

109th STREET NORTH

(60' Public R/W)

N 89°50'19" E 1318.45

FINAL PLAT

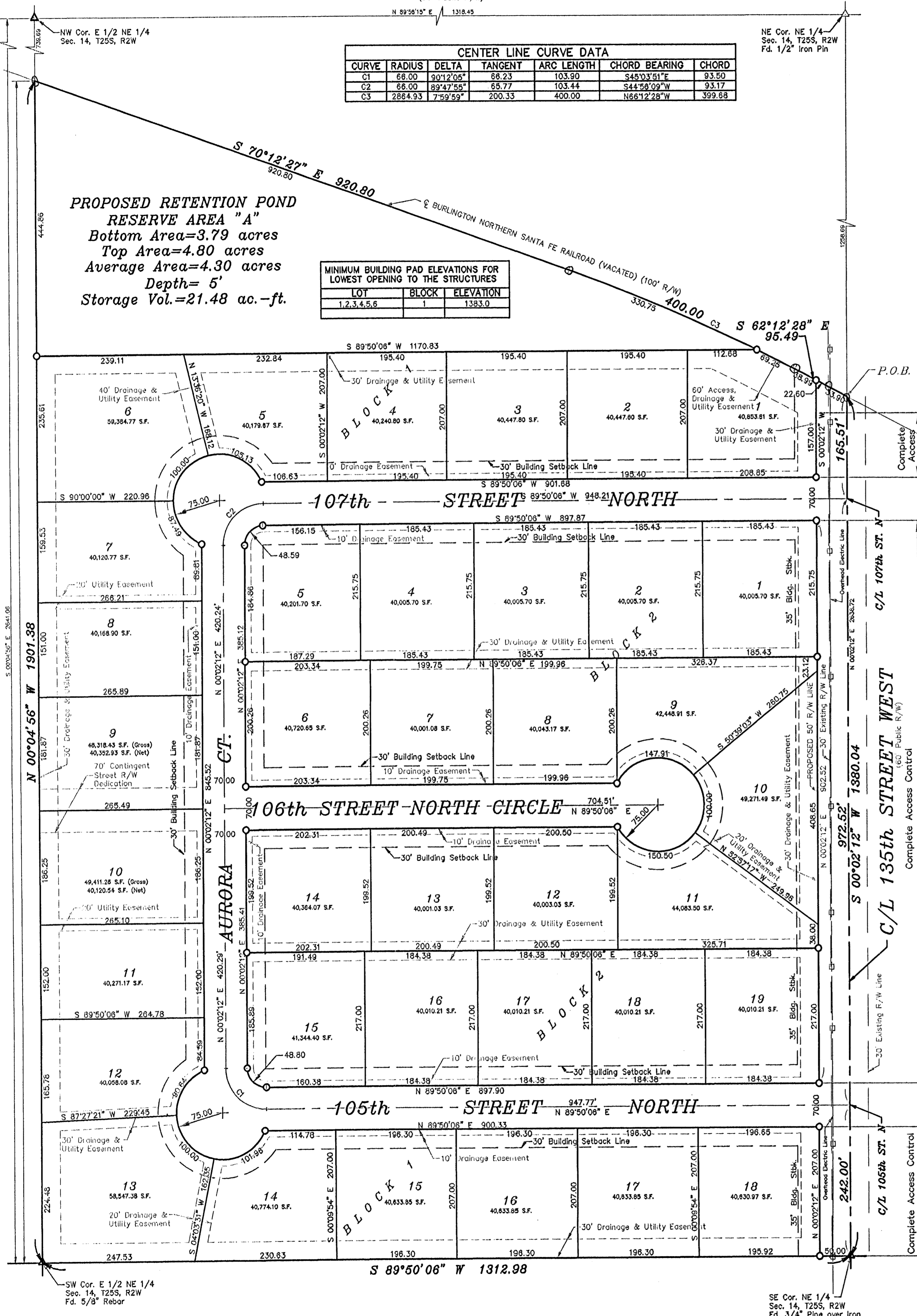
BENTLEY MEADOWS

A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER SECTION 14, TOWNSHIP 25 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

CENTER LINE CURVE DATA table with columns: CURVE, RADIUS, DELTA, TANGENT, ARC LENGTH, CHORD BEARING, CHORD

PROPOSED RETENTION POND RESERVE AREA "A" Bottom Area=3.79 acres Top Area=4.80 acres Average Area=4.30 acres Depth=5' Storage Vol.=21.48 ac.-ft.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES table with columns: LOT, BLOCK, ELEVATION



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was the accompanying plat...

