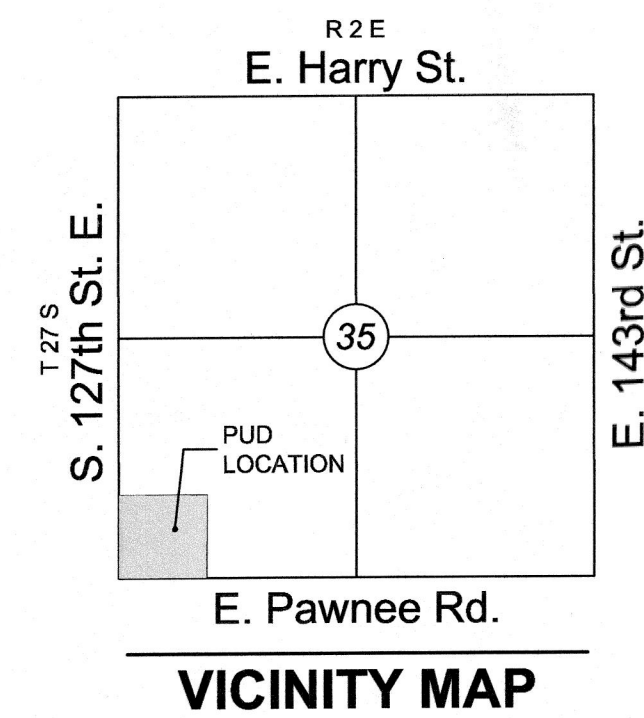
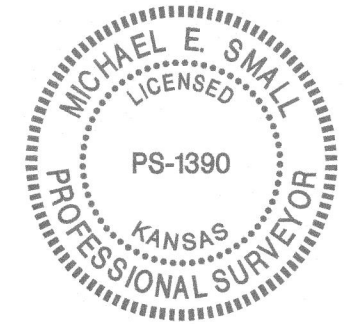


RECEIVED AUG 22 2022

FINAL PLAT

BUFFALO GROVE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



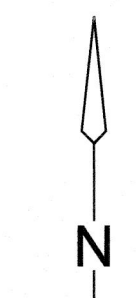
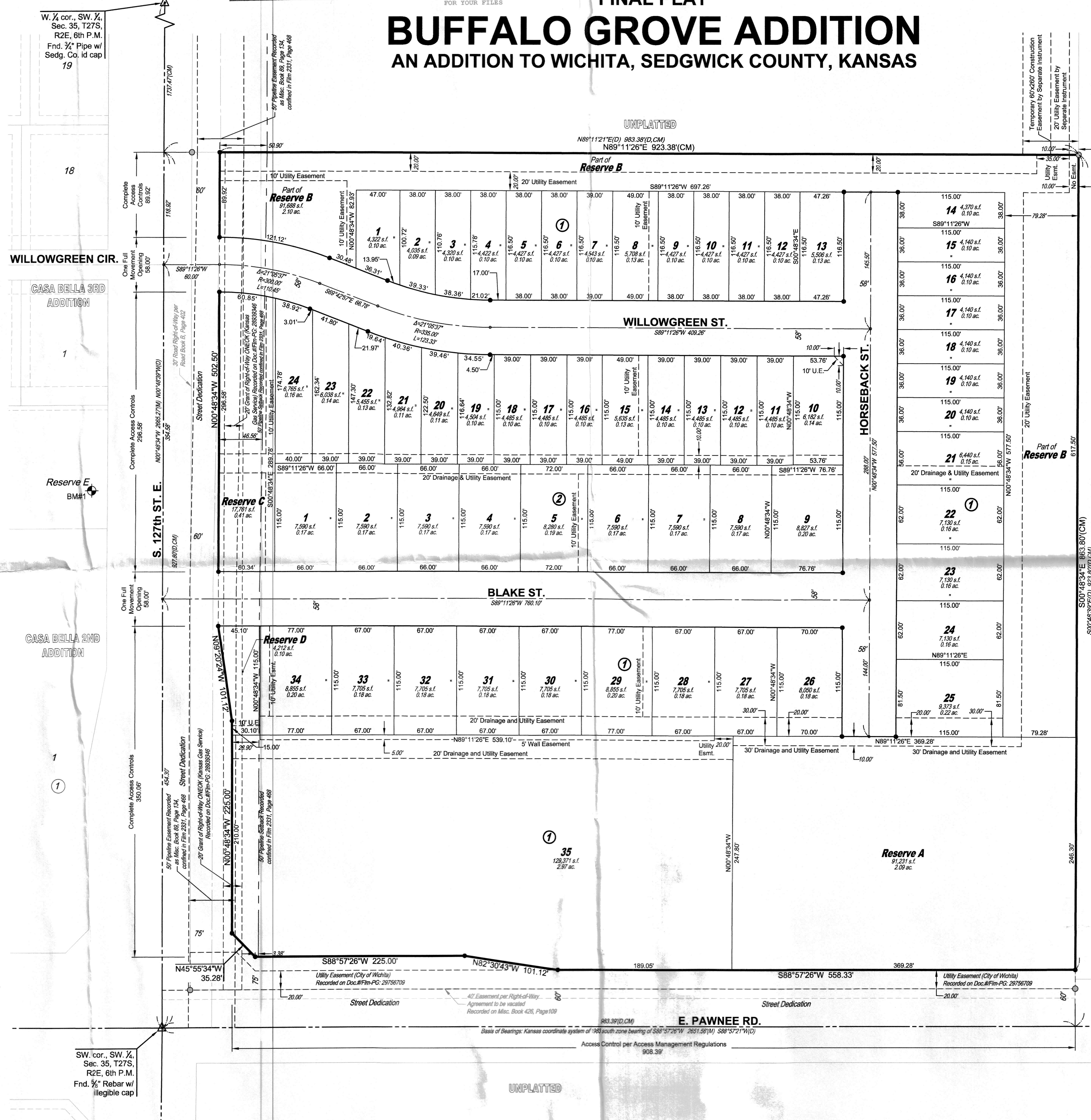
LEGEND

