

CONQUEST NORTH SECOND ADDITION

A Replat of part of Conquest North Addition

Wichita, Sedgwick County, Kansas

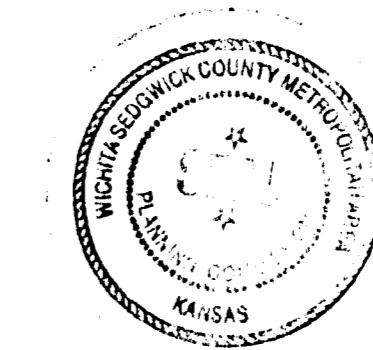
FINAL TRACING REC'D

3-306

This plat of "CONQUEST NORTH SECOND ADDITION", a Replat of part of Conquest North Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of February, 2006.

Wichita-Sedgwick County Metropolitan Area Planning Commission



Harold L. Warner, Jr. Chair
Harold L. Warner, Jr.
John L. Schlegel Secretary
John L. Schlegel

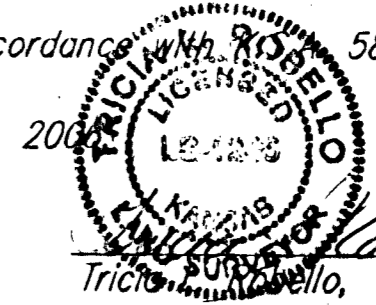
This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 2006.

At the Direction of the City Council

Mayor

City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 13-14 day of March, 2006.



Trish M. Schell Deputy County Surveyor
Trish M. Schell, LS #1246 Sedgwick County Kansas

Entered on transfer record this ___ day of ___, 2006.

County Clerk
Don Brace

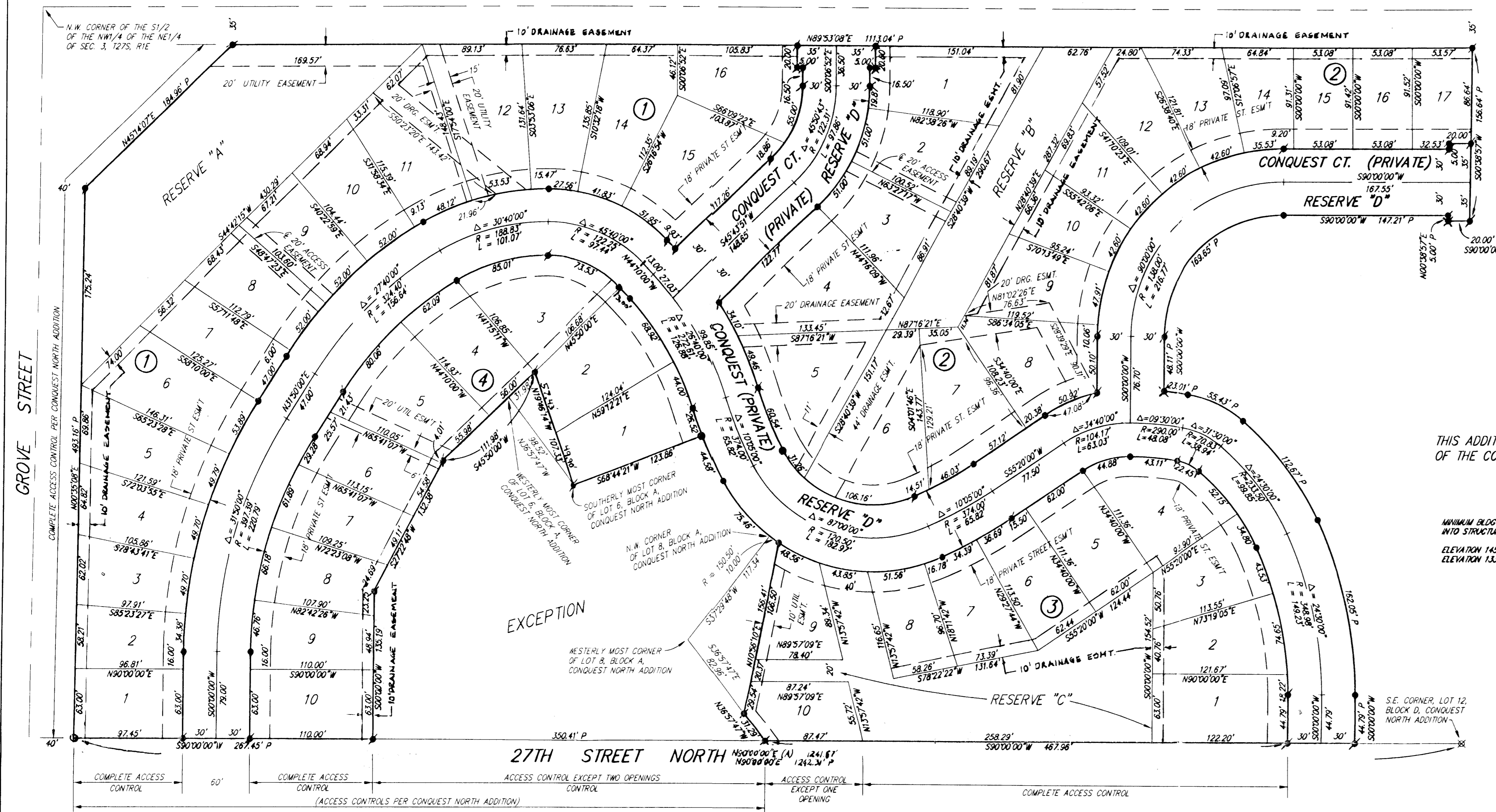
State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 2006, at ___ o'clock ___ M, and is duly recorded.

