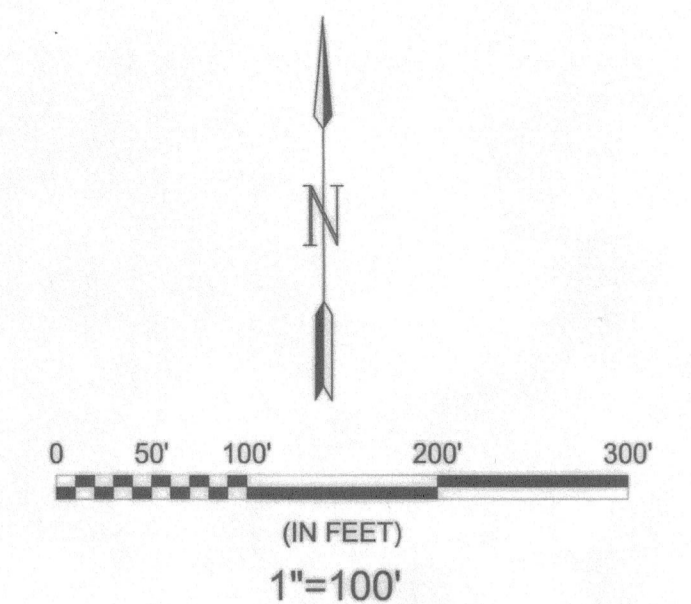
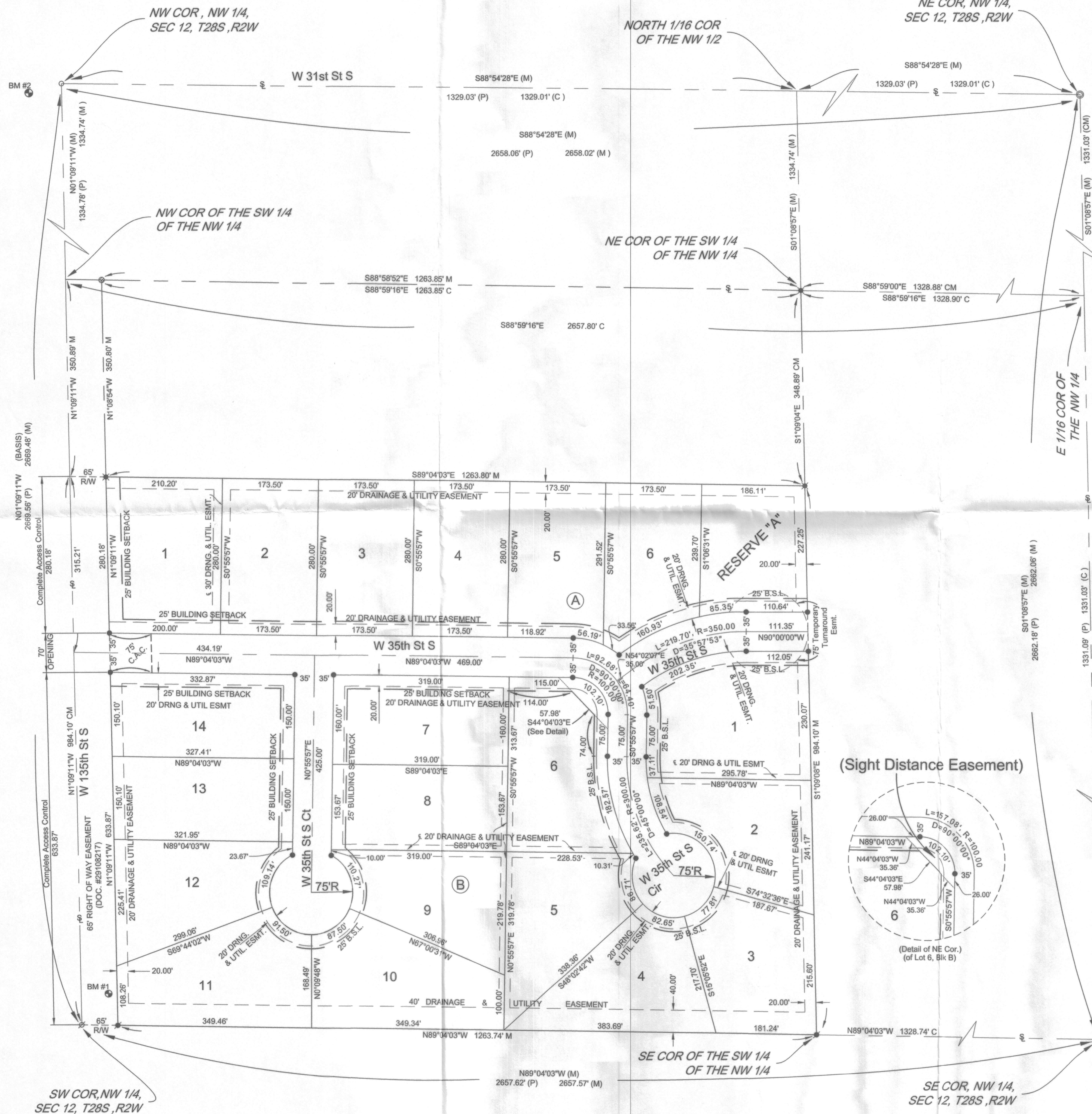


