

CORNER REFERENCES:

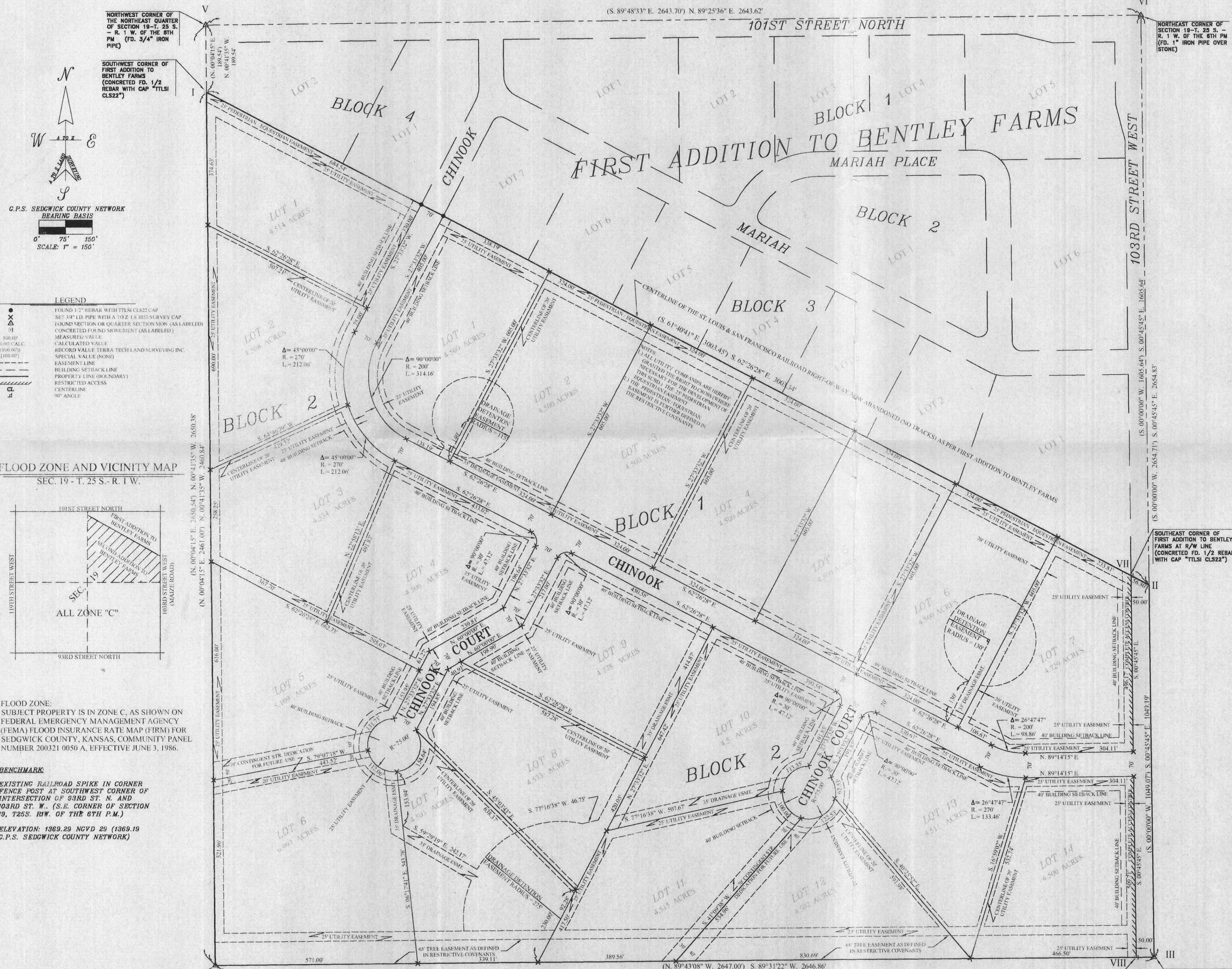
- I NORTHWEST CORNER OF SECOND ADDITION TO BENTLEY FARMS (SW COR. OF FIRST ADD.)
CONCRETE FOUND 1/2" REBAR WITH TITLS CLS 22 CAP
1) SET 1" CUT IN WEST SIDE OF 3" I.D. PIPE POST 32.71' SSE
2) SET 20d NAIL AND WASHER IN WEST SIDE OF POWERPOLE 44.04' NE
3) SET GREEN T-POST 0.7' SW
- II NORTHEAST CORNER OF SECOND ADDITION TO BENTLEY FARMS (SE COR. OF FIRST ADD.)
NO MONUMENT WAS SET ON FIRST OR SECOND ADDITION
- III SOUTHEAST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W.
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.
- IV SOUTHWEST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W. (CENTER CORNER)
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.

