-06
Thomas C. Ruggles, 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, a Block and a Street, to be known as "WALDROP WOODS", Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The floodway reserve 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 street is hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all floodway reserve easements 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 storm water.

Larry D. Angell Revocable Trust

Larry D. Angell, Co-Trustee

Susan J. Angell, Co-Trustee

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 10th day of June, 2006, by Larry D. and Susan J. Angell, Co-Trustees, on behalf of the Larry D. Angell Revocable Trust.

Melissa M. King Notary Public

My appointment expires 9-24-06

MELISSA M. KING NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9-24-06

This plat of "WALDROP WOODS", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 2006.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Harold L. Warner, Jr.

_____ 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 _____, 2006.

At the Direction of the City Council

_____ Mayor
Carlos Mayans

_____ City Clerk
Karen Sublett

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of _____, 2006.

_____, Chairman
Ben Sciortino

ATTEST:

_____ County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of June, 2006.

THOMAS C. RUGGLES REGISTERED LS-1246 KANSAS LAND SURVEYOR

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

Entered on transfer record this ____ day of _____, 2006.

_____ County Clerk
Don Brace

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 _____, 2006, at ____ o'clock ___ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham

DWG FILE: SURVEY BASE
PROJECT NO. 2852P
MAY 31, 2006

Ruggles & Bohm, P.A.
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