



SHEET 2 OF 2

State of Kansas)
SS
Sedgwick County)

FOR INFORMATION ONLY
BUFFALO PINES
Wichita, Sedgwick County, Kansas

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BUFFALO PINES", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The NW1/4 of Section 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Center of said Section 2; thence S89°05'28"W along the south line of said NW1/4, 1248.00 feet; thence N09°09'21"W, 186.89 feet; thence N01°16'54"W, 155.24 feet; thence N26°01'45"E, 88.69 feet; thence N06°09'34"W, 282.58 feet; thence N83°50'26"E, 116.75 feet; thence N06°09'34"W, 257.16 feet; thence N03°11'42"E, 199.14 feet; thence N84°12'46"W, 126.46 feet; thence N14°41'26"E, 161.59 feet; thence N03°43'34"W, 140.27 feet; thence N20°12'26"E, 373.65 feet; thence N30°34'04"E, 89.27 feet; thence N47°16'42"E, 91.90 feet; thence N70°25'04"E, 113.03 feet; thence N85°46'45"E, 305.32 feet; thence S71°02'27"E, 298.33 feet; thence N73°52'00"E, 334.23 feet to the east line of said NW1/4; thence S00°13'38"E along said east line, 2002.85 feet to the place of beginning, AND EXCEPT the South 430 feet of the North 470 feet of the East 10 feet of the West 40 feet of the NW1/4 of Section 2, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on 3/29/2023.

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

Legacy Bank, N.A.

Executive Vice President
Rex Reynolds

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____, 2023, by Rex Reynolds, Executive Vice President of Legacy Bank, N.A., on behalf of the Bank.

My appointment expires _____.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC
William K. Clevenger, PS #1437
Land Surveyor

This plat of "BUFFALO PINES", 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 _____, 2023.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Robert Dool

Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2024.

At the Direction of the City Council

Mayor
Lily Wu

City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2023.

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

Entered on transfer record this ____ day of _____, 2024.

County Clerk
Kelly B. Arnold

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 _____, 2024, at ____ o'clock ____ M., and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2023, by Philip Ruffo, Member, on behalf of Double Down Developers, LLC.

Notary Public
Marsha R. Bishop

My appointment expires _____.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants."