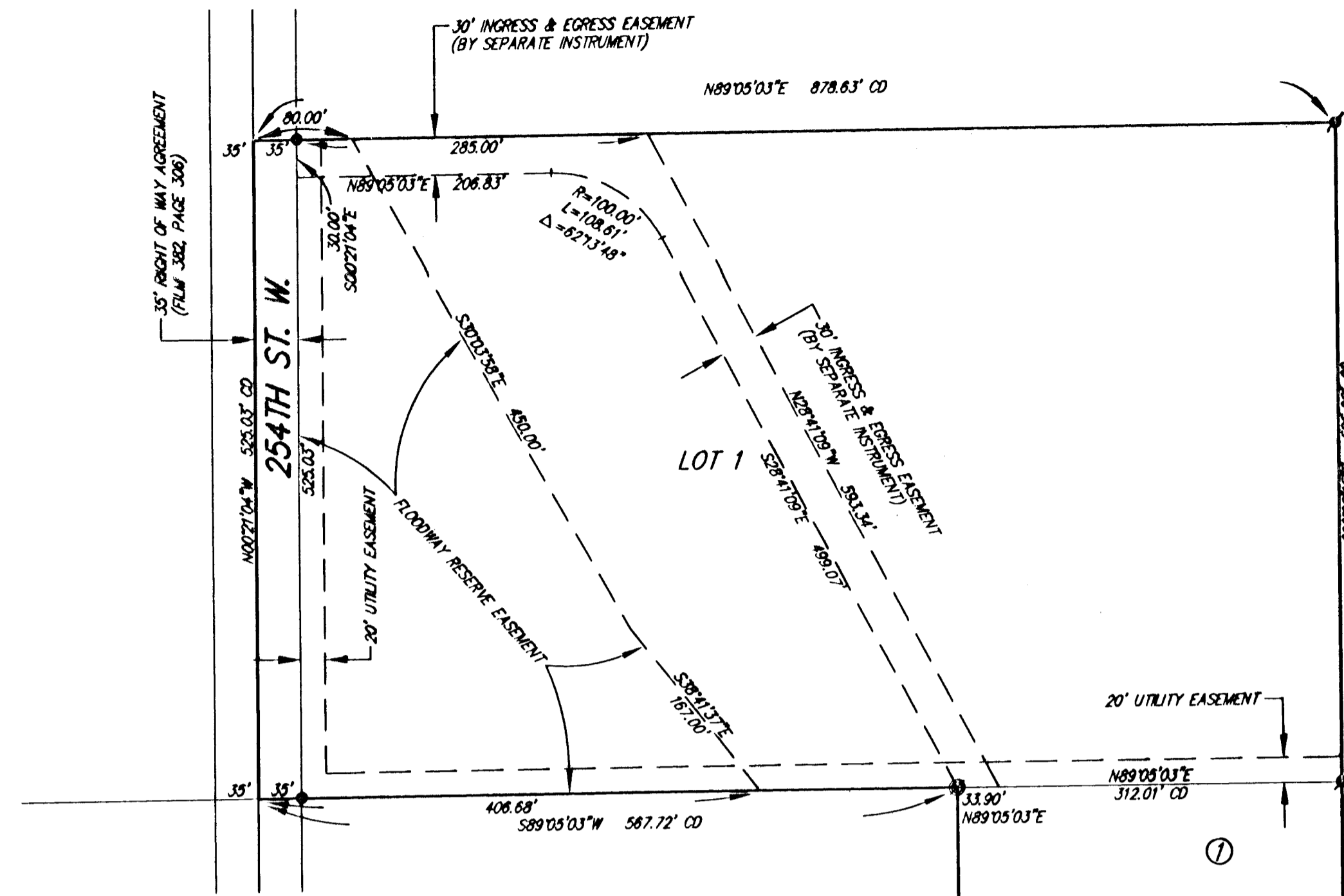


FINAL TRACING REC'D

11-2-09

