

JOB Spencer Gardens (Replat)  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY RELKms DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

$\Sigma$  H.D. 3064.94'

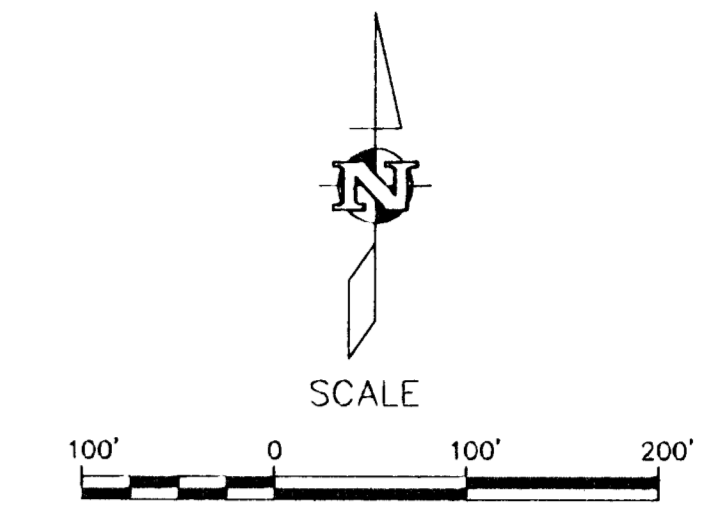
Closure (1: 277,182)

Az - 70° 03' 53"  
H.D. - 0.0013'

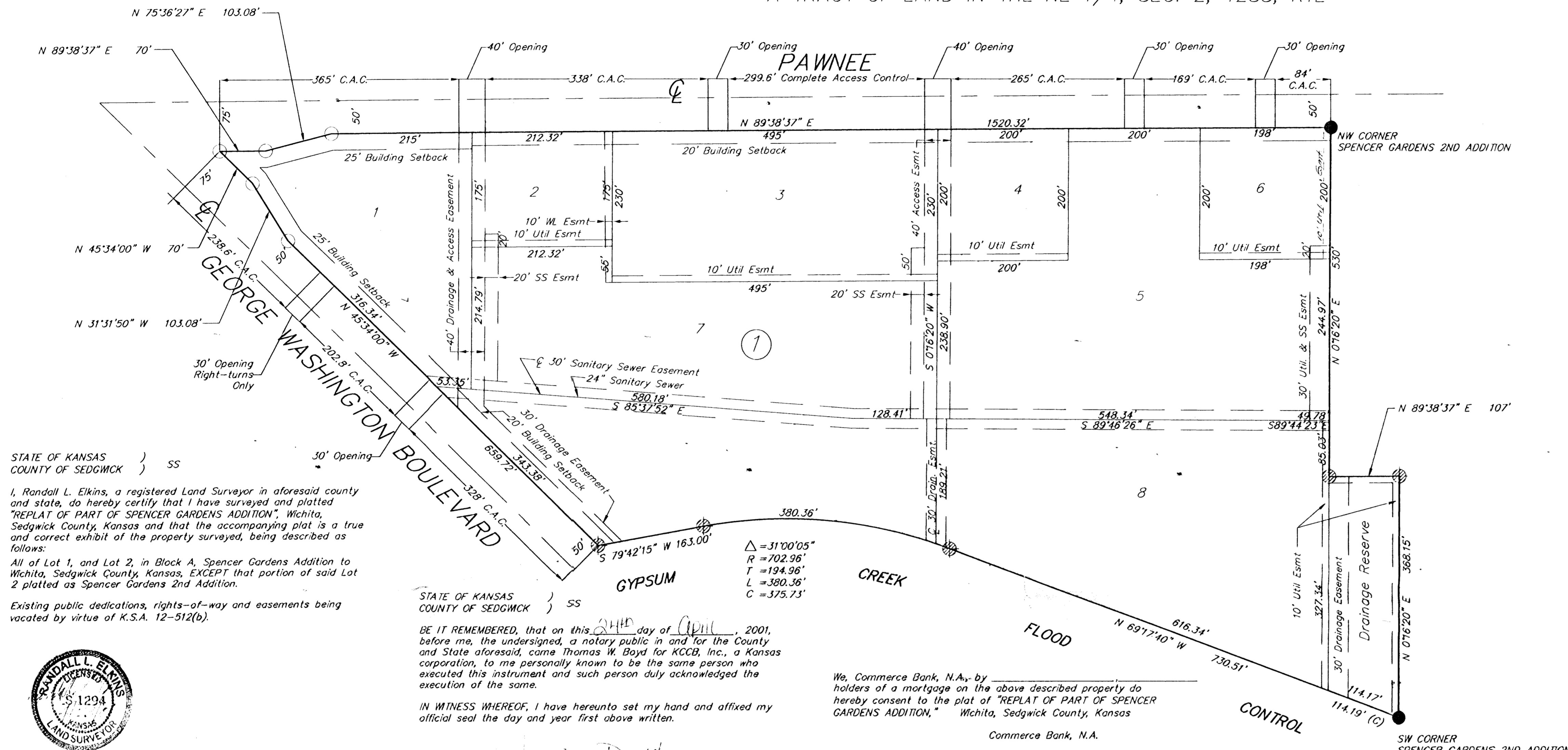
Area - 520,215.3554 sq FT  
Acres - 11.9425