A portion of the East Half of the Northeast Quarter of Section 14, Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the Northeast corner of said Northeast Quarter...

Date November 2, 2002. Notary Public seal for Wanda S. Mast.

OWNER'S CERTIFICATE AND DECLARATION

This is to certify that the undersigned owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided into lots, blocks, streets and other public ways under the name of BENTLEY MEADOWS...

Roy Baker, President Bentley Growth LLC. Louis Belanger, Vice President Bentley Growth LLC.

NOTARY CERTIFICATE STATE OF KANSAS COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this day of November, 2002, by Roy Baker, President, Bentley Growth LLC, on behalf of the corporation.

James A. Reber, Notary Public

My Commission Expires: Oct. 10, 2005

NOTARY CERTIFICATE STATE OF KANSAS COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this day of November, 2002, by Louis Belanger, Vice President, Bentley Growth LLC, on behalf of the corporation.

Wanda S. Mast, Notary Public

My Commission Expires: Jan. 2, 2003

DEPUTY COUNTY SURVEYOR'S CERTIFICATE STATE OF KANSAS COUNTY OF SEDGWICK

Reviewed in accordance with K.S.A. 58-2005 on this day of November, 2002.

Frida L. Robello, LS #1248

MORTGAGE HOLDER

I, Allen D. Stealy, Executor of the Estate of Earl F. Raymond, Deceased, dated October 10, 2000, holder of a mortgage on the above described property do hereby consent to the plat of BENTLEY MEADOWS...

Allen D. Stealy, Executor of the Estate of Earl F. Raymond, deceased.

NOTARY CERTIFICATE

STATE OF KANSAS COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this day of November, 2002, by Allen D. Stealy, Executor of the Estate of Earl F. Raymond, deceased, on behalf of the Estate.

Wanda S. Mast, Notary Public. Wanda S. Mast Notary Public - State of Kansas My Appl. Expires Jan. 2, 2003

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS COUNTY OF SEDGWICK

This plat of BENTLEY MEADOWS, a subdivision in the East Half of the Northeast Quarter of Section 14, Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this day of November, 2002.

Bernard A. Hentzen, Chairperson Michael E. Lindebak, Secretary

GOVERNING BODY CERTIFICATE

State of Kansas COUNTY OF SEDGWICK

The plat approval and all dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of November, 2002.

Ben Sciortino, Chairperson

ATTEST: Don Brace, County Clerk

TRANSFER OF RECORD

STATE OF KANSAS COUNTY OF SEDGWICK

Entered on transfer record on this day of November, 2002.

Don Brace, County Clerk

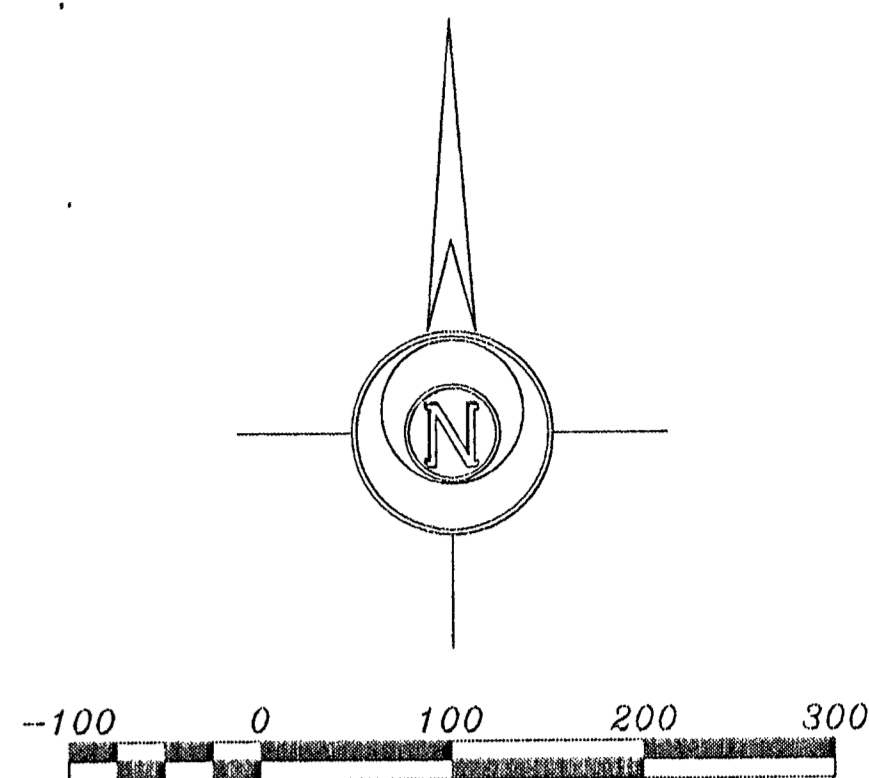
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ on this day of November, 2002, in Book \_\_\_\_\_ Page \_\_\_\_\_.

