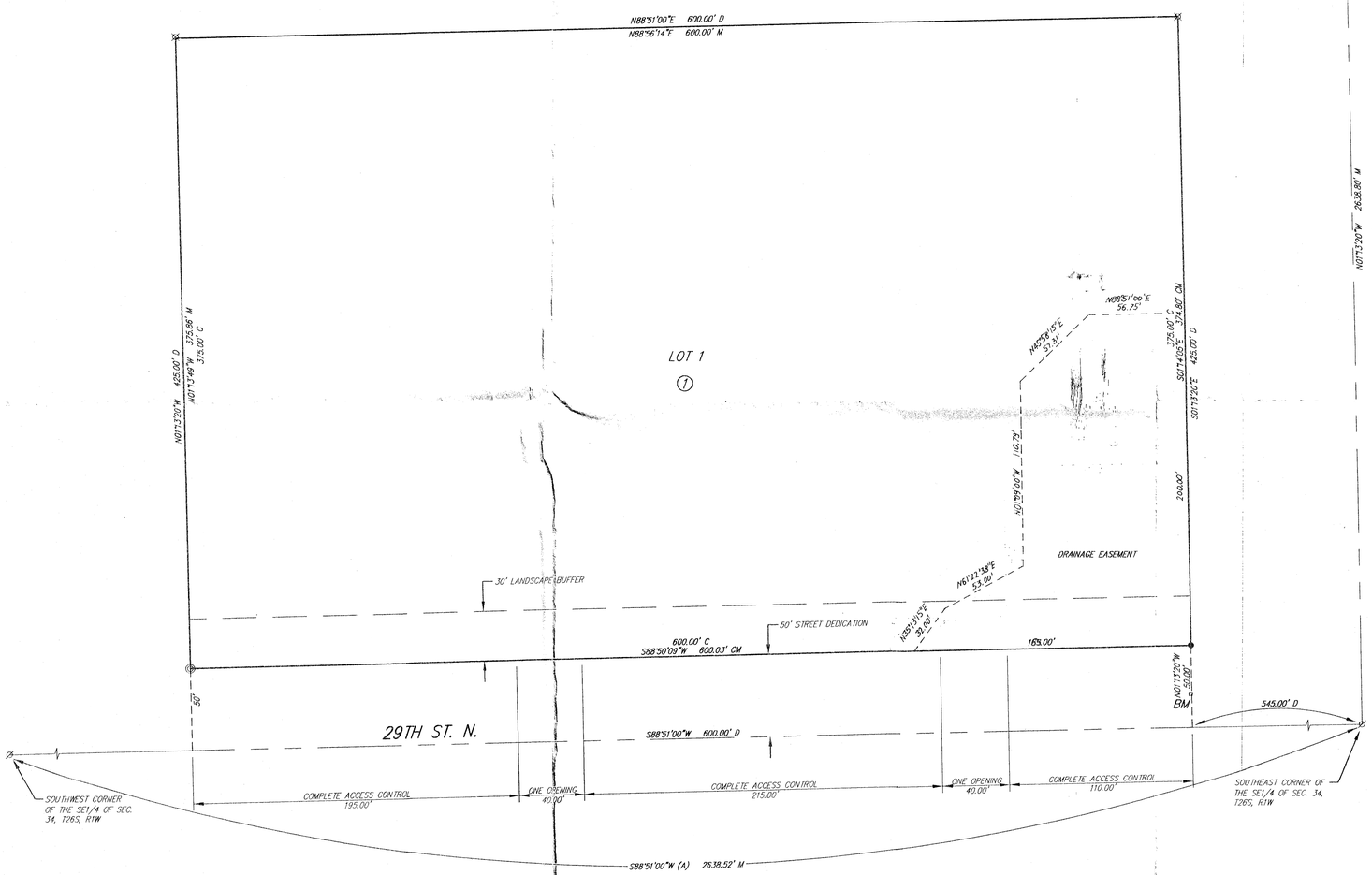
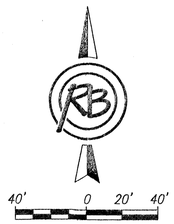
PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING REC'D 12.22.15

TERRACE SANDS

an Addition to Wichita, Sedgwick County, Kansas





BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, TERRACE SANDS.
ELEVATION = 1325.40 (NAVD88, G12A)

MINIMUM PAD ELEVATION FOR LOWEST OPENING = 1327.0 (NAVD88)

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 "TERRACE SANDS", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Beginning 545 feet West of the Southeast corner of the Southeast Quarter of Section 34, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West 600 feet; thence North 425 feet; thence East 600 feet; thence South 425 feet to the place of beginning.

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

Ruggles & Bohm, P.A.

WILLIAM K. CLEVENGER LICENSED LAND SURVEYOR LS-1437 12/17/15 KANSAS LAND SURVEYOR

William K. Clevenger *Land Surveyor*
William K. Clevenger

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot, a Block and a Street, to be known as "TERRACE SANDS", an Addition to Wichita, Sedgwick County, Kansas. The drainage easement is hereby granted to the public as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. No buildings shall be permitted within the landscape buffer. Access Controls as indicated are hereby granted to the appropriate governing body. A Minimum Pad Elevation for lowest openings on Lot 1 = 1327.0 (NAVD88). The street is hereby dedicated to and for the use of the public. 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.

Superior Self Storage of Wichita, LLC

Francis Hitschmann, Manager

State of Kansas)
SS
Sedgwick County)

SANDRA L. BOHM NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-30-19

The foregoing instrument acknowledged before me, this 17th *day of* December, 2015, *by Francis Hitschmann, Manager of Superior Self Storage of Wichita, LLC, on behalf of the corporation.*

Notary Public
Sandra L. Bohm

This plat of "TERRACE SANDS", an Addition to 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 _____, 201__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ *Chair*
Carol Chapman Neugent

_____ *Secretary*
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 201__.

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 _____, 201__.

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

Entered on transfer record this ____ day of _____, 201__.

_____ *County Clerk*
Kelly B. Arnold

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 _____, 201__, at _____ o'clock __ M, and is duly recorded.

_____ *Register of Deeds*
Bill Meek

_____ *Deputy*
Tonya Buckingham

(A) = Assumed Kansas Zone South Grid Bearing
M = Measured
D = Described
C = Calculated

SURVEY MARKER LEGEND

- ○ . . . . . *1/2" REBAR (FOUND - ORIGIN UNKNOWN)*
- ⌀ . . . . . *1/2" REBAR (PRESUMED TO BE SET BY BAUGHMAN COMPANY IN 2014, AFTER STREET RECONSTRUCTION)*
- ⊠ . . . . . *1/2" REBAR W/RLS 1200 CAP (FOUND)*
- ◎ . . . . . *1/2" REBAR W/SRB CAP (FOUND, SET ON 9/18/97)*
- ● . . . . . *1/2" REBAR W/RUGGLES & BOHM CAP (SET)*
- *BM . . . . . *BENCHMARK*

DWG FILE: SURVEY BASE
PROJECT NO. 4622P
DECEMBER 4, 2015

RUGGLES BOHM

ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT

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