

Moscelyn Meadows Addition

WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

State of Kansas)
 County of Sedgwick) SS
 I, Chad R. Abbott, the undersigned registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on July 11, 2014. The survey was made by me or under my direct supervision and the accompanying plat "MOSCELYN MEADOWS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS", is a true and correct exhibit of the property surveyed, described as follows:

Beginning at the Northeast corner of the SE/4 of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence West along the North line of said SE/4, a distance of 1055.0 feet, more or less, to a point 1582.0 feet East of the Northwest corner of said Quarter Section; thence South parallel with the West line of said SE/4, a distance of 210.0 feet; thence East parallel with the North line of said SE/4, a distance of 1055.0 feet, more or less, to a point in the East line of said SE/4; thence North 210.0 feet to the point of beginning, EXCEPT the following described tract:

A tract in the SE/4 of Section 27, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the North line of said SE/4, a distance of 1582.00 feet East of the Northwest corner of said SE/4; thence on a bearing of N 89°43'51" E (assumed) along said North line, a distance of 87.25 feet; thence S 01°44'24" W a distance of 210.12 feet; thence S 89°43'51" W, parallel with said North line, a distance of 82.13 feet; thence N 00°20'38" E, parallel with the West line of said Southeast Quarter, a distance of 210.00 feet to point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended, including easement granted to the City of Wichita Docy/Plm-PG 29086720, also Urban Easement Grant for electric distribution in favor of Kansas Gas and Electric Company, recorded in Misc. Book 617, page 599.

Chad R. Abbott L.S. #1340

PLANNING COMMISSION CERTIFICATE

State of Kansas)
 County of Sedgwick) SS
 This plat of "MOSCELYN MEADOWS 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 _____, 2015.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Matthew J. Goolsby, Chairman
 Chairman

John L. Schlegel, Secretary
 Secretary

GOVERNING BODY

State of Kansas)
 County of Sedgwick) SS
 This plat approved and all dedications shown hereon, if any, accepted by the City of Wichita, Kansas, this _____ day of _____, 2015.
 At the Direction of the City Council

Karen Sublett
 City Clerk

OWNER'S CERTIFICATE

State of Kansas)
 County of Sedgwick) SS

Know all men by these presents that we the undersigned owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block. The same to be known as "MOSCELYN MEADOWS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS". The 60' Street Right-of-Way along 151st Street West is hereby dedicated to and for the use of the public. The 30' drainage and utility easements are hereby dedicated for drainage purposes and for the construction and maintenance of all public utilities. The 10' utility easements are hereby dedicated for the construction and maintenance of all public utilities. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plot and all drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and will remain unobstructed to allow for the conveyance of stormwater.

Jeff Lange, President of JBL, Inc.

Steve T. Roth

Stefanie D. Roth

NOTARY CERTIFICATE

State of Kansas)
 County of Sedgwick) SS

BE IT REMEMBERED, that on this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Jeff Lange, President of JBL, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and 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 above written.

Notary Public

My Appointment Expires: _____

NOTARY CERTIFICATE

State of Kansas)
 County of Sedgwick) SS

BE IT REMEMBERED, that on this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Steve T. Roth and Stefanie D. Roth, to me personally known to be the same persons who executed the foregoing instrument of writing and 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 above written.

Notary Public

My Appointment Expires: _____

TRANSFER RECORD

State of Kansas)
 County of Sedgwick) SS
 Entered on transfer record this _____ day of _____, 2015

Kelly B. Arnold, County Clerk
 County Clerk

REGISTER OF DEEDS

State of Kansas)
 County of Sedgwick) SS
 This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2015 at _____ o'clock _____; and is duly recorded.

