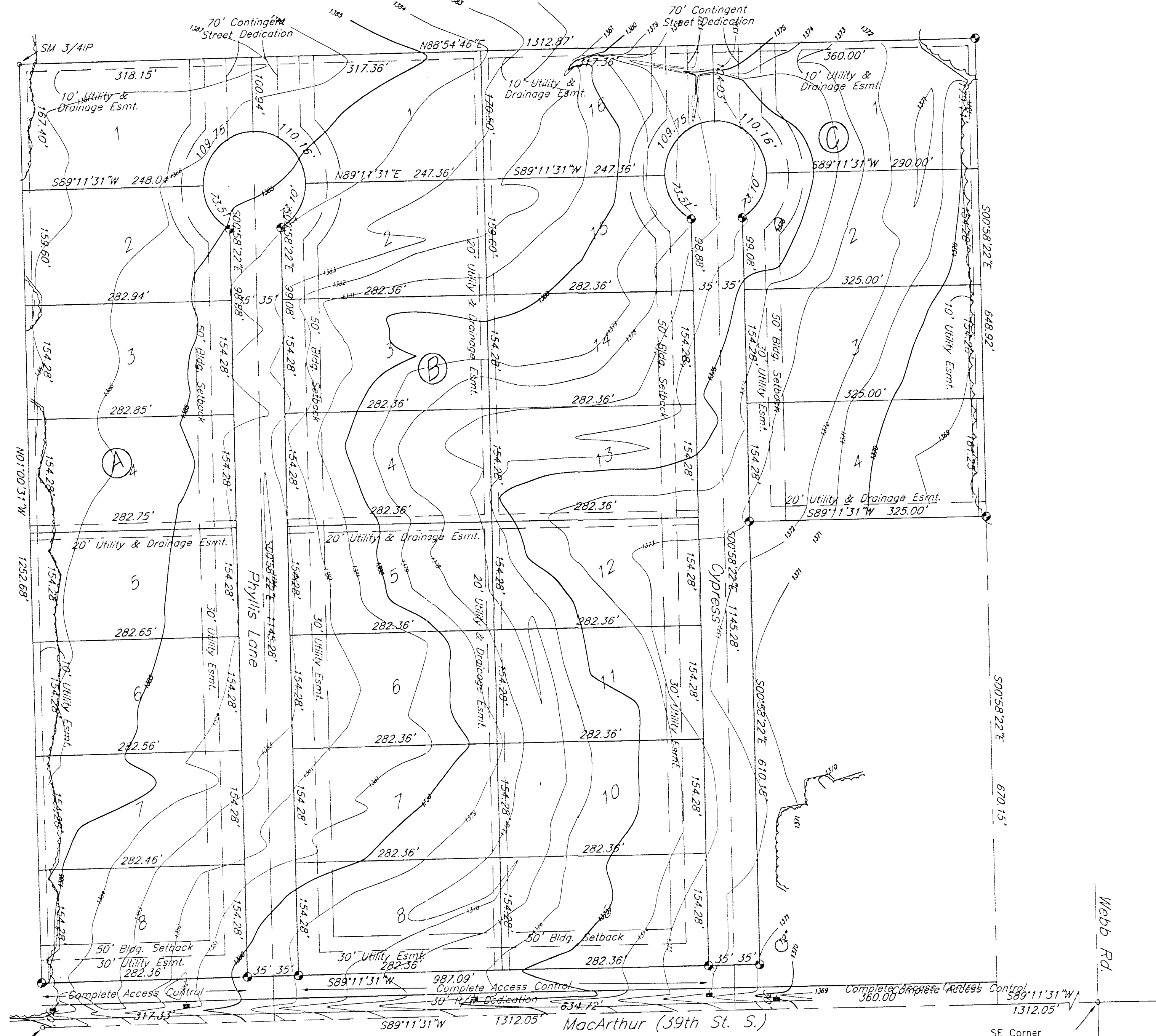


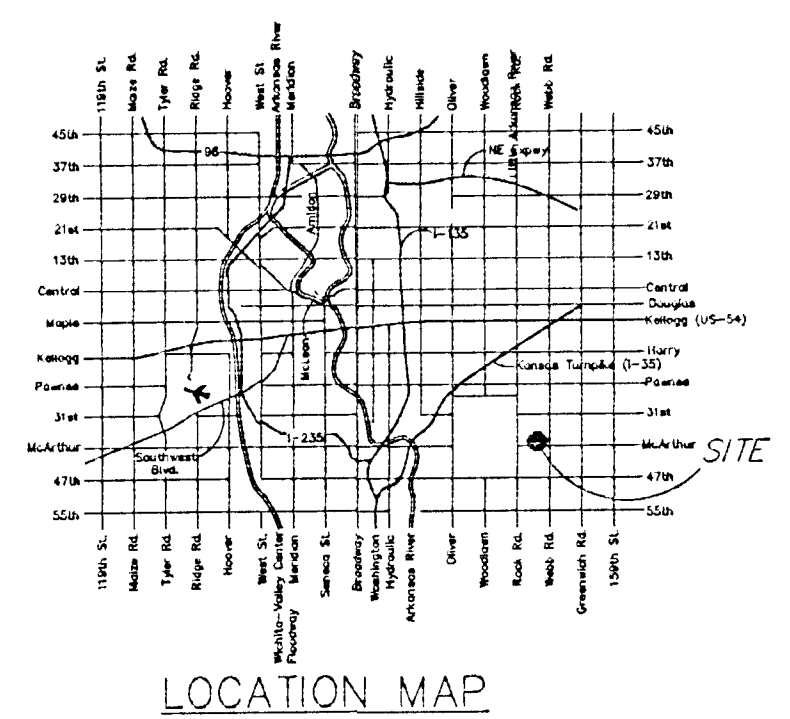
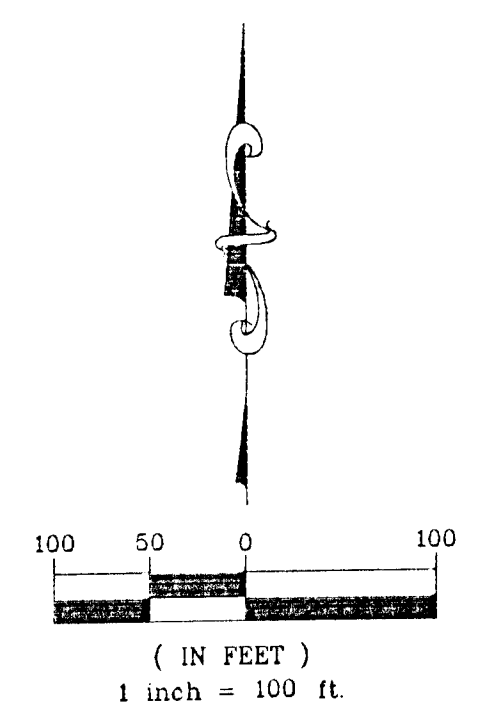
# ONE-STEP FINAL PLAT PRAIRIE BREEZE ESTATES SEDGWICK COUNTY, KANSAS

Part of the Southeast 1/4, Section 8, Township 28 South, Range 2 East of the 6th. P.M.



S 1/4 Corner  
Sec. 8, T28S, R2E  
SM Stone

SE Corner  
Sec. 8, T28S, R2E  
Lead Cop SedgCo



- ☒ TELE Telephone Pedestal
- ☒ TVED Cable TV Pedestal
- ⊕ Fire Hydrant
- ⊙ MH Manhole
- Tree
- Fence
- Underground Electric
- Rebar (found)
- 5/8" Rebar (set)
- B. Ward L.S. 920

State of Kansas )  
County of Sedgwick ) ss

I, Bradley C. Ward, a registered land surveyor in aforesaid County and State, do hereby certify that this map or plat and the survey on which it is based was made in accordance with the Minimum Standards for Boundary Surveys.

Said survey is true and correct to the best of my knowledge. All monuments were either found or set.

**LEGAL DESCRIPTION**

A tract of land located in the Southeast quarter of Section 8, Township 28 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas, Being more particularly described as:

Beginning at the South 1/4 corner of section 8; thence N 01°00'31" W, a distance of 1312.68'; thence N 88°54'46" E, a distance of 1312.87'; thence S 00°58'22" E, a distance of 648.92'; thence S 89°11'31" W, a distance of 325.00'; thence S 00°58'22" E, a distance of 670.15'; to a point on the south line of said section 8; thence S 89°11'31" W, a distance of 987.05, on the south line of said section 8, to the point of beginning, except the South 60 feet for road right of way. Said tract contains 34.6 acres, more or less, and is subject to any dedications, easements and restriction of record.

Bradley C. Ward, L.S. #920 \_\_\_\_\_ date