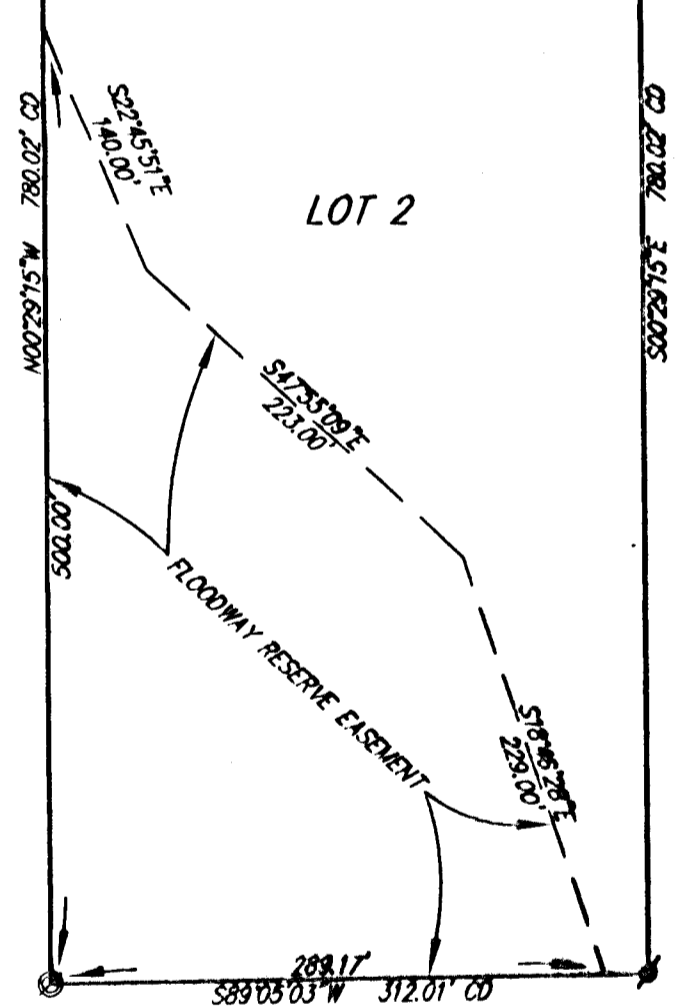
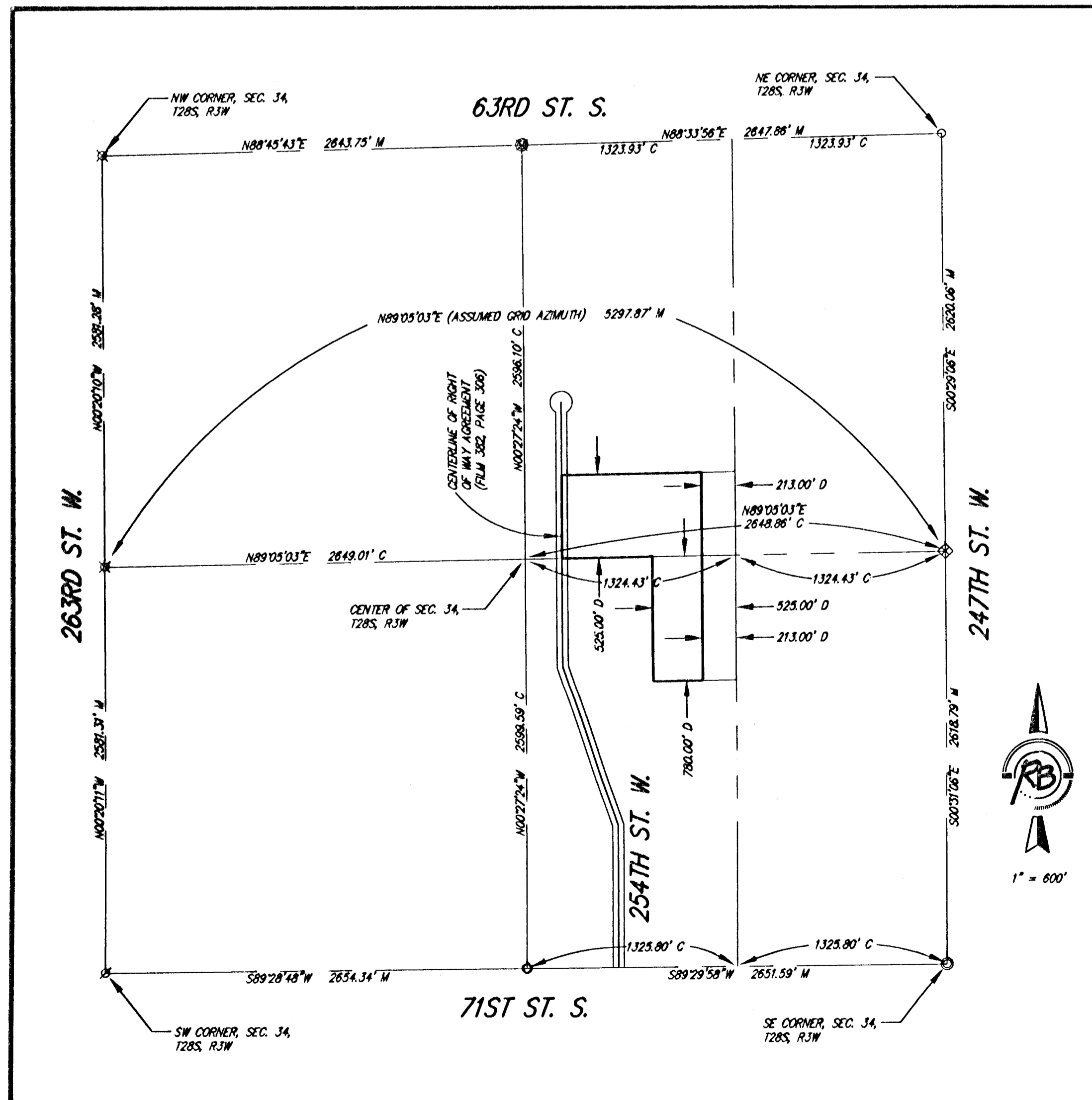
# FRANKLIN ESTATES

