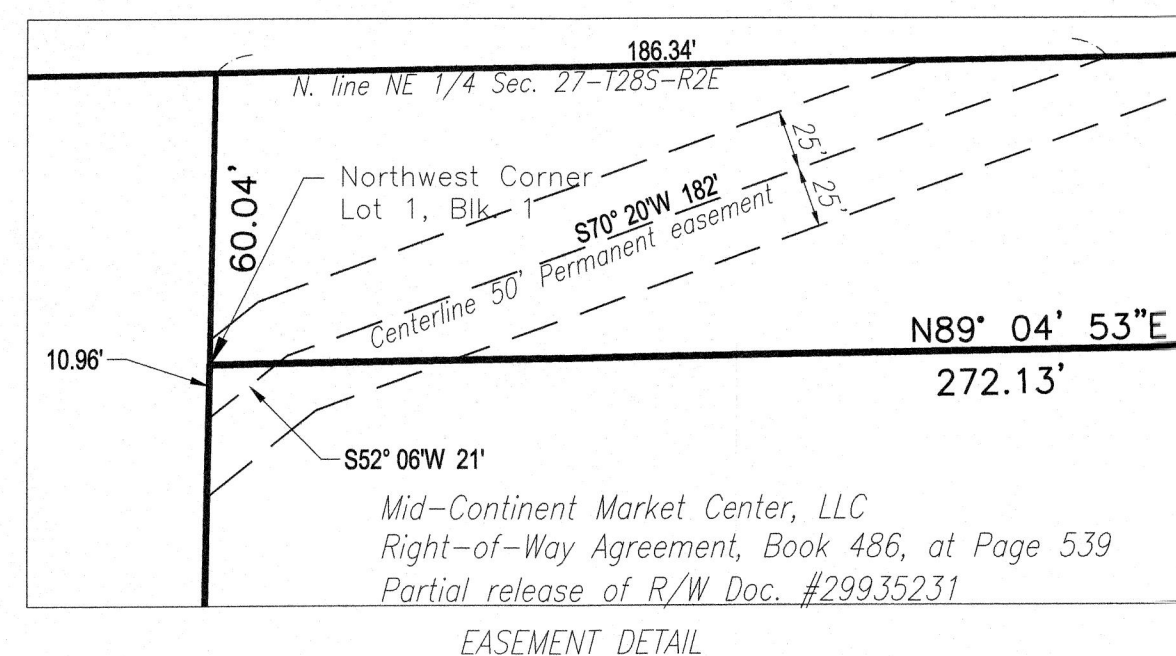
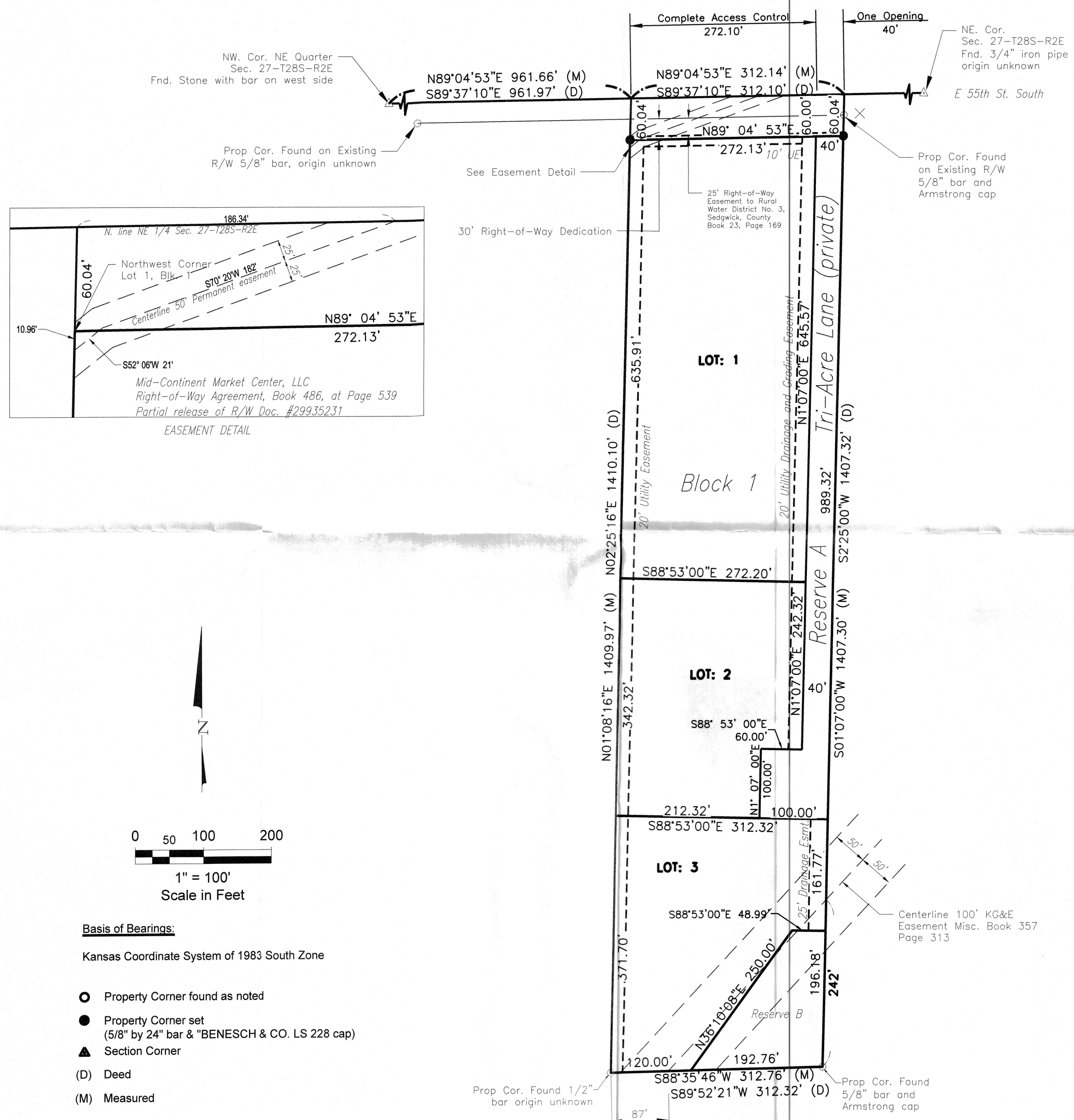