Date of Survey: 1/12/2021

- △ = Section Corner Monument Found
- = Found 3/4" rebar w/ MKEC CLS 39 id. cap
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (CM) = Calculated from Measured
- ① = Lot
- ② = Block

NOTE

This plat of "Buffalo Grove Addition" is subject to the conditions of the Planned Unit Development PUD No. 83. The plat Setbacks are established with the PUD.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°57'26"W on the south line of Southwest Quarter, Section 35, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARK

B/M#1
MAG nail set in found square cut on south end of a weir wall. 57'2" North and 77' West of the centerline of 127th St. and Pawnee Rd.
Elev.=1356.26 NAVD88

SE cor., SW 1/4, Sec. 35, T27S, R2E, 6th P.M. Fnd. 3/4" Rebar w/ Garber id cap



FINAL PLAT

BUFFALO GROVE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BUFFALO GROVE ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A parcel of land lying in the Southwest Quarter of Section 35, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, being more particularly described as follows:

BEGINNING at the Southwest corner of said Quarter; thence on a Kansas South Zone Grid Bearing of N 00°48'39" W, 927.80 feet along the West line of said Quarter; thence N 89°11'21" E, 983.38 feet; thence S 00°48'39" E parallel with said West line, 923.80 feet to a point on the South line of said Quarter; thence S 88°57'21" W, 983.39 feet along said South line to the POINT OF BEGINNING.

CONTAINS: 910,416 square feet or 20.90 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with a Right-of-Way Agreement recorded on Misc. Book 426, Page 109; together with that portion of Road Right-of-Way recorded on Road Book B, Page 402; together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2022.

Michael E. Small P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Block, Reserves, and Streets, the same to be known as "BUFFALO GROVE ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Drainage and Utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

If Lots are developed as zero lot lines; each lot where abutting and adjoining another lot line shall provide a minimum of a 6-foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footing, and for a 2-foot overhang of the structure on the adjoining lot.

All abutters rights of access to or from 127th Street over and across the west line of "BUFFALO GROVE ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon plus additional full and/or right turn only openings are permitted as per the Access Management Regulations. All abutters rights of access to or from Pawnee Road over and across the south line of "BUFFALO GROVE ADDITION," are hereby granted to the appropriate governing body, provided however full and/or right turn only openings are permitted as per the Access Management Regulations.

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks (public and private), fences/walls, lighting, trash enclosures, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument, and parking confined by easement (platted or otherwise separate instrument). Reserves A and B are also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A and B. The berms cannot impact access to or bury manholes, water valves, and/or water meters. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.

This plat shall comply with the recitals of the Buffalo Grove Planned Unit Development Plan No. 83 on file at the Wichita-Sedgwick County Planning Department.

OWNER'S CERTIFICATE (cont.)

Buffalo Grove Development Group, LLC,
a Kansas limited liability company

By: Cody Eugene Schroeder, Managing Member of
C & J Investment Group, LLC, Member

By: Ishmael Mercy Morris, Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2022, by Cody Eugene Schroeder, Managing Member of C & J Investment Group, LLC, and Ishmael Mercy Morris, as Members of Buffalo Grove Development, Group, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public:

My Term Expires: _____

MORTGAGE CERTIFICATE

UNION STATE BANK, holder of a mortgage on the above described property, does hereby consent to the "BUFFALO GROVE ADDITION" final plat.

UNION STATE BANK

Gary L. Watkins, Senior Vice President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ____ day of _____, 2022, by Gary L. Watkins, Senior Vice President, UNION STATE BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "BUFFALO GROVE ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2022.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
William M. Johnson, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2022.

At the direction of the City Council.

Brandon J. Whipple, Mayor

Attest:

Jamie Buster, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2022, at ____ o'clock ____ M, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2022.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2022.

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