Register of Deeds
Bill Meek

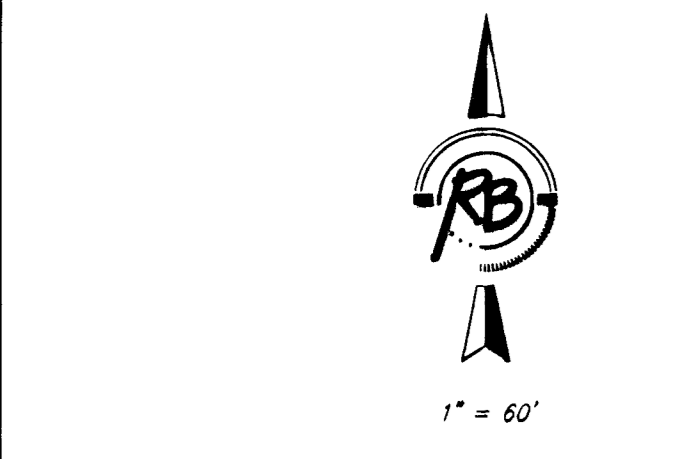
Deputy
Tonya Buckingham

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com



THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CONQUEST NORTH COMMUNITY UNIT PLAN (DP-24)

MINIMUM BLDG PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURE FOR ALL LOTS:
ELEVATION 145.8 CITY DATUM
ELEVATION 1332.8 MSL



1" = 60'

W = Measured
C = Calculated
A = Assumed
P = Platted (Conquest North Addition)

SURVEY MARKER LEGEND

- 1/2" IRON PIPE (FOUND)
- ⊗ 5/8" REBAR (FOUND)
- ⊗ 1/2" REBAR W/ BAUGHMAN CAP (FOUND)
- ⊗ 5/8" REBAR W/ RUGGLES & BOHM CAP (SET)
- MAG NAIL (SET)
- ⊗ CHISELED CROSS (SET)

BENCH MARK:
CITY STANDARD DISC @ 25TH ST NO & GROVE: 41° S 87° 15' E OF THE CENTER-LINE OF BOTH
ELEVATION = 141.65 CITY DATUM
ELEVATION = 1329.05 MSL

BENCH MARK:
SQUARE CUT ON TOP OF CURB @ 27TH ST NO & GROVE: NORTH END OF CURB RETURN @ N.E. COR OF INTERSECTION
ELEVATION = 154.78 CITY DATUM
ELEVATION = 1342.10 MSL

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 "CONQUEST NORTH SECOND ADDITION", a Replat of part of Conquest North Addition, Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:

Blocks A, B and C, and Reserves A and B, Conquest North Addition, Wichita, Sedgwick County, Kansas; EXCEPT Lots 1 and 7, Block A; AND EXCEPT that part of Lot 6, Block A, described as beginning at the westerly-most corner thereof; thence N45°50'00"E along the northwesterly line of said Lot 6, 31.98 feet; thence S19°46'14"E, 107.33 feet to the southerly-most corner of said Lot 6; thence N36°57'47"W along the southwesterly line thereof, to the place of beginning; AND EXCEPT that part of Lot 8, Block A, described as beginning at the N.W. corner thereof; thence S37°29'48"W along the northwesterly line of said Lot 8, 117.34 feet to the westerly-most corner thereof; thence S36°57'47"E along the southwesterly line of said Lot 8, 82.96 feet; thence N10°56'10"E, 156.41 feet to a point on the south line of Reserve "B" as platted in said Addition, said point being on a curve to the right having a radius of 150.50 feet and a chord bearing N54°24'25"W; thence northwesterly along said curve, 10.00 feet to the place of beginning.

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

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, Blocks and Reserves, to be known as "CONQUEST NORTH SECOND ADDITION", a Replat of part of Conquest North Addition, Wichita, Sedgwick County, Kansas. Access Controls, as indicated, are hereby granted to the appropriate governing body. The Reserves shall be owned and maintained by the homeowners association for the Addition. Reserves "A", "B", and "C" are hereby reserved for the purposes of drainage, landscaping, and open space purposes, and for public utilities within easements. Reserve "D" and the private street easements are hereby reserved for private street, parking, sidewalk, public utilities and drainage purposes. The Reserves shall be owned and maintained by the Homeowners Association. The Access Easements are hereby granted to the Homeowners Association for maintenance access to the Reserves. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage and storm sewer purposes. A drainage plan has been developed for this plat; all easements, reserves and right-of-way shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Missouri Partners Inc.
Robert J. Allen Vice President

ANBW Properties, Inc.
Patrick J. Regan, Jr. President

State of Missouri) SS
Taney County)

The foregoing instrument acknowledged before me, this 27th day of February, 2006, by Robert J. Allen, Vice President, on behalf of Missouri Partners Inc.

Dale L. Braden Notary Public

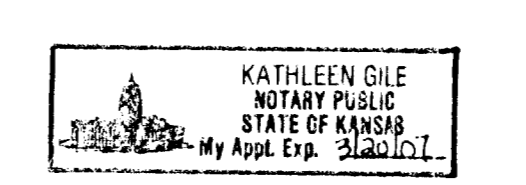
My appointment expires 1/17/08

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 23rd day of February, 2006, by Patrick J. Regan, Jr., President, on behalf of ANBW Properties, Inc.

Kathleen Gile Notary Public

My appointment expires 3/20/07



DWG FILE: SURVEY BASE
PROJECT NO: 2737P
FEBRUARY 22, 2006