

CASA BELLA

Wichita, Sedgwick County, Kansas

State of Kansas)
Sedgwick County) SS

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 "CASA BELLA", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:

That part of the SE1/4, Sec. 34, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the S.W. corner of said SE1/4; thence S89°53'29"E along the south line of said SE1/4, 1991.81 feet; thence N00°12'54"E parallel with the east line of said SE1/4, 660.00 feet; thence N65°18'22"W, 190.32 feet; thence S75°31'11"W, 159.20 feet; thence N89°53'05"W, 267.83 feet; thence S83°16'32"W, 70.76 feet; thence N69°00'34"W, 140.26 feet; thence N13°57'01"E, 104.04 feet; thence N00°06'55"E, 267.28 feet; thence N25°26'38"E, 202.32 feet; thence S89°55'28"E, parallel with the north line of the SE1/4 of said SE1/4, 1345.94 feet to the east line of said SE1/4; thence N00°12'54"E along said east line, 40.00 feet to the north line of the SE1/4 of said SE1/4; thence N89°55'28"W along said north line, 1327.07 feet to the N.W. corner of the SE1/4, of said SE1/4; thence N00°09'54"E along the east line of the NW1/4 of said SE1/4, 821.87 feet; thence N89°56'27"W, 65.39 feet; thence S00°03'33"W, 125.95 feet; thence N89°56'27"W, 50.00 feet; thence S28°55'02"W, 434.83 feet; thence S00°04'32"W, 315.00 feet; thence S08°44'40"W, 154.02 feet; thence N89°53'05"W, 660.88 feet; thence N00°54'28"E, 53.15 feet; thence S65°45'51"W, 173.28 feet; thence N89°55'28"W, 162.12 feet to the west line of said SE1/4, thence S00°06'55"W along said west line, 1161.09 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 "CASA BELLA", Wichita, Sedgwick County, Kansas. 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 entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms, and utilities confined to easements. Reserve "B" is hereby reserved for entry features, signage, irrigation, walls, gazebos, playground, structures, picnic areas/tables with canopies, irrigation, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. Reserves "C" and "I" are hereby reserved for irrigation, walls, signage, gazebos, playground, structures, picnic areas/tables with canopies, irrigation, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. Reserves "D", "E", "F", "G" and "H" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, and utilities confined to easements. The Reserves shall be owned by the Home Owners Association for the addition. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat; all drainage easements and reserves 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.

Tara Development Inc.

Eugene Vitarelli
President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 2005, by Eugene Vitarelli, President of Tara Development Inc., on behalf of the corporation.

Mildred E. Franz
Notary Public

My appointment expires _____

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

Commerce Bank, N.A.

Collin Stieben
Assistant Vice President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this _____ day of _____, 2005, by Collin Stieben, Assistant Vice President of Commerce Bank, N.A., on behalf of the Bank.

_____, Notary Public

My appointment expires _____

This plat of "CASA BELLA", 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 _____, 2005.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr.
Chairman

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 _____, 2005.

At the Direction of the City Council

Carlos Mayans
Mayor

Karen Sublett
City Clerk

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

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

Entered on transfer record this _____ day of _____, 2005.