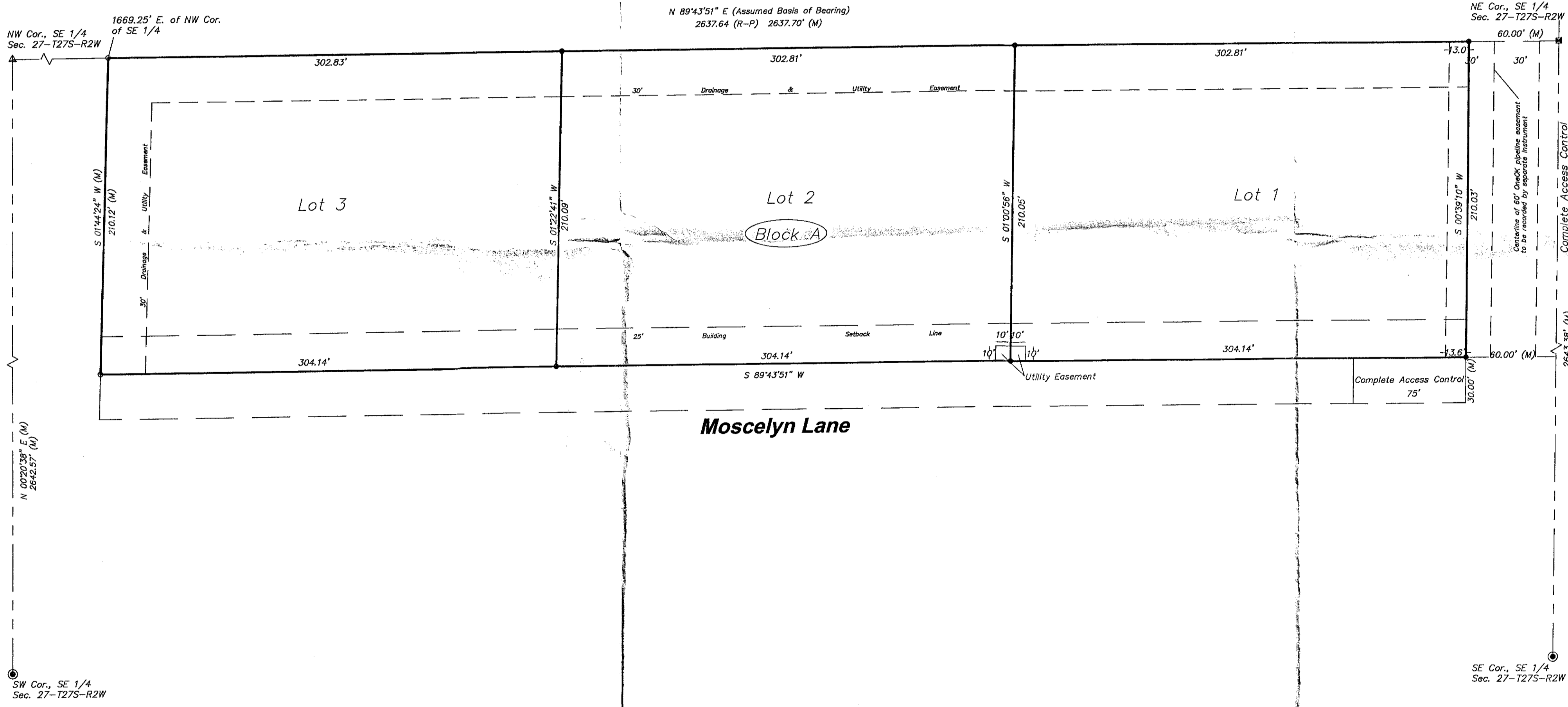
Bill Meek, Register of Deeds
 Register of Deeds

Tonya E. Buckingham, Deputy
 Deputy

COUNTY SURVEYOR

State of Kansas)
 County of Sedgwick) SS
 Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2015.

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



Abbott and Survey
 520 S. Holland, Ste. 103 Wichita, KS 67209
 Ph. 316.262.2262 Fax 316.262.2268
 surveyors@benchmarks.net

SCALE: 1" = 50'

LEGEND:
 (M) = MEASURED OR CALCULATED FROM MEASUREMENT
 ⊙ = FOUND 3/8" REBAR IN THIMBLE (ORIGIN UNKNOWN)
 ○ = FOUND 1/2" REBAR WITH LS #1340 CAP
 △ = FOUND 3/4" IRON PIPE (ORIGIN UNKNOWN)
 □ = FOUND ALUMINUM CAP
 ● = SET 1/2" REBAR WITH LS #1340 CAP