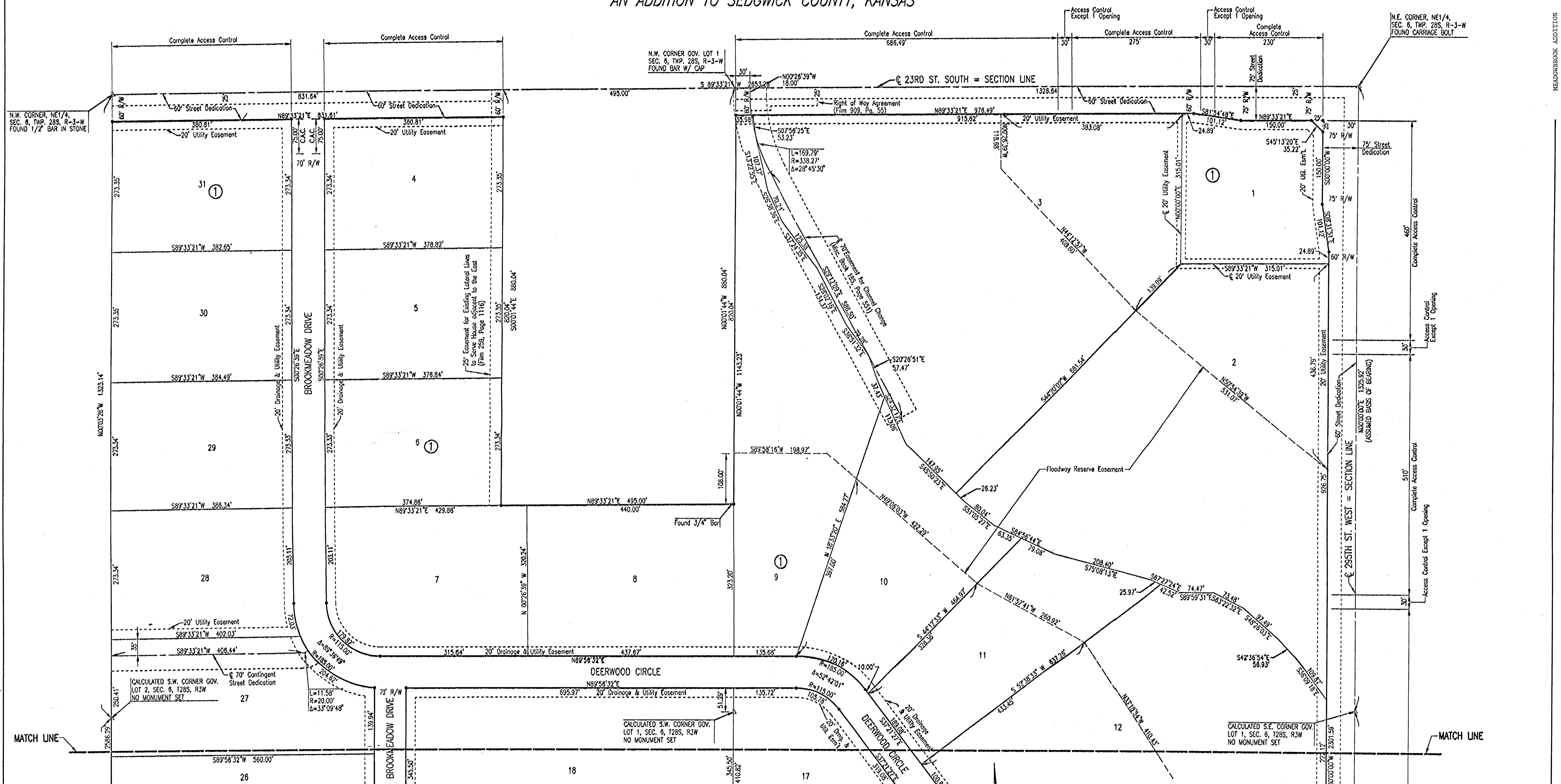


# MEADOWBROOK

## AN ADDITION TO SEDGWICK COUNTY, KANSAS



**BENCHMARKS:**

BM #3: DATUM BENCHMARK. BENT 600 NAIL IN WEST FACE HEDGE FENCE POST IN EAST-WEST FENCE LINE ON EAST SIDE OF 295TH STREET WEST, 6' NORTH AND 50' EAST OF THE E1/4 CORNER OF SECTION 6, T28S, R3W. 1/2 MILE SOUTH OF 23RD STREET SOUTH. ELEV. = 1411.84 N.G.V.D.