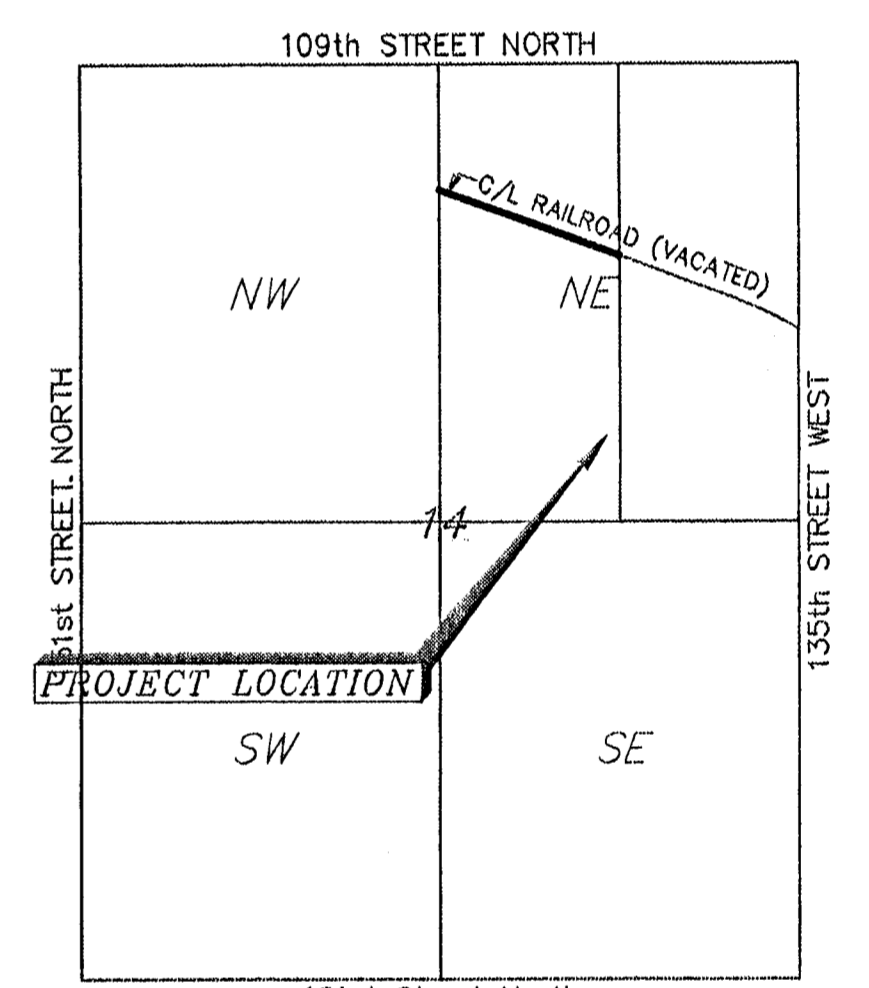
Bill Meek, Register of Deeds

Linda Kizzire, Deputy



BASIS OF BEARING = ASSUMED LEGEND: Sectional Monument Found, Sectional Monument Set w/5/8" x 24" Rebar w/GSS Cap, 5/8" x 24" Rebar Set in Concrete, Point of Beginning, Property Monument Found, Property Monument Set

CLOSURE TABLE: Perimeter Distance = 6,010.68 Northing = 0.0124 Easting = -0.0052 Error of Closure = 0.0134 Precision = 1:448,558



VICINITY MAP (NOT TO SCALE) Section 14, T25S, R2W

BENCHMARK #2: 60d Spike in Power Pole at Northeast Quadrant of Raymond and Reagan Intersection Elevation=1366.68

ON-SITE BENCHMARK: Top of Tee Post driven 1' south of existing power pole located 67' south of Northeast corner of Lot 1, Block 1 and 27' west of section line of 135th Street West. Elevation=1384.20