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 Lots, Blocks and Streets to be known as Phyllis Lane & Cypress. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The contingent street dedications are hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto, the costs of constructing said street are to be borne by the person(s) or agency that owns said adjacent subdivision. A Drainage Plan for this addition has been established, and can be obtained from the City of Wichita. Development of any lot will need to conform to this Drainage Plan. 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.

Access Control is hereby granted as follows:

1. There shall be complete access control to and from MacArthur across lot 8, Block A; lots 8 & 9, of Block B.
2. There shall be complete access control on the East and West sides of Phyllis Lane and Cypress for 75' north of the intersections of MacArthur.

By: \_\_\_\_\_ date  
Philip F. Uhlik, owner

State of Kansas )  
County of Sedgwick ) ss

This instrument was acknowledged before me on this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_ 2005, by Philip F. Uhlik, owner.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

State of Kansas )  
City of Wichita ) ss

This plat of Prairie Breeze Estates, 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 \_\_\_\_\_, 2005.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_, Chair  
Morris K. Dunlap

\_\_\_\_\_, Secretary  
John L. Schlegel

State of Kansas )  
Sedgwick County ) ss

This plat of Prairie Breeze Estates, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas, On this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_, Chairman  
Dave Unruh

ATTEST: Don Brace, County Clerk

State of Kansas )  
City of Wichita ) ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of \_\_\_\_\_, 2005.

At the Direction of the City Council

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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 \_\_\_\_\_, 2005, and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

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

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

Filename: 05067/one step final.dwg Prepared: 5/13-05

516 S. Market, Wichita, KS 67202 316/264-0242