# REPLAT OF PART OF SPENCER GARDENS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

A TRACT OF LAND IN THE NE 1/4, SEC. 2, T28S, R1E



- LEGEND**
- 3/4" Iron Pipe (found)
  - 5/8" Rebar (found)
  - ⊗ 5/8" Rebar (set) AMPA CLS #104
  - C.A.C. Complete Access Control



STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, Randall L. Elkins, a registered Land Surveyor in aforesaid county and state, do hereby certify that I have surveyed and platted "REPLAT OF PART OF SPENCER GARDENS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, being described as follows:

All of Lot 1, and Lot 2, in Block A, Spencer Gardens Addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion of said Lot 2 platted as Spencer Gardens 2nd Addition.

Existing public dedications, rights-of-way and easements being vacated by virtue of K.S.A. 12-512(b).



Randall L. Elkins, LS #1294

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lots and a Block, to be known as "REPLAT OF PART OF SPENCER GARDENS ADDITION", Wichita, Sedgwick County, Kansas. The access controls are hereby granted to the appropriate governing body as shown hereon. Drainage easements and sanitary sewer easements are hereby dedicated to the public for the purpose of operating, maintaining, constructing and repairing public improvements. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

A drainage plan has been developed for the plat. All drainage easements, rights of way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

Date 4/24/2001

Thomas W. Boyd, President  
KCBB, Inc., a Kansas corporation

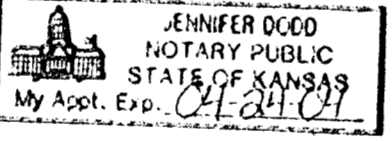
Michael J. Boyd, Treasurer/Secretary  
KCBB, Inc., a Kansas corporation

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED, that on this 24th day of April, 2001, before me, the undersigned, a notary public in and for the County and State aforesaid, came Thomas W. Boyd for KCBB, Inc., a Kansas corporation, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public Jennifer Dood  
My appointment expires: 04-24-04

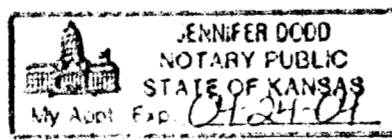


STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED, that on this 24th day of April, 2001, before me, the undersigned, a notary public in and for the County and State aforesaid, came Michael J. Boyd for KCBB, Inc., a Kansas corporation, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public Jennifer Dood  
My appointment expires: 04-24-04



Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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

We, Commerce Bank, N.A., by holders of a mortgage on the above described property do hereby consent to the plat of "REPLAT OF PART OF SPENCER GARDENS ADDITION", Wichita, Sedgwick County, Kansas

Commerce Bank, N.A.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2000, before me, the undersigned, a notary public in and for the County and State aforesaid, came \_\_\_\_\_, Commerce Bank, N.A., for and on behalf of said company, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF KANSAS )  
CITY OF WICHITA ) SS

This plat of "REPLAT OF PART OF SPENCER GARDENS ADDITION", 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 \_\_\_\_\_, 2000, Wichita-Sedgwick County Metropolitan Area Planning Commission

Jerry Michaelis, Acting Chair  
Marvin S. Kroust, Secretary

STATE OF KANSAS )  
CITY OF WICHITA ) SS

This plat approved and all dedication shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2001. At the Direction of the City Council.

Chris Cherches, City Manager  
Pat Burnett, City Clerk

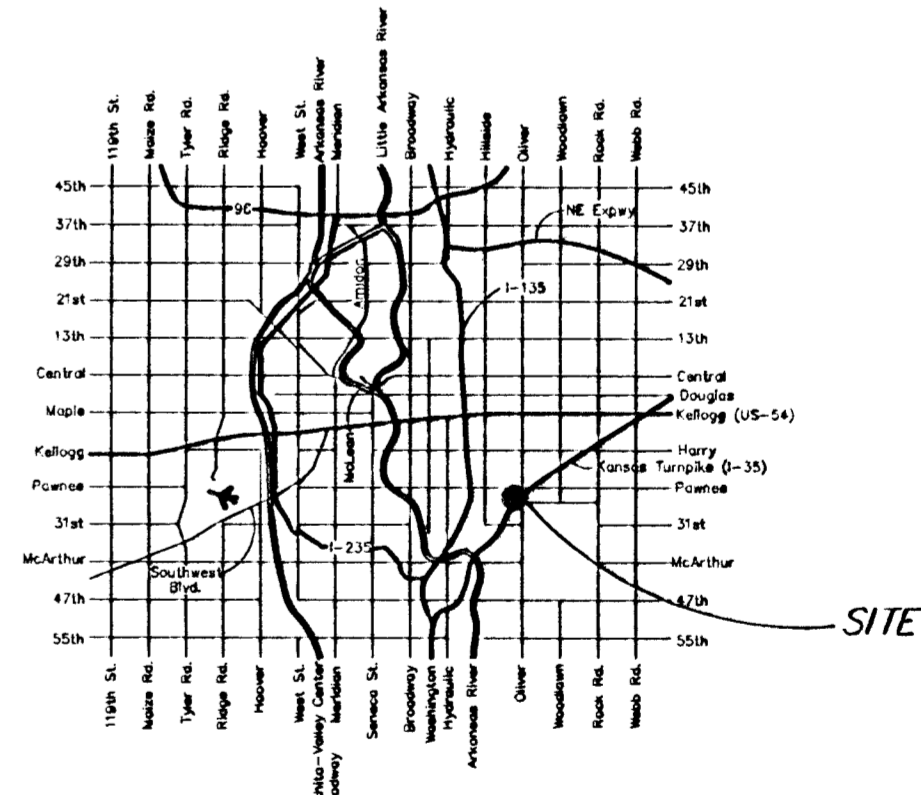
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Don Brace, County Clerk

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, and is duly recorded.

Bill Meek, Register of Deeds  
Linda Kizzire, Deputy



LOCATION MAP

NOTE:  
1. This property is subject to the restrictions of Community Unit Plan D.P.-93, on file with the Metropolitan Area Planning Dept.

**AUSTIN MILLER P.A.**  
ENGINEERING SERVICES  
355 N. Wichita, Suite 200, Wichita, KS 67202  
316/262-1281 Fax: 316/262-5773