an Addition to Sedgwick County, Kansas



BENCH MARK CHISELED SQUARE ON TOP OF A COP ON THE EAST SIDE OF 254TH ST. W. ON THE NORTH SIDE OF 71ST ST. S. ELEVATION = 1305.08 (NAVD83)

BLOCK	LOT NO.'S	ELEVATION (N.A.V.D.)
1	1 - 2	1318.0



1" = 100'

M = Measured  
 C = Calculated from measured  
 D = Described  
 CD = Calculated from described

**SURVEY MARKER LEGEND**

- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 3/4" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ NAIL IN STONE (FOUND - ORIGIN UNKNOWN)
- ⊗ PK NAIL IN LEAD PLUG (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/BAUSHMAN CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/ARMSSTRONG CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

State of Kansas) SS  
Sedgwick County)

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 "FRANKLIN ESTATES", an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The South 525 feet of the W1/2 of the NE1/4 of Sec. 34, T28S, R3W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part lying West of the centerline of the road right of way as described in Film 382, Page 306, AND EXCEPT the east 213.00 feet thereof; TOGETHER WITH the North 780 feet of the East 525 feet of the W1/2 of the SE1/4 of said Sec. 34, EXCEPT the east 213.00 feet thereof, subject to easements of record.

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  
 Thomas C. Ruggles

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 and a Block, to be known as "FRANKLIN ESTATES", an Addition to Sedgwick County, Kansas. The utility easement is hereby granted for the construction and maintenance of all public utilities. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. The Floodway Reserve Easement is hereby granted to the public for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of the public. The owners hereby covenant and agree for such owners and owners' grantees, devisees, successors and assigns, (1) that no human habitat or other construction may be built in said easement and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with KSA 24-126; and (3) that the said easement shall be the responsibility of each lot owner until such time as the governing body exercising jurisdiction under KSA 82a-301 elects to assume the responsibility for, maintenance of and improvements to drainage. A drainage plan has been developed for this plat and all drainage easements 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 storm water.

*William Mark Franklin*  
 William Mark Franklin  
*Jody Jolene Franklin*  
 Jody Jolene Franklin

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 8<sup>th</sup> day of October, 2009, by William Mark & Jody Jolene Franklin.

MILDRED E. FRANZ  
 NOTARY PUBLIC  
 STATE OF KANSAS  
*Mildred E. Franz* Notary Public

My appointment expires 02-13-2011

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "FRANKLIN ESTATES" an Addition to Sedgwick County, Kansas.

*Scott D. Bowyer*  
 Garden Plain State Bank  
 Scott D. Bowyer, Vice President

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 27<sup>th</sup> day of October, 2009, by Scott D. Bowyer, Vice President of Garden Plain State Bank, on behalf of the Bank.

*Karen R. Walsh*  
 Notary Public  
 State of Kansas  
 My Exp. 02-13-11  
*Karen R. Walsh*, Notary Public  
 My appointment expires 02-13-11

This plat of "FRANKLIN ESTATES", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_ day of \_\_\_, 2009.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
 Chair  
 G. Nelson Van Fleet  
 Secretary  
 John L. Schlegel

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_ day of \_\_\_, 2009.

\_\_\_\_\_  
 Kelly D. Parks, Chairman  
 ATTEST:  
 \_\_\_\_\_  
 Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_, 2009.  
 \_\_\_\_\_  
 Deputy County Surveyor  
 Sedgwick County Kansas  
 Tricia L. Robello, LS #1246

Entered on transfer record this \_\_\_ day of \_\_\_, 2009.

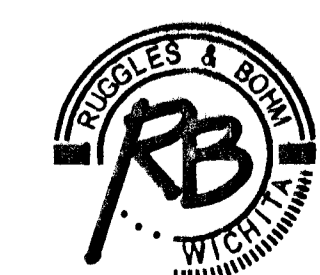
\_\_\_\_\_  
 County Clerk  
 Kelly B. Arnold

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 \_\_\_, 2009, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

\_\_\_\_\_  
 Register of Deeds  
 Bill Meek  
 Deputy  
 Tonya Buckingham

DWG FILE: SURVEY BASE  
PROJECT NO. 345P  
OCTOBER 5, 2009



**Ruggles & Bohm, P.A.**  
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