

EAGLEMANIACS ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforsaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "EAGLEMANIACS ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of Abbots Addition to East Wichita, Sedgwick County, Kansas, English's Subdivision to the City of Wichita, Sedgwick County, Kansas, Rock Island Addition to Wichita (Sedgwick County), Kansas, W.B. Smith's Addition to the City of Wichita (Sedgwick County), Kansas and an unplatted parcel described as follows:

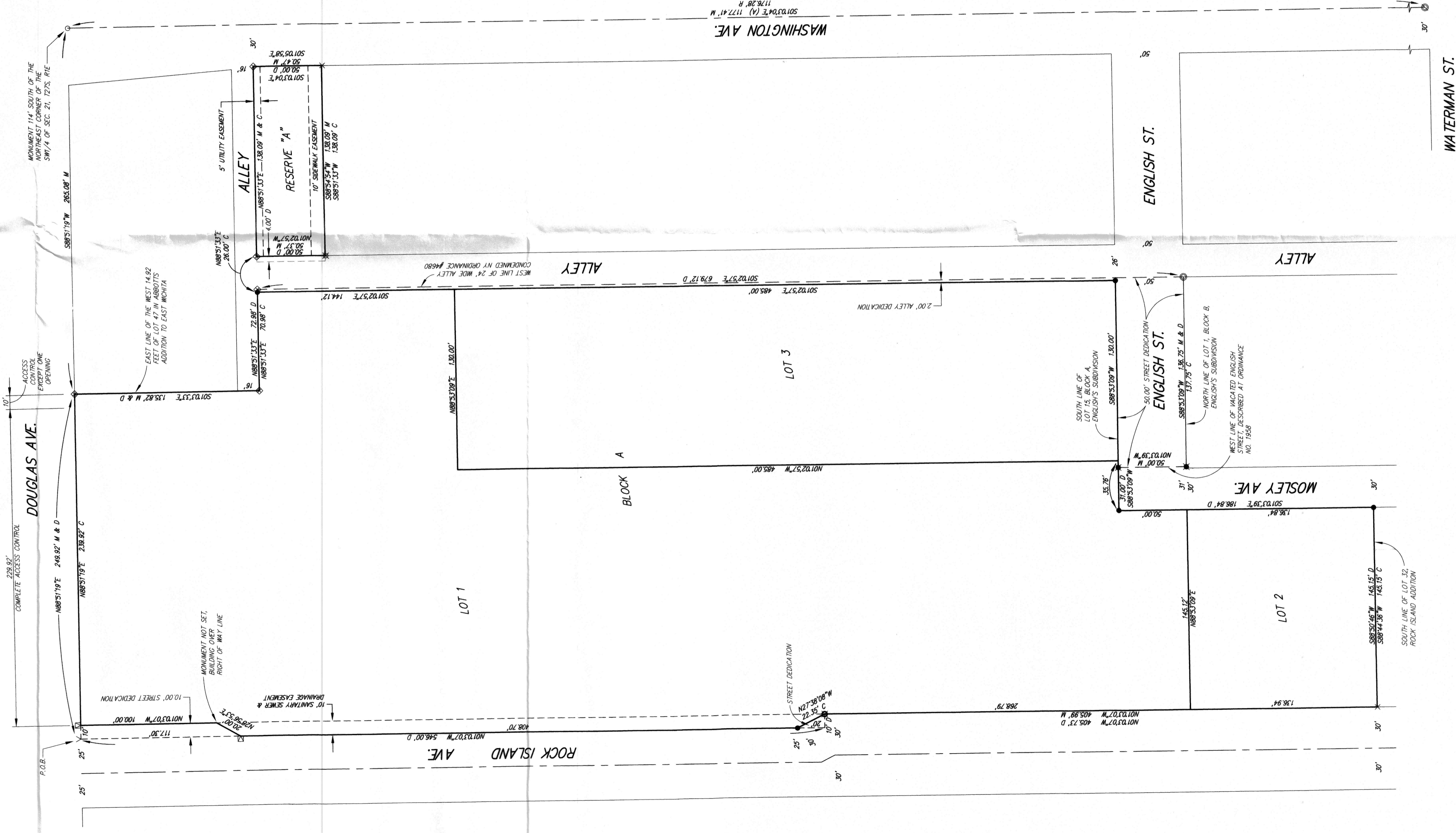
Parcel A
Beginning at the northwest corner of Lot 33, in said W.B. Smith's Addition, also being the intersection of the east right-of-way line of Rock Island and the south right-of-way line of Douglas Avenue; thence N88°51'19"E along said south right-of-way line, 249.92 feet to a point on the east line of the West 14.92 feet of Lot 47 in said Abbots Addition; thence S07°03'33"E along the east line of the West 14.92 feet of said Lot 47 and extended, 135.62 feet to the south line of the East-West Alley platted in said Abbots Addition; thence N88°51'33"E along the south line of said Alley, 72.98 feet to the West line of a North-South 24 foot Alley Condemned by Ordinance #4690; thence S07°02'57"E along the west line of said Alley, 679.12 feet, to the north line of Lot 1, Block B, in said English's Subdivision; thence S88°53'09"W along the north line of said Lot 1, 138.75 feet to the west line of Vacated English Street, Described at Ordinance

No. 1958, Book 8, Plat Book E, Page 24; thence N07°03'39"W along the west line of said Vacated English Street, 502.00 feet to the south line of Lot 15, Block A, in said English's Subdivision; thence S88°53'09"W along the south line of said Lot 15 and extended, 31.00 feet to the west right-of-way line of Mosley Avenue as platted in said Rock Island Addition; thence S07°03'39"E along the west right-of-way line of said Mosley Avenue, 186.84 feet to the southeast corner of Lot 32, in said Rock Island Addition; thence S88°50'46"W along the south line of said Lot 32, 145.15 feet, to the southwest corner of said Lot 32, also being the east right-of-way line of Rock Island Avenue as platted in said Rock Island Addition; thence N07°03'07"W along the east right of way of said Rock Island Avenue and extended, 405.73 feet to the south line of Lot 31, as platted in said W.B. Smith's Addition; thence S88°51'19"W along the south line of said Lot 31, 10.00 feet to the east street right of way of Rock Island Avenue; thence N07°03'07"W along said east line, 546.00 feet to the place of beginning.

Parcel B
The North 50.00 feet of Pearson's Reserve, Abbots Addition to East Wichita, Sedgwick County, Kansas, EXCEPT the west 4.00 feet thereof.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

William K. Clevenger
Land Surveyor
Ruggles & Bohm, P.A.



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 Streets, to be known as "EAGLEMANIACS ADDITION", Wichita, Sedgwick County, Kansas. The sewer easement is hereby granted for the construction and maintenance of a public sanitary sewer. The sidewalk easement is hereby granted to the public as indicated for public purposes. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby allowed all uses permitted by the Central Business District Zoning. The Reserve is to be owned and maintained by the owner of Lot 1, Block 1, their successors and/or assigns. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Eaglemaniacs, L.L.C., a Kansas limited liability company
Dave Burk
Manager

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 17th day of May, 2017, by Dave Burk, Manager of Eaglemaniacs, L.L.C., a Kansas limited liability company, on behalf of the company.

Sandra L. Bohm
Notary Public
My appointment expires Oct. 30, 2019.

This plat of "EAGLEMANIACS 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 , 2017.

Wichita-Sedgwick County Metropolitan Area Planning Commission
David W. Foster Chair
Dale Miller Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of , 2017.

At the Direction of the City Council
Mayor
Jeff Longwell
City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this day of , 2017.

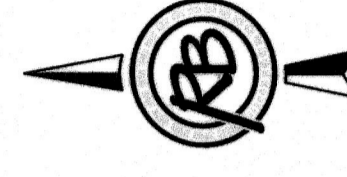
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this day of , 2017.
Kelly B. Arnold
County Clerk

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 , 2017, at o'clock M, and is duly recorded.

Tonya Buckingham Register of Deeds
Judy J. Paget Deputy

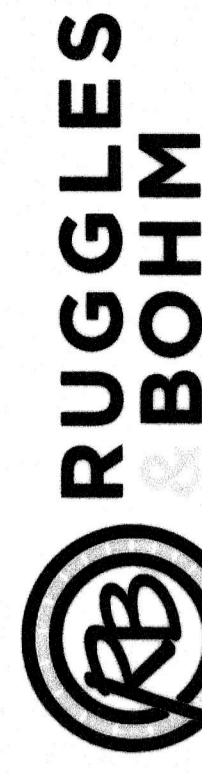


(A) = Assumed Kansas Zone South Grid Bearing
X = Chiseled Cross (Found - Origin Unknown)
O = 3/4" Bar in Thimble (Found - City of Wichita Control)
C = 3/4" Iron Pipe (Found - Origin Unknown)
D = 1/2" Rebar (Found - Origin Unknown)
M = Mag Nail (Found - Set by Ruggles & Bohm on 6/21/2016)
V = Chiseled Cross (Found - Set by Ruggles & Bohm on 6/21/2016)
N = 1/2" Rebar (Found - Set by Ruggles & Bohm on 6/21/2016)
B = Chiseled V Notch (Set)
C = Chiseled Cross (Set)
R = 5/8" Rebar (Found - Set by Ruggles & Bohm on 6/21/2016)
BM = Benchmark

Survey Marker Legend

PARCEL	SQ. FT.
LOT 1, BLOCK A	176,633
LOT 2, BLOCK A	19,869
LOT 3, BLOCK A	63,050
RESERVE "A"	6,804

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE WEST CURB RETURN ON THE NORTH SIDE OF THE NORTH DRIVE ENTRANCE OFF OF ROCK ISLAND AVE. FOR 800 E. WATERMAN ELEVATION = 1298.12 (NAD83, G17A)
BENCHMARK: CHISELED SQUARE ON THE NORTHEAST CORNER OF A TRANSFORMER PAD ON THE EAST SIDE OF MEAD FOR 801 E. DODGERS AVE. ELEVATION = 1300.18 (NAD83, G17A)



ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
ONE FILE SURVEY BASE
PROJECT NO. 4814P
MAY 10, 2017
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