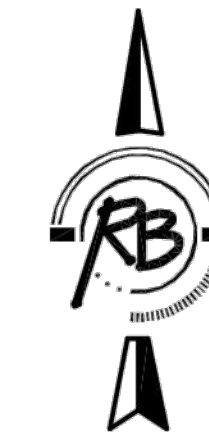
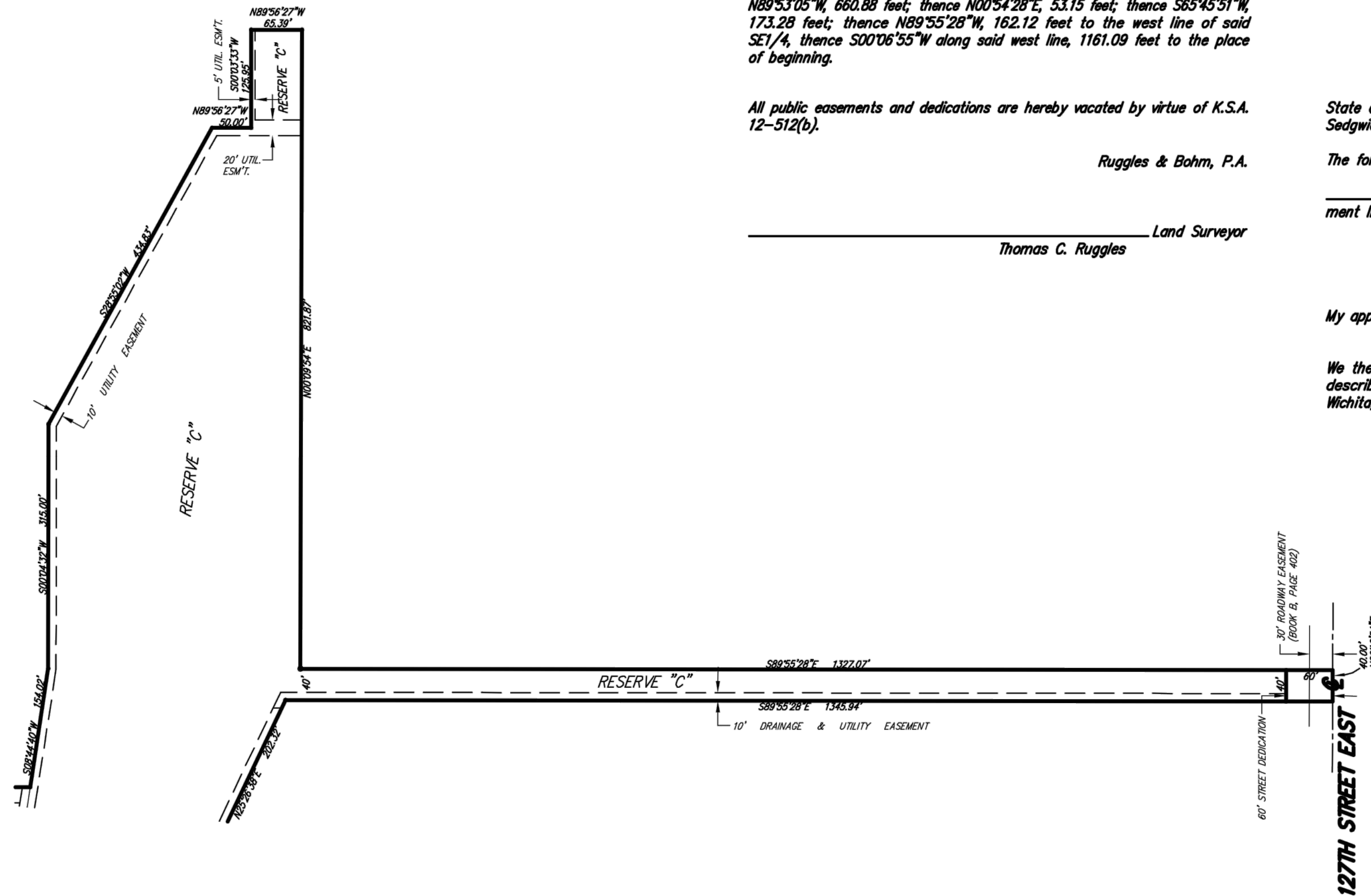
Don Brace
County Clerk

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2005, at _____ o'clock _____ M., and is duly recorded.

Bill Meek
Register of Deeds

Tonya Buckingham
Deputy



1" = 100'

BENCH MARK: SRB BRASS DISC 55.45' E. & 5.13' S. OF THE N.W. COR., SW1/4, SEC. 35, T27S, R2E. ELEV=1348.35 (NGVD) = 160.95 (CITY DATUM)

SURVEY MARKER LEGEND

- ☒ = PK NAIL IN CONCRETE
- = 1/2" IRON PIPE
- ⊙ = 3/4" IRON PIPE
- ⊗ = 5/8" REBAR W/GARBER CAP (FOUND)
- ✕ = 1" BAR (FOUND)
- = 5/8" REBAR W/R&B CAP (SET)

