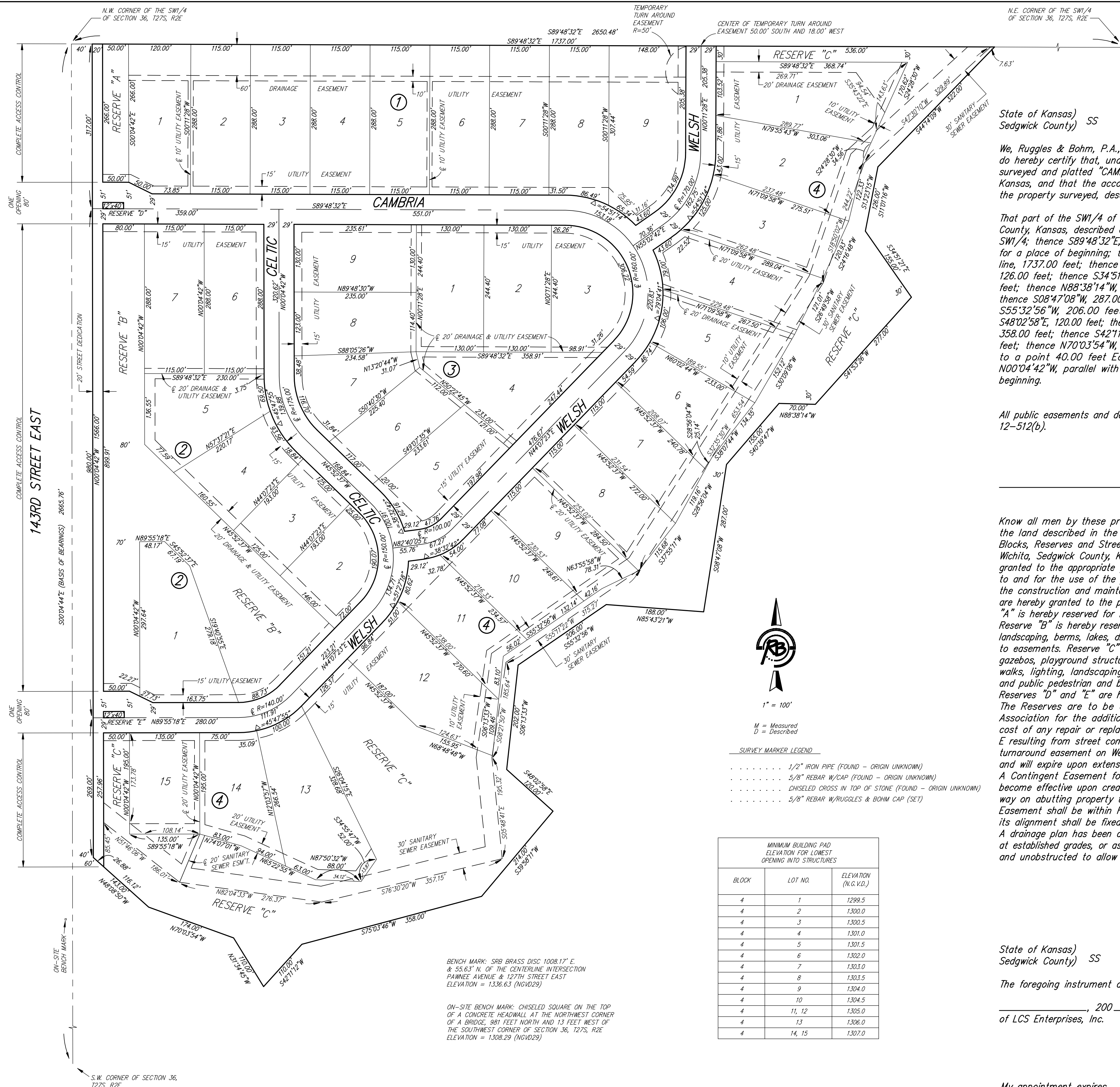


# CAMBRIA

an Addition to Wichita, Sedgwick County, Kansas



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
4	1	1299.5
4	2	1300.0
4	3	1300.5
4	4	1301.0
4	5	1301.5
4	6	1302.0
4	7	1303.0
4	8	1303.5
4	9	1304.0
4	10	1304.5
4	11, 12	1305.0
4	13	1306.0
4	14, 15	1307.0

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 "CAMBRIA", 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:

That part of the SW1/4 of Section 36, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the northwest corner of said SW1/4; thence S89°48'32"E, along the north line of said SW1/4, 40.00 feet for a place of beginning; thence continuing S89°48'32"E, along said north line, 1737.00 feet; thence S44°14'09"W, 322.00 feet; thence S11°01'16"W, 126.00 feet; thence S34°51'21"E, 155.00 feet; thence S41°53'26"W, 277.00 feet; thence N88°38'14"W, 70.00 feet; thence S40°39'47"W, 155.00 feet; thence S08°47'08"W, 287.00 feet; thence N85°43'21"W, 188.00 feet; thence S55°32'56"W, 206.00 feet; thence S06°13'33"W, 202.00 feet; thence S48°02'58"E, 120.00 feet; thence S39°58'11"W, 214.00 feet; thence S75°03'46"W, 358.00 feet; thence S42°11'12"W, 110.00 feet; thence N31°34'45"W, 110.00 feet; thence N70°03'54"W, 174.00 feet; thence N48°08'50"W, 143.00 feet to a point 40.00 feet East of the west line of said SW1/4; thence N00°04'42"W, parallel with said west line, 1566.00 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  
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, Blocks, Reserves and Streets, to be known as "CAMBRIA", an Addition to Wichita, Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserved for irrigation, walls, signage, landscaping and berms. Reserve "B" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for irrigation, walls, signage, gazebos, playground structures, picnic areas/ tables with canopies, private walks, lighting, landscaping, berms, lakes, drainage, drainage structures; and public pedestrian and bicycle paths and utilities confined to easements. Reserves "D" and "E" are hereby reserved for irrigation and entry features. The Reserves are to be owned and maintained by the Home Owners Association for the addition. The Home Owners Association will bear the cost of any repair or replacement of improvements within Reserves D and E resulting from street construction, repair or maintenance. The temporary turnaround easement on Welsh is hereby granted for the use of the public, and will expire upon extension of the street beyond the limits of this plat. A Contingent Easement for Public Access is hereby granted, which shall become effective upon creation of connecting public easement or right-of-way on abutting property to the north and to the west of the plat. Said Easement shall be within Reserve "C" and shall be 30 feet in width, and its alignment shall be fixed by plans to be approved by the City Engineer. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

LCS Enterprises, Inc.

Cory M. Shackelford  
President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Cory M. Shackelford, President, on behalf of LCS Enterprises, Inc.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CAMBRIA", an Addition to Wichita, Sedgwick County, Kansas.

Rose Hill Bank

Lane Kvasnicka  
Vice President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Lane Kvasnicka, Vice President of Rose Hill Bank, on behalf of the Bank.

Notary Public

My appointment expires \_\_\_\_\_

This plat of "CAMBRIA", 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 \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

M.S. Mitchell  
Chair

John L. Schlegel  
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

At the Direction of the City Council

Carl Brewer  
Mayor

Karen Sublett  
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Don Brace  
County Clerk

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 \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

Bill Meek  
Register of Deeds

Tonya Buckingham  
Deputy

