

BROWNLEE ADDITION

Sedgwick County, Kansas

SHEET 1 OF 2

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11-7-07 day of November, 2007, by James N. and Zeld F. Brownlee.

Evelyn Dalrymple Notary Public

My appointment expires 5-7-2010



This plat of "BROWNLEE ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 11th day of November, 2007.

Wichita-Sedgwick County Metropolitan Area Planning Commission

David M. Unruh Chair
Dayrell A. Downing
John L. Schlegel Secretary



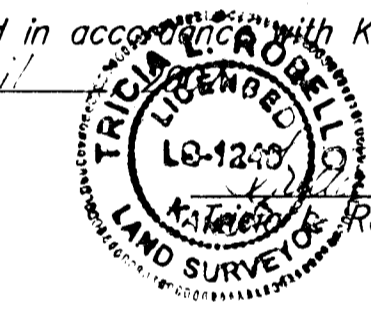
This plat is approved and all dedications shown herein, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of ___, 2007.

_____, Chairman

ATTEST:

_____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this 24th day of November, 2007.



Robello Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this ___ day of ___, 2007.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 2007, at ___ o'clock ___ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

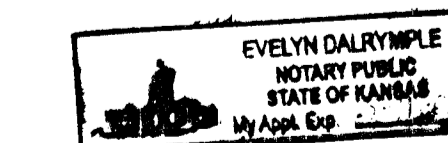
_____, Deputy
Tonya Buckingham

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this ___ day of ___, 2007, by Michael L. and Rhonda K. Manis.

_____, Notary Public

My appointment expires _____



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, a Block, a Reserve and a Street, to be known as "BROWNLEE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserved for irrigation, walls, signage, gazebos, playground, structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage and drainage structures. The Reserve is to be owned and maintained by the Home Owners Association for the addition. The Floodway Reserve is hereby granted to the public as indicated for drainage purposes. 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.

Michael L. Manis
Michael L. Manis

Zelda F. Brownlee
Rhonda K. Manis

BENCH MARK: 500 NAIL IN HIGH LINE POLE 105' E. AND 40' S. OF SEC. CORNER SECTION 25, T25S, R1E ELEV = 1391.23 (N.G.V.D. 1929)
ON-SITE BENCH MARK: CHISELED "C" ON TOP OF THE SOUTH END OF AN 36" ROP AT THE NORTH SIDE OF LOT 9, BLOCK 1, IDLE BANKS ADD ELEV = 1392.57 (N.G.V.D. 1929)