REVISED COPY
 FINAL TRACING REC'D
 RECEIVED MAY 19 2023

BRUSH CREEK ESTATES

Sedgwick County, Kansas



- LEGEND**
- (BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing
- P = Platted
 - M = Measured
 - C = Calculated
 - D = Described
 - CD = Calculated from Described
 - CM = Calculated from Measured
 - C.A.C = Complete Access Control
- ⊗ 5/8" REBAR (FOUND - WITH BAUGHMAN CAP)
 - ⊙ 1/2" REBAR W/ARMSTRONG CAP (FOUND)
 - ⊘ 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
 - ⊖ 1/2" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
 - 1/2" REBAR W/SCHWAB EATON CAP(FOUND)
 - ⊙ 1/2" REBAR IN CENTER OF CONCRETE BLOCK (FOUND)
 - ⊙ BENCHMARK
 - ⊙ 1/2" REBAR W/GARVER CAP (SET)
 - ⊙ MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

BENCHMARK #1:
 CHISELED SQUARE CUT WITH DIVOT ON THE NORTH END OF 30" REINFORCED CONCRETE PIPE, 49' E & 57' N OF THE SW COR OF THE NW 1/4, OF SEC. 12, T28S, R2W.
 ELEVATION = 1364.48 (NAVD88, G18)

BENCHMARK #2:
 RAIL ROAD SPIKE IN NORTHEAST FACE OF POWER POLE AT THE SOUTHWEST CORNER OF 31ST S & 135TH ST W, 26' W & 25' S OF THE NW COR OF THE NW 1/4, OF SEC. 12, T28S, R2W.
 ELEVATION = 1350.42 (NAVD88, G18)

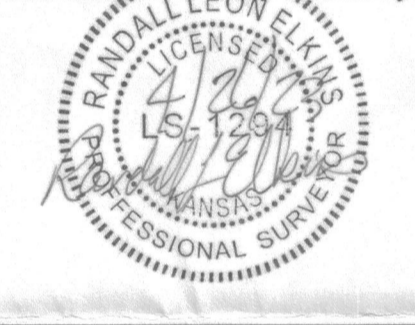
MINIMUM PAD: LOT 6, BLOCK A, HAS A MINIMUM BUILDING PAD OF ELEVATION = 1350.00 (NAVD88, G18)

State of Kansas)
 SS
 Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BRUSH CREEK ESTATES", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:
 The South 30 acres of the Southwest Quarter of the Northwest Quarter of Section 12, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

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



Garver, LLC
 Land Surveyor

State of Kansas)
 SS
 Sedgwick County)

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, Blocks, a Reserve and Streets, to be known as "BRUSH CREEK ESTATES", Sedgwick County, Kansas. The 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. Reserve "A" is hereby reserved for landscaping, a pond, drainage, drainage improvements, and for utilities confined to easements. The reserve shall be owned and maintained by the lot owners association for the addition, their successors and/or assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs or assigns. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within any public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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. The Sight Distance Easement located at the Northeast corner of Lot 6, Block B shall have no above ground visual sight obstructions within said easement. The Temporary Turnaround Easement on W 35th St S is hereby granted for the use of the public, and will expire and vacate upon extension of the street beyond the limits of this plat. No obstructions shall be constructed or placed within the street stubs providing future access to adjoining properties. 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

D.S.I. Properties, LLC,
 a Kansas limited liability company
 Larry E. Higgins
 Managing Member

State of Kansas)
 SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this 29th day of April 2023, 2023, by Larry E. Higgins, Managing Member, on behalf of D.S.I. Properties, LLC, a Kansas limited liability company.

My appointment expires 5/31/24.



This plat of "BRUSH CREEK ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 17 day of March, 2023.

Wichita-Sedgwick County Metropolitan Area Planning Commission
 Ann M. Fox, Chair
 Scott A. Wadle, Secretary

Approved and all dedications shown hereon accepted by the City Council
 Wichita, Kansas, this ___ day of ___, 2023.

At the Direction of the City Council
 Brandon J. Whipple, Mayor
 Jamie Buster, City Clerk

This plat is approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of ___, 2023.

ATTEST:
 Pete Meltzer, First District, Chairman
 Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 14 day of May, 2023.

Tricia L. Robello, PS-1246
 Deputy County Surveyor
 Sedgwick County Kansas

Entered on transfer record this ___ day of ___, 2023.
 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 ___, 2023, at ___ o'clock ___ M, and is duly recorded.

Tonya Buckingham, Register of Deeds
 Kenly Zehring, Deputy

