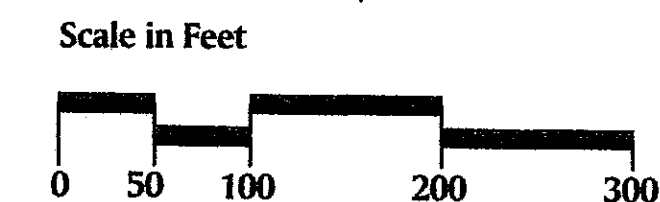


NW Corner Section 3-28-2W
Found 3/4" Iron Pin

70' County Road Right-of-Way
Dedicated By Separate Instrument

Found Bar and Cap

Found 1/2" Bar



Bench Mark No. 1

Building Elevations Minimum Low Opening	
Lot No.	Elevation
6	1419.8
West Half 7 & 8	1415.0
East Half 7 & 8	1412.2
West Half 11 & 12	1406.2
East Half 11 & 12	1404.0

CURVE TABLE				
Curve	Length	Radius	Chord	Delta
C1	471.13	300.00	424.19	89°58'47"
C2	398.41	75.00	70.00	304°21'49"
C3	398.41	75.00	70.00	304°21'49"
C4	150.84	200.00	147.29	43°12'49"
C5	82.61	400.00	82.46	11°49'56"
C6	182.97	235.00	178.38	44°36'36"
C7	168.97	235.00	165.36	41°11'52"
C8	12.58	235.00	12.58	3°04'06"

Legend

Iron Pin •
Line No. in Table L11
Curve No. in Table C10

Benchmarks

NGVD Datum - Date of Survey: October 2005

1. Square cut on south end of RCP at south drive to home at 2550 S. 167th Street West.
Elev. 1430.86

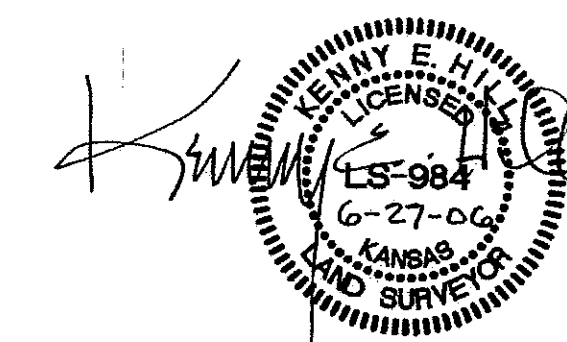
SE Corner NW1/4, Section 3-28-2W
Defined in Agreement Filed in Misc. Book 541, Page 537
Found 3/4" Iron Pin

BLUEGRASS ESTATES

FINAL TRACING REC'D

AN ADDITION TO SEDGWICK COUNTY, KANSAS

LINE TABLE		
LINE	LENGTH	BEARING
L2	477.02	S00°01'13"W
L3	194.52	S48°47'11"W
L4	126.46	S45°03'33"E
L5	154.47	N90°00'00"E
L6	328.72	S00°28'57"E
L7	285.16	N12°16'54"W
L8	16.12	N00°47'35"W



PE POE AND ASSOCIATES, INC.
CONSULTING ENGINEERS
5840 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting the "BLUEGRASS ESTATES" an Addition to Wichita, Sedgwick County, Kansas, being described as follows:

That part of the Northwest Quarter of Section 3, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning at the Southeast corner of said Northwest Quarter, said Southeast corner being defined in the Property Line Agreement recorded in Misc. Book 541, Page 537: thence S87°00'38"W on the South line of said Northwest Quarter, a distance of 2117.33 feet; thence N00°00'00"E parallel with the West line of said Northwest Quarter, a distance of 1505.36 feet; thence N87°55'02"E parallel with the North line of said Northwest Quarter, a distance of 2095.47 feet to a point on the East line of said Northwest Quarter as described in said Agreement; thence S00°47'35"E on the East line of said Northwest Quarter, a distance of 1471.24 feet to the point of beginning, containing 71.91 acres more or less.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 27th day of JUNE, 2006.

Poe and Associates, Inc.

Kenny E. Hill, L.S. 984
Vice President



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. The streets are hereby dedicated to and for the use of the public. Easements are granted as indicated for the construction and maintenance of drainage and utilities. The Contingent Street Dedication between Lots 9 and 10 shall become effective upon the platting of the adjacent property and having a street connecting thereto and shall be part of the adjacent lots until that time. A drainage plan has been developed for this addition. All drainage easements and rights-of-way shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater.

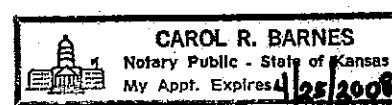
The Floodway Reserve is to be owned and maintained by the owner of each property that said reserve crosses. The maintenance of that part of the reserve that crosses an individual lot shall be the responsibility of the owner of that lot. Provided further, that no building shall be constructed on or within said reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the applicable City or County Engineer or their successors of office. Should the owners of the property covered by the Floodway Reserve fail to properly maintain said reserve, the applicable City or County Engineer or their successors of office, may maintain the same without any notification to the individual lot owners. In such event, the City or County may, at its election, assess the costs associated with such maintenance against any or all of the lots within the subdivision and collect the same in the same fashion as a special tax assessment upon such lot or lots. Minimum low opening elevations for homes built on Lots 6, 7, 8, 11 and 12 are shown on the face of the Plat.

Bluegrass Estates, LLC.

Donald R. Cook
Donald R. Cook, Managing Member

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 16 day of August, 2006, by Donald R. Cook, Managing Member of Bluegrass Estates, LLC.



My Appointment Expires: April 25, 2008

Carol R. Barnes
Notary Public

This plat of BLUEGRASS ESTATES an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

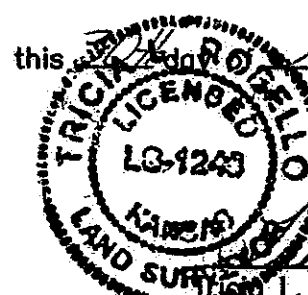
Dated this _____ day of _____, 2006.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Harold L. Warner, Jr., Chairman

John L. Schlegel, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this 27th day of June, 2006.



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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2006.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

This plat of BLUEGRASS ESTATES, an addition to Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas on this _____ day of _____, 2006.

Board of County Commissioners
Sedgwick County, Kansas

Ben Sciortino, Chairman

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

Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M.-P.M. on the _____ day of _____, 2006.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

FINAL TRACING REC'D

8-17-06

FILE COPY

BLUEGRASS ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



POE AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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