- V NORTHWEST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W.
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.
- VI NORTHEAST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W.
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.

- VII NORTHEAST CORNER OF SECOND ADDITION TO BENTLEY FARMS AT R/W LINE
CONCRETE FOUND 1/2" REBAR WITH TITLS CLS 22 CAP (SE COR. FIRST ADD. AT R/W LINE)
1) EXISTING GREEN T-POST IS 0.7' W.

- VIII SOUTHWEST CORNER OF SECOND ADDITION TO BENTLEY FARMS AT R/W LINE
CONCRETE FOUND 1/2" REBAR WITH TITLS CLS 22 CAP
1) EXISTING EAST-WEST FENCE ON SOUTH SIDE OF SHELTER BELT IS 1' N.
2) A TO Z SURVEYING SET "X" IN SE SIDE OF 2" I.D. PIPE GATE COR. POST 36.31' SE
3) EXISTING "X" IN N. SIDE OF 2 1/2" I.D. PIPE COR. POST 27.68' E.

BOUNDARY CLOSURE BLOCK									
LINE	BEARING	HORIZ. DIST.	N.S. COS.	E.W. SIN.	NORTH	SOUTH	EAST	WEST	
I - II	S. 62°26'28" E.	383.19	0.462260	0.885339	0.0000	1389.5254	2662.5684	0.0000	
II - III	S. 00°45'45" E.	1049.19	0.999911	0.013308	0.0000	1049.0971	13.9624	0.0000	
III - IV	S. 89°31'22" W.	2646.86	0.008329	0.999905	0.0000	22.0457	0.0000	2646.7683	
IV - I	N. 00°41'35" W.	2460.84	0.999922	0.012098	2460.6680	0.0000	0.0000	29.7658	
PERIMETER =		9160.23			TOTALS	2460.6680	2460.6682	2676.5308	2676.5340
ERROR OF CLOSURE =		1" IN 1,040,698.70							



NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19-T, 25 S. - R. 1 W. OF THE 6TH PM (FD. 3/4" IRON PIPE)

SOUTHWEST CORNER OF FIRST ADDITION TO BENTLEY FARMS (CONCRETE FD. 1/2" REBAR WITH CAP TITLS CLS22")

101ST STREET NORTH

103RD STREET WEST

NORTHEAST CORNER OF SECTION 19-T, 25 S. - R. 1 W. OF THE 6TH PM (FD. 1" IRON PIPE OVER STONE)

SOUTHWEST CORNER OF FIRST ADDITION TO BENTLEY FARMS AT R/W LINE (CONCRETE FD. 1/2" REBAR WITH CAP TITLS CLS22")

SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19-T, 25 S. - R. 1 W. (CENTER CORNER)

LEGEND

FLOOD ZONE AND VICINITY MAP

SEC. 19 - T. 25 S. - R. 1 W.

ALL ZONE "C"

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE C, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 200321 0050 A, EFFECTIVE JUNE 3, 1986.

BENCHMARK: EXISTING RAILROAD SPIKE IN CORNER FENCE POST AT SOUTHWEST CORNER OF INTERSECTION OF 93RD ST. N. AND 103RD ST. W. (S.E. CORNER OF SECTION 19, T25S. R1W. OF THE 6TH P.M.)

ELEVATION: 1369.29 NGVD 29 (1369.19 C.P.S. SEDGWICK COUNTY NETWORK)

SOUTHWEST CORNER OF FIRST ADDITION TO BENTLEY FARMS AT R/W LINE (CONCRETE FD. 1/2" REBAR WITH CAP TITLS CLS22")

SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19-T, 25 S. - R. 1 W. (CENTER CORNER)

LEGEND

FLOOD ZONE AND VICINITY MAP

SEC. 19 - T. 25 S. - R. 1 W.

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FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE C, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 200321 0050 A, EFFECTIVE JUNE 3, 1986.

BENCHMARK: EXISTING RAILROAD SPIKE IN CORNER FENCE POST AT SOUTHWEST CORNER OF INTERSECTION OF 93RD ST. N. AND 103RD ST. W. (S.E. CORNER OF SECTION 19, T25S. R1W. OF THE 6TH P.M.)

ELEVATION: 1369.29 NGVD 29 (1369.19 C.P.S. SEDGWICK COUNTY NETWORK)

FINAL PLAT
OF
SECOND ADDITION TO BENTLEY FARMS

IN THE NE 1/4 OF SECTION 19 - T. 25 S. - R. 1 W. OF
THE SIXTH P.M. SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S DESCRIPTION:
ALL OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS EXCEPT THAT PART PREVIOUSLY PLATTED AS FIRST ADDITION TO BENTLEY FARMS, CONTAINING 106.6 ACRES, MORE OR LESS, INCLUSIVE OF COUNTY ROAD RIGHT-OF-WAY.

LANDOWNER'S DEDICATION AND CERTIFICATE:
THIS IS TO CERTIFY THAT WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION, DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THE "SECOND ADDITION TO BENTLEY FARMS" AND THE DEDICATION OF ALL PUBLIC ROAD RIGHTS-OF-WAYS, UTILITY EASEMENTS, SETBACKS AND OTHER FEATURES AS SHOWN ON THE FINAL PLAT OF SAID ADDITION TO AND FOR THE USE OF THE PUBLIC. THE TRAIL EASEMENTS AND EQUESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION TO BE FORMED AS PER THE RESTRICTIVE COVENANTS AS RECORDED WITH THIS PLAT IN THE REGISTER OF DEEDS. THE CONTINGENT STREET DEDICATIONS ARE HEREBY CONGENTLY DEDICATED AS STREET RIGHT-OF-WAY TO BECOME EFFECTIVE UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE COSTS OF CONSTRUCTING SAID STREET, ARE TO BE BORNE BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION. ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM 103RD STREET WEST, OVER AND ACROSS THE EAST LINES OF LOT 7, BLOCK 1 AND LOT 14, BLOCK 2, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND ALL DRAINAGE DETENTION EASEMENTS SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER, AND SHALL REMAIN UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER. THE MAINTENANCE OF SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE PARTIAL EASEMENT RIGHT-OF-WAYS PREVIOUSLY PLATTED BY WICHITA NATURAL GAS COMPANY RECORDED IN "MISC. BOOK G, PAGE 75" AS A TO SEDGWICK COUNTY, KANSAS, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-412 (a)(1) - (a)(3).

BENTLEY FARMS, LLC

JAMES F. ROACH, MEMBER CHARLES ROACH, MEMBER

LANDOWNERS NOTARY'S CERTIFICATE:
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 200 BY JAMES F. ROACH, AND CHARLES ROACH ON BEHALF OF BENTLEY FARMS, LLC.

PRINT NAME: NOTARY PUBLIC

MY COMMISSION EXPIRES: , 200

MORTGAGE HOLDER'S CERTIFICATE:
THE UNDERSIGNED, MORTGAGEE ON THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "SECOND ADDITION TO BENTLEY FARMS", SEDGWICK COUNTY, KANSAS

GALEN NELSON, SR. VICE-PRESIDENT EMPIRE BANK

MORTGAGE HOLDERS NOTARY'S CERTIFICATE:
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 200 BY GALEN NELSON, SR. VICE-PRESIDENT OF EMPIRE BANK, ON BEHALF OF THE BANK.

PRINT NAME: NOTARY PUBLIC

MY COMMISSION EXPIRES: , 200

COUNTY SURVEYOR'S REVIEW CERTIFICATE:
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2605 ON THIS DAY OF , 200

TRICIA L. ROBELLO, LS# 1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION'S CERTIFICATE:
THIS PLAT OF "SECOND ADDITION TO BENTLEY FARMS" 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 , 200

CHAIRMAN: RONALD L. MARNELL

SECRETARY: JOHN L. SCHLEGEL

COUNTY COMMISSIONER'S CERTIFICATE:
THIS PLAT OF "SECOND ADDITION TO BENTLEY FARMS" 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 , 200

CHAIRMAN: TIM R. NORTON ATTEST: DON BRACE, COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE:
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT O'CLOCK A.M. ON THIS DAY OF , 200

THE RESTRICTIVE COVENANTS AND THE KANSAS STATE HISTORICAL SOCIETY REFERENCE REPORTS FOR THIS ADDITION ARE RECORDED SEPARATELY FROM THIS INSTRUMENT.

REGISTER OF DEEDS: BILL MEER

DEPUTY: LINDA KIZZIRE

TRANSFER RECORD CERTIFICATE:
ENTERED ON RECORD THIS DAY OF , 200

COUNTY CLERK: JAMES ALFORD

LAND SURVEYOR'S CERTIFICATE:
I, KEVIN WAYNE NOLL, A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND PLATTED THE "SECOND ADDITION TO BENTLEY FARMS" AND THAT THE PROPERTY CORNERS HAVE BEEN SET AS REQUIRED BY STATUTE.

FIELD COMPLETION DATE: 7-27-2002
JOB NUMBER: 01-33

KEVIN WAYNE NOLL LS #1053
A TO Z LAND SURVEYING
795 EAST BEESON
DODGE CITY, KANSAS 67801
620-225-9460



CERTIFICATION IS NOT ORIGINAL UNLESS SIGNED IN BLUE INK