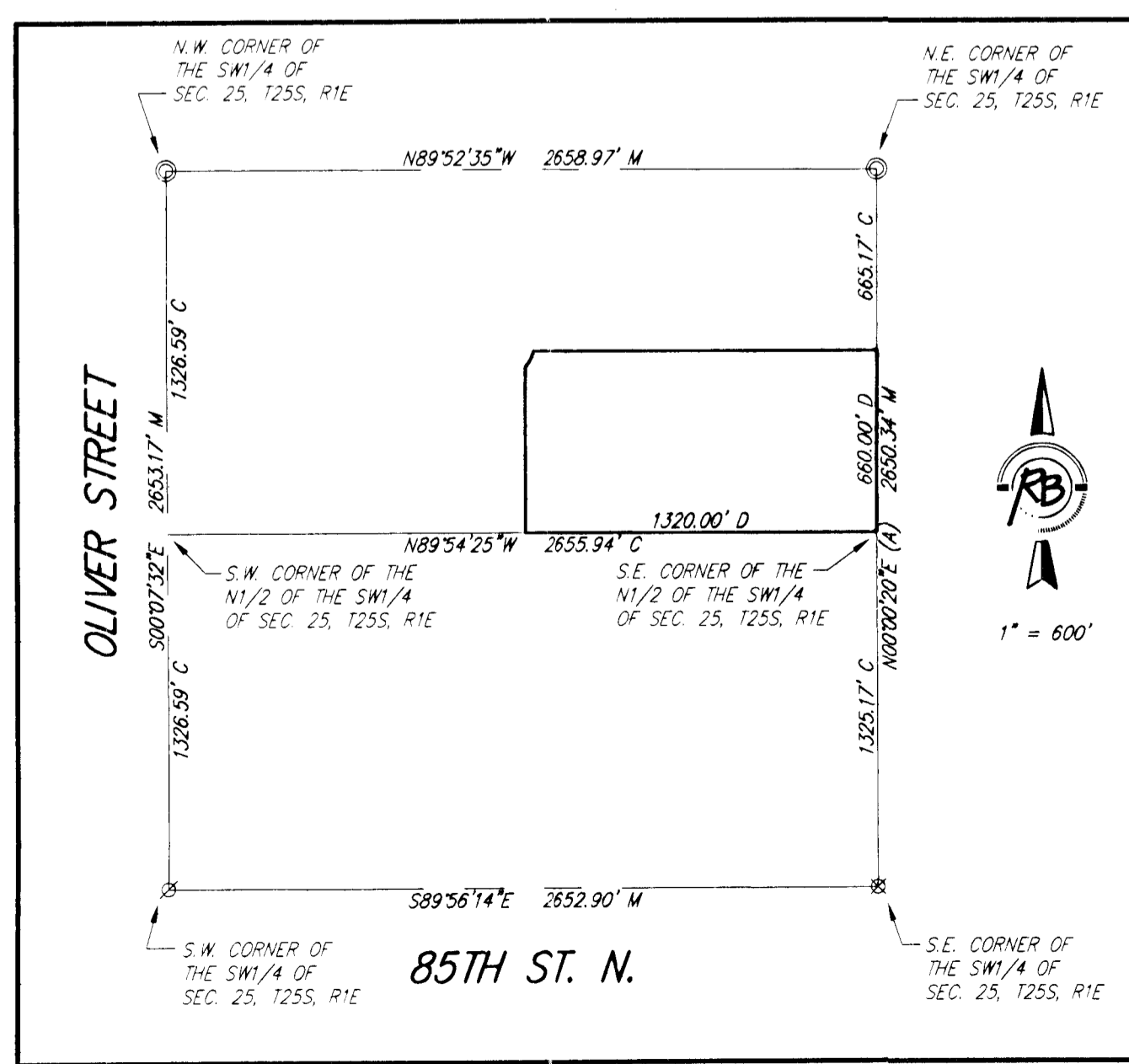
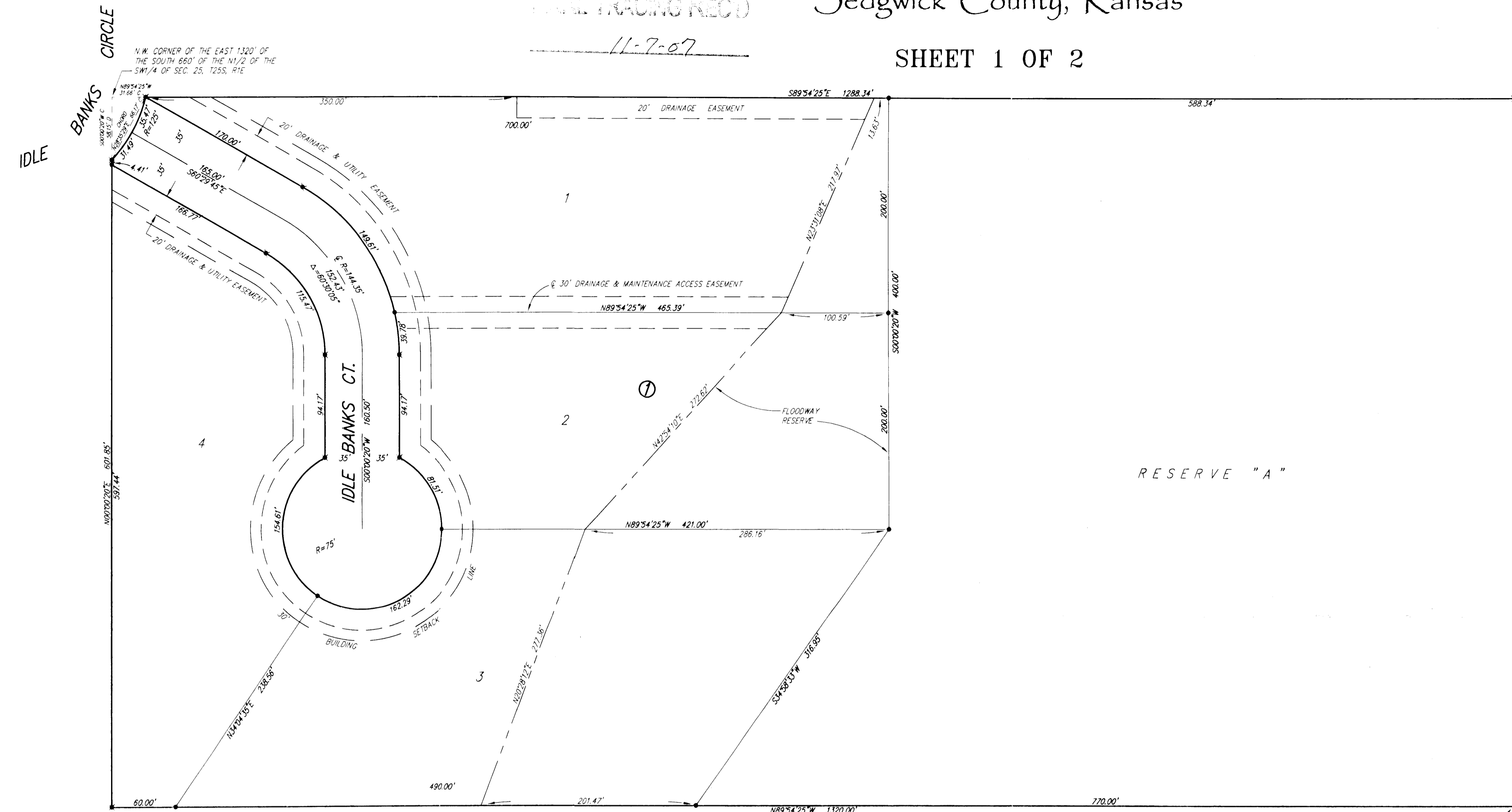
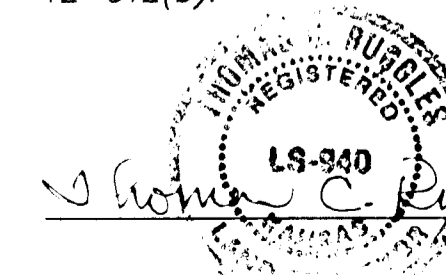
State of Kansas)
Sedgwick County) SS

