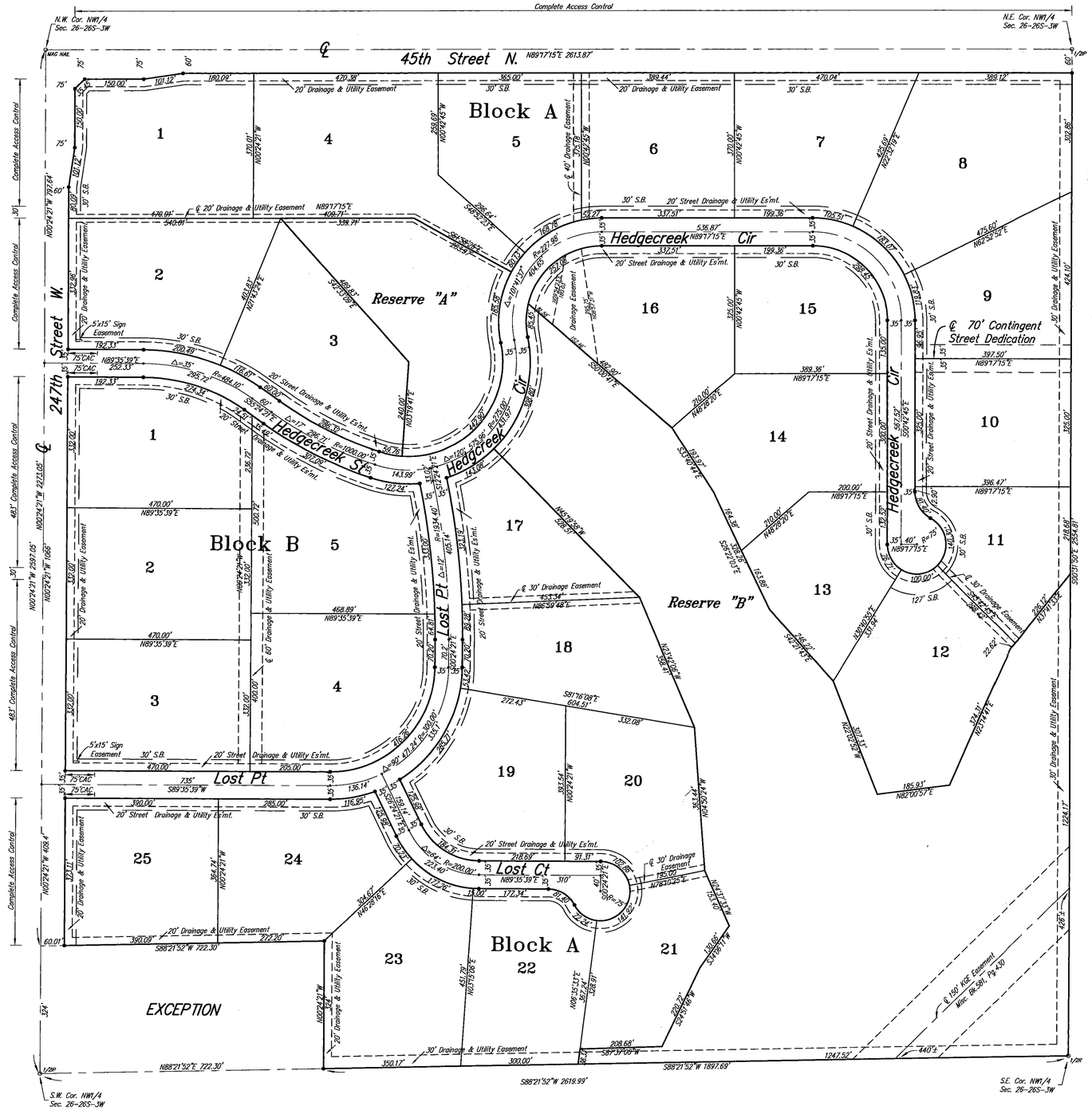
FINAL TRACING REC'D
4-28-06
(Sub 2006-08)

HEDGECREEK ESTATES

An Addition to Sedgwick County, Kansas

FILE COPY



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

S.B. = Building Setback
CAC = Complete Access Control

1/2"ø = 1/2" IRON PIPE
1/2"ø = 1/2" REBAR
MAG NAIL = MAGNETIC NAIL
• = 1/2" REBAR W/SAVOY CAP (SET)

B.M. #1:
Square Cut on N.E. Corner of N. Hubguard of RCBC 400' E. of N. 1/4 Cor. Sec. 26
Elevation = 1448.44 NGVD

B.M. #2:
60d Nail in High Line Pole 45' S.W. of N.W. Cor. Sec. 26
Elevation = 1495.30 NGVD

B.M. #3:
Bent 60d Nail in Corner Post 40' W. of W. 1/4 Cor. Sec. 26
Elevation = 1473.48

Minimum Pad Elevation: For Lowest Opening to Structure	
BLOCK "A"	
Lot 12	1458
Lot 13	1458
Lot 14	1463
Lot 16	1463
Lot 17	1463
Lot 18	1463
Lot 20	1458
Lot 21	1454
Lot 22	1456

State of Kansas) SS
Sedgwick County)

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 "HEDGECREEK 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:

The NW1/4 (also described as Lots 3, 4 and 6 and the S1/2 of the NW1/4) of Sec. 26, Twp. 26-S, R-3-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the S1/2 of said NW1/4 described as: Beginning at the S.W. Corner of the NW1/4 of said Sec. 26; thence north on the west line of said NW1/4 with an assumed bearing of N00°00'00"E, a distance of 324.00 feet; thence N88°47'44"E, parallel with the south line of said NW1/4, a distance of 722.30 feet; thence S00°00'00"W, a distance of 324.00 feet to the intersection with the south line of said NW1/4; thence S88°47'44"W, on said south line, a distance of 722.30 feet to the point of beginning.

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

Savoy Company, P.A.

Date: _____

_____ Surveyor
Mark A. Savoy RLS #788

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 "HEDGECREEK ESTATES" an Addition to Sedgwick County, Kansas. 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 future street dedications to the east. The sign easement are hereby granted for subdivision signage purposes. The drainage easements are hereby granted as indicated for drainage purposes. The utility and drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The street drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for street drainage purposes. Reserves "A" and "B" are hereby reserved for floodway easements and shall be owned and maintained by the home owners association for the addition until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvemnet of the drainage. Provided further, that no building shall be constructed on or within said floodway easement nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway easement such as landscaping, water features, paths, pedestrian crossings and recreational facilities. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. Access control is hereby granted as indicated on the face of the plat. Minimum Pad elevations for lowest opening into structures are as shown on the face of the plat.

Land Ventures, LLC

_____ President
William Hayes

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 2006, by William Hayes, President of Land Ventures, LLC, on behalf of the Company.

_____ Notary Public
My App't. Exp _____

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

Central Bank & Trust

_____, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2006, by _____, President of Central Bank & Trust, on behalf of the Bank.

_____ Notary Public
My App't. Exp _____

This plat of "HEDGECREEK 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 _____ 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, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 2006.

_____ Chairman
Ben Sciortino

_____
Don Brace County Clerk

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

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

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

_____ County Clerk
Don Brace

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 _____, 2006, at _____ o'clock____ M. and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham

PROJECT NO. 05KK05553 P

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