BM #5: CHISELED "J" ON TOP OF CONCRETE PILLAR ON NORTH SIDE OF DRIVE ON THE EAST SIDE OF 295TH STREET WEST, 1100' SOUTH OF 23RD STREET SOUTH. ELEV. = 1420.86 N.G.V.D.

BM #9: CHISELED "\*" IN WEST END CONCRETE HEADWALL FOR RCBC ON NORTH SIDE 23RD STREET SOUTH, 1/4 MILE WEST OF 295TH STREET WEST. ELEV. = 1424.53 N.G.V.D.

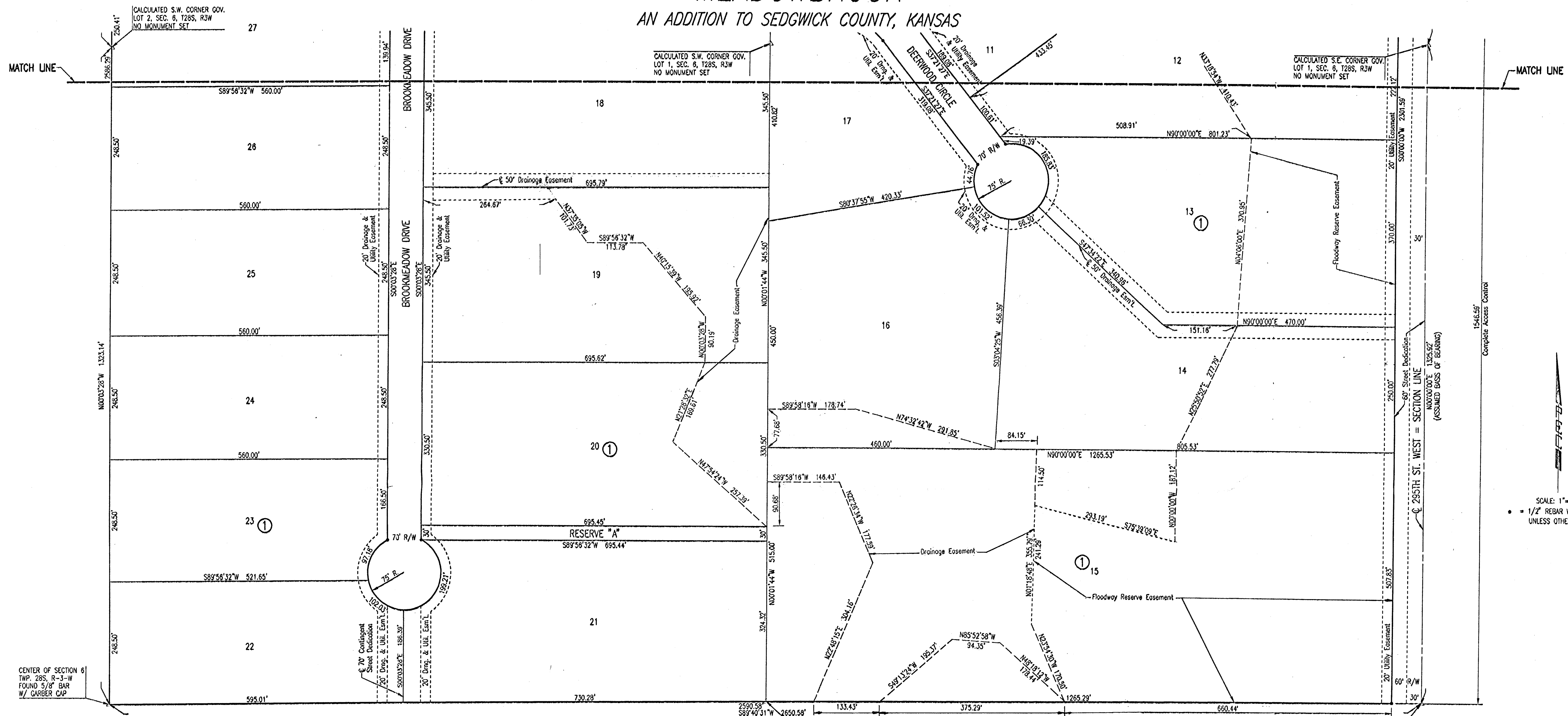
BM #29: "I" POST ON EAST SIDE OF HEDGE ROW, 800± NORTH OF CENTER OF SECTION 6. ELEV. = 1451.31 N.G.V.D.

SCALE: 1"=100'  
 • = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

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# MEADOWBROOK

## AN ADDITION TO SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'  
 • = 1/2" REBAR W/PEC CAP  
 UNLESS OTHERWISE NOTED

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 11th DAY OF October, 2003, WE HAVE SURVEYED AND PLATED MEADOWBROOK, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A RESERVE. THE SAME BEING DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE WEST ON THE NORTH LINE OF SAID WEST HALF, A DISTANCE OF 495 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 880.04 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID WEST HALF, A DISTANCE OF 495 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH, ON SAID EAST LINE A DISTANCE OF 880.04 FEET TO THE POINT OF BEGINNING. TOGETHER WITH GOVERNMENT LOT 1 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE STREET DEDICATIONS ALONG 23RD STREET SOUTH AND 29TH STREET WEST AND 25'X25' CORNER CLIP ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM 23RD STREET SOUTH AND 29TH STREET WEST OVER AND ACROSS THE NORTH AND EAST LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 23RD STREET SOUTH AT SEVEN LOCATIONS AND 29TH STREET WEST AT FIVE LOCATIONS AS OWN.

THE CONTINGENT STREET DEDICATIONS ARE HEREBY CONTINGENTLY DEDICATED AS STREET RIGHT-OF-WAY TO BECOME EFFECTIVE UPON THE PLATING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING HERETO. THE COSTS OF CONSTRUCTION SAID STREET ARE TO BE BORNE BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR A PRIVATE DRIVE AND UTILITIES TO SERVE LOT 15, BLOCK 1, RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 15, BLOCK 1.

THE FLOODWAYS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE OWNER OF LOTS 2, 3, 9, 10, 11, 12, 13, 14, AND 15, BLOCK 1, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY. PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE ENGINEER.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER.

MINIMUM OPENINGS	ELEVATION (N.G.V.D.) *
BLOCK 1	1426.0
LOTS 1, 9, 15 & 16	1425.0
LOT 2 & 10	1427.0
LOT 3	1424.0
LOT 11	1423.0
LOT 12	1422.0
LOT 13	1424.5
LOT 14	1424.0
LOTS 19 & 20	1420.0

\* THESE ELEVATIONS ARE BASED UPON SURFACE FLOODING CRITERIA ONLY. GROUNDWATER CONDITIONS MAY IMPOSE A MORE RESTRICTIVE MINIMUM OPENING ELEVATION. LOWEST FLOOR SHALL BE A MINIMUM OF THREE FEET ABOVE GROUND WATER. SEPTIC SYSTEM COMPLIANCE MAY FURTHER RESTRICT LOW FLOOR ELEVATIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND A RESERVE. THE SAME TO BE KNOWN AS MEADOWBROOK, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

OWNERS:  
 LEROY B. HEIMERMAN  
*Leroy B. Heimerman*  
 LEROY B. HEIMERMAN

EUGENE H. HEIMERMAN  
*Eugene H. Heimerman*  
 EUGENE H. HEIMERMAN

HEIMERMAN MASONRY, INC., A KANSAS CORPORATION  
*Eugene H. Heimerman*  
 EUGENE H. HEIMERMAN, TREASURER

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2003, BY LEROY B. HEIMERMAN.

MARY A. FARRAR \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2003, BY EUGENE H. HEIMERMAN.

MARY A. FARRAR \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2003, BY EUGENE H. HEIMERMAN, TREASURER OF HEIMERMAN MASONRY, INC., A KANSAS CORPORATION.

MARY A. FARRAR \_\_\_\_\_, NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

WE, FARM CREDIT SERVICES OF CENTRAL KANSAS, FLCA, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF MEADOWBROOK, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

*Joel M. Wait*  
 JOEL M. WAIT, VICE PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 15, 2003, BY JOEL M. WAIT, VICE PRESIDENT, FARM CREDIT SERVICES OF CENTRAL KANSAS, FLCA.

*Leanne R. Benson*  
 LEANNE R. BENSON  
 NOTARY PUBLIC  
 STATE OF KANSAS

THIS PLAT OF MEADOWBROOK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 27th DAY OF October, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*Ronald L. Jurell*  
 RONALD L. JURELL, CHAIR

*John L. Schlegel*  
 JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 88-2008 ON THIS 13th DAY OF December, 2003.

*Tricia L. Robello*  
 TRICIA L. ROBELLO, COUNTY CLERK  
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

TOM WINTERS \_\_\_\_\_, CHAIRMAN

DON BRACE \_\_\_\_\_, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

DON BRACE \_\_\_\_\_, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ A.M. - P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BILL WEEK \_\_\_\_\_, REGISTER OF DEEDS

LINDA KIZZRE \_\_\_\_\_, DEPUTY

USNC: UPRC: JLS: SCALE: 1"=100.00 12-10-2003 03:14:25 pm Q:\2003\03243\DD\_03243.dwg\FINAL\_2