FINAL PLAT

Tri-Acre Estates

AN ADDITION TO SEDGWICK COUNTY, KANSAS



Basis of Bearings:

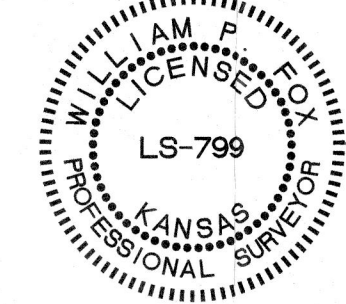
Kansas Coordinate System of 1983 South Zone

- Property Corner found as noted
- Property Corner set (5/8" by 24" bar & "BENESCH & CO. LS 228 cap)
- ▲ Section Corner
- (D) Deed
- (M) Measured

| Min. Bldg. Pad Elevation for Lowest Opening to Structures |
|---|
| Lot 3 13290.5 |

Bench Mark
Top of 5/8" bar with BENESCH & CO LS 228 cap set six feet South of a power pole and twenty-four feet East of the original Northeast property corner found on the Thirty foot right-of-way line. Elevation 1344.38

State of Kansas)
Sedgwick County) SS
I, the undersigned Professional Surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Alfred Benesch & Company, have surveyed and platted "Tri-Acre Estates", an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:
That part of the Northeast Quarter of Section 27, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the North line of said Northeast Quarter 961.97 feet East of the Northwest corner of said Northeast Quarter, thence S 89°37'10" E along the North line of said Northeast Quarter 312.10 feet, thence S 02°25'00" W 1407.32 feet, thence S 89°52'21" W 312.32 feet, thence N 02°25'16" E 1410.10 feet to the point of beginning.
Existing public dedications, easements, building setbacks and access controls, if any being vacated by virtue of K.S.A. 12-512b, as amended.



William P. Fox, P.S., Surveyor

State of Kansas)
Sedgwick County) SS
Know all men by these presents that I, the undersigned owner, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, Reserves, Easements and a Street to be known as "Tri-Acre Estates", an Addition to Sedgwick County, Kansas.
Rights-of-way as shown are hereby dedicated to the public for road purposes. Access Controls shown are hereby granted to the appropriate governing body. Utility Easements are hereby dedicated to the public for the construction and maintenance of all public utilities. The Utility, Grading and Drainage Easement is hereby granted to the public for road grading, drainage and all public utilities. The Drainage Easement is hereby granted to the public as indicated for drainage purposes. Reserve A is for a private street, fire lane access, utilities, drainage, landscaping, irrigation. Lots 1, 2 and 3, all in Block 1 shall have access to the private drive in Reserve A. The owners of Lots 1, 2 and 3 in Block 1 shall be the owners of Reserve A and shall be responsible for maintenance of the private street and Reserve A. Reserve B is hereby reserved for floodway reserve purposes and shall be the responsibility of the owner of Lot 3, Block 1 until such time as the governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said Reserve B, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer for said governing body. 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.

By: David Matzen

State of Kansas)
Sedgwick County) SS
This instrument was acknowledged before me, on this _____ day of _____, 2020, by David Matzen.

_____, Notary Public

My commission expires _____

This plat of "Tri-Acre Estates", an Addition 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 _____, 2020.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Charles A. Warren, Chair

Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2020.

_____, Chairman
Peter F. Meitzner, First District

ATTEST:

Kelly B. Arnold, County Clerk

Entered on transfer record this _____ day of _____, 2020.

Kelly B. Arnold, County Clerk

State of Kansas)
Sedgwick County) SS
This is to certify that this instrument was filed for record in the Register of Deeds office, at _____ o'clock _____ M, on the _____ day of _____, 2020: and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2020.

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



WICHITA OFFICE
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