

FINAL TRACING REC'D 1-23-18

CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

State of Kansas)
) SS
County of Sedgwick)

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 June 16, 2018. The survey was made by me or under my direct supervision and the accompanying plat "CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS", is a true and correct exhibit of the property surveyed, described as follows:

That portion of the Northwest Quarter of Section 18, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas lying north of Highway K-42 as condemned in Sedgwick County, Kansas District Court Case 101403, EXCEPT that portion condemned in Sedgwick County, Kansas District Court Case 95C-186. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b), as amended.

Chad R. Abbott P.S. #1340

OWNER'S CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

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, blocks, streets and reserves. The same to be known as "CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS". The street Right-of-Way along 119th Street West and 39th Street South is hereby dedicated to and for the use of the public. The street Right-of-Way for Chereese Circle, Chereese Court and Heaven Woods Circle are hereby dedicated to and for the use of the public. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for ingress/egress, drainage reserve and utility purposes and shall be the responsibility of the homeowners of Lot 1, 2 and 3, Block B. Reserve "B" is hereby reserved for drainage reserve purposes and shall be the responsibility of the owner/developer, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvement to the drainage. Reserves "C" and "D" are hereby reserved for entry monuments, landscaping, open spaces, streets, drainage purposes and utilities and shall be the responsibility of the owner/developer respectively. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "C" and "D" adversely affected by street construction, repair, or maintenance. No buildings shall be constructed or placed on or within said drainage reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body. The 20' Access Easement is hereby granted to provide the appropriate governing body access to Reserve "B". The Utility Easements are hereby granted as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. A drainage plan has been developed for the plat 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, Managing Member for TCRS, LLC.

NOTARY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

BE IT REMEMBERED, that on this _____ day of _____, 2018, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Jeff Lange, Managing Member for TCRS, LLC 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: _____

MORTGAGE HOLDER CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS".

KS StateBank,

By: _____ Date: _____

Name: James D. Ashcraft

Title: Senior Vice President

PLANNING AGENCY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This plat of "CHERESE WOODS TO SEDGWICK COUNTY, KANSAS" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ Day of _____, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Joseph A. Johnson, Chairman

Dale Miller, Secretary

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2018.

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

COUNTY COMMISSIONERS CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This plat of "CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS" has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas, on this _____ day of _____, 2018.

David M. Unruh, First District

ATTEST: Kelly B. Arnold, County Clerk

TRANSFER RECORD

State of Kansas)
) SS
County of Sedgwick)

Entered on transfer record this _____ day of _____, 2018.

_____, County Clerk

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2018 at _____ o'clock _____M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

CITY COUNCIL CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

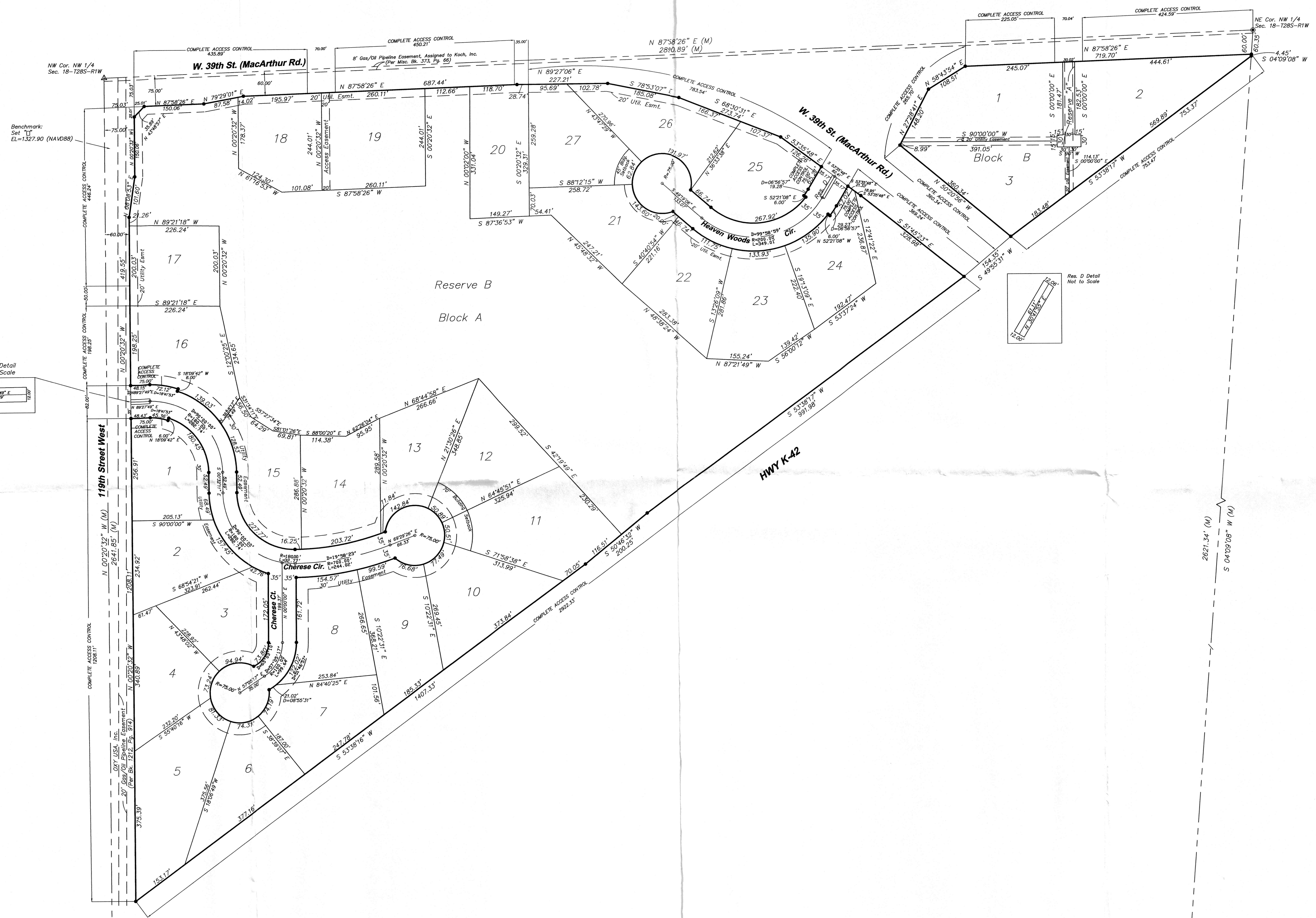
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2018.

At the Direction of the City Council.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS

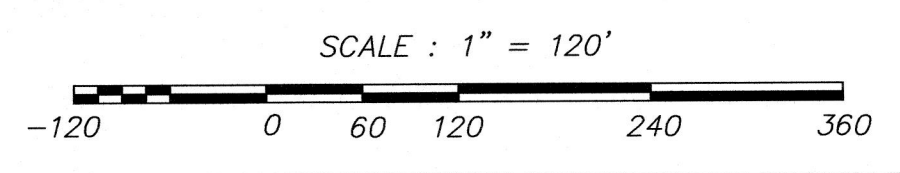


Res. C Detail
Not to Scale

Res. D Detail
Not to Scale

MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO STRUCTURES:
LOTS 11 THRU 26 BLOCK A = 1330.1' NAVD88

- LEGEND:**
- Set 1/2" Rebar with #1340 Cap
 - ⊙ Found 3/4" Iron Pipe (Origin Unknown)
 - △ Found 1/2" Rebar (Origin Unknown)
 - ⊠ Found Stone (size noted)
 - Calculated Point



Abbott
Survey
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surveyors@benchmarks.net

SW Cor. NW 1/4
Sec. 18-1285-R1W
(0.7'x0.4' Stone
w/ 1/2 Rebar on
N. Side)

SE Cor. NW 1/4
Sec. 18-1285-R1W
(.3'x.3' Stone)