

CAMBRIA

an Addition to Wichita, Sedgwick County, Kansas

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

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

_____, Chair

M.S. Mitchell

_____, 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 _____, 200__.

At the Direction of the City Council

_____, Mayor

Carl Brewer

_____, City Clerk

Karen Sublett

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

_____, Deputy County Surveyor

Tricia L. Robello, LS #1246

Entered on transfer record this _____ day of _____, 200__.

_____, 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 _____, 200__, at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds

Bill Meek

_____, Deputy

Tonya Buckingham

LCS Enterprises, Inc.

_____, President

Cory M. Shackelford

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.

_____, Notary Public

My appointment expires _____

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.

_____, Land Surveyor

Thomas C. Ruggles

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.



1" = 100'

M = Measured
D = Described

SURVEY MARKER LEGEND

- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
- CHISELED CROSS IN TOP OF STONE (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

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

BENCH MARK: SRB BRASS DISC 1008.17' E. & 55.63' N. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 127TH STREET EAST ELEVATION = 1336.63 (NGVD29)

ON-SITE BENCH MARK: CHISELED SQUARE ON THE TOP OF A CONCRETE HEADWALL AT THE NORTHWEST CORNER OF A BRIDGE, 981 FEET NORTH AND 13 FEET WEST OF THE SOUTHWEST CORNER OF SECTION 36, T27S, R2E ELEVATION = 1308.29 (NGVD29)