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 "BROWNLEE ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The south 660 feet of the east 1320 feet of the N1/2 of the SW1/4 of Sec. 25, T25S, R1E of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at the N.W. corner of the south 660 feet of the east 1320 feet of the N1/2 of said SW1/4; thence South on the West line of the South 660 feet of the East 1320 feet of the N1/2 of said SW1/4 on an assumed bearing of S00°00'22"E, 58.15 feet to the point of a non-tangent curve to the east and north, said curve having a radius of 125.00 feet, a central angle of 30°43'09" and a chord bearing and distance of N28°34'47"E, 66.22 feet; thence on said curve, being on the southeast side of the chord, a distance of 67.02 feet to a point on the north line of the south 660 feet of the east 1320 feet of the N1/2 of said SW1/4; thence N90°00'00"W, 31.68 feet to the point of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Thomas C. Ruggles Land Surveyor
Ruggles & Bohm, P.A.



1" = 60'

SETBACK LINES PER ZONING REGULATIONS

(A) = Assumed
(M) = Measured
(D) = Described
(C) = Calculated

- 3/4" IRON PIPE (FOUND-ORIGIN UNKNOWN)
- 5/8" REBAR W/POE CAP (FOUND)
- 5/8" REBAR (FOUND-ORIGIN UNKNOWN)
- 1" BAR (FOUND-ORIGIN UNKNOWN)
- 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BLOCK	LOT NO.	ELEVATION (N.G.V.D. 1929)
1	1	1,387.2
1	2	1,386.9
1	3	1,386.7

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES