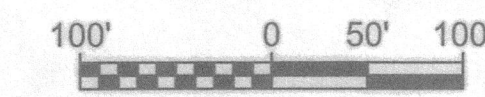


BUFFALO PINES

Wichita, Sedgwick County, Kansas



BENCHMARK #1: CHISELED SQUARE WITH DIVOT ON THE TOP OF CURB ON THE SOUTH SIDE OF THE NORTH DRIVE ENTRANCE TO SOUTHEAST HIGH SCHOOL, 80' WEST OF THE CENTERLINE OF E 127TH ST S AND 1105' SOUTH OF THE CENTERLINE OF PAWNEE ELEVATION = 1362.05 (NAVD88, G18)

BENCHMARK #2: CHISELED SQUARE WITH DIVOT ON THE SOUTHWEST CORNER OF A RCBC, 2355' EAST OF THE CENTERLINE OF E 127TH ST S AND 17' NORTH OF THE CENTERLINE OF PAWNEE ELEVATION = 1324.43 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

M = Measured
 D = Described
 B.S.L. = Building Setback Line
 C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR W/UNREADABLE CAP (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Parcel Line Table

Line #	Length	Direction
L1	220.00	N1° 02' 41.52"W
L2	220.00	N1° 02' 41.52"W
L3	72.36	N88° 57' 18.48"E
L4	92.97	N1° 02' 41.52"W
L5	172.15	S89° 43' 05.61"W
L6	37.33	S42° 07' 47.45"E
L7	49.29	S75° 28' 11.53"E
L8	28.85	S43° 15' 12.99"E
L9	57.73	S56° 19' 58.14"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.06	129.00	33.78	N74° 09' 15"W	74.96
C2	182.45	150.00	69.69	S54° 06' 38"W	171.41
C3	179.08	850.00	12.07	S13° 13' 51"W	178.75
C4	157.07	100.00	90.00	S44° 43' 11"W	141.42
C5	76.03	150.00	29.04	N13° 28' 32"E	75.22
C6	80.99	129.00	35.97	N24° 08' 41"W	79.66
C7	83.73	100.00	47.97	S66° 17' 45"E	81.30
C8	97.23	168.00	33.16	N58° 53' 24"W	95.88
C9	62.50	83.34	42.97	N21° 46' 04"W	61.05
C10	90.52	150.00	34.58	S73° 37' 15"E	89.15

NOTES:
 All sideyard building setback lines shall be 5.00 feet.



SHEET 2 OF 2

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 "BUFFALO PINES", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The NW1/4 of Section 2, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Center of said Section 2; thence S89°05'28"W along the south line of said NW1/4, 1248.00 feet; thence N09°09'21"W, 186.89 feet; thence N01°16'54"W, 155.24 feet; thence N26°01'45"E, 88.69 feet; thence N06°09'34"W, 282.58 feet; thence N83°50'26"E, 116.75 feet; thence N06°09'34"W, 257.16 feet; thence N03°11'42"E, 199.14 feet; thence N84°12'46"W, 126.46 feet; thence N14°41'26"E, 161.59 feet; thence N03°43'34"W, 140.27 feet; thence N20°12'26"E, 373.65 feet; thence N30°34'04"E, 89.27 feet; thence N47°16'42"E, 91.90 feet; thence N70°25'04"E, 113.03 feet; thence N85°46'45"E, 305.32 feet; thence S71°02'27"E, 298.33 feet; thence N73°52'00"E, 334.23 feet to the east line of said NW1/4; thence S00°13'38"E along said east line, 2002.85 feet to the place of beginning, AND EXCEPT the South 430 feet of the North 470 feet of the East 10 feet of the West 40 feet of the NW1/4 of Section 2, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on 3/29/2023.

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

Garver, LLC
William K. Clevenger, PS #1437
Professional Surveyor
KANSAS
PS-1437
8/17/23

BUFFALO PINES

Wichita, Sedgwick County, Kansas

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "BUFFALO PINES", Wichita, Sedgwick County, Kansas.

Legacy Bank, N.A.
Rex Reynolds
Executive Vice President

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this 25th day of August, 2023, by Rex Reynolds, Executive Vice President of Legacy Bank, N.A., on behalf of the Bank.

Suzanne M. Vaughn
Notary Public
My appointment expires 12/12/26

My appointment expires 12/12/26
This plat of "BUFFALO PINES", 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 ___, 2023.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Robert Doel
Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 2024.

At the Direction of the City Council
Mayor
Lily Wu
City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this 8th day of August, 2024.
Tricia L. Robello
Deputy County Surveyor
Sedgwick County Kansas
PS #1246

Entered on transfer record this ___ day of ___, 2024.
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 ___, 2024, at ___ o'clock ___ M, and is duly recorded.

Register of Deeds
Tonya Buckingham
Deputy
Kenly Zehring

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 13 day of December, 2023, by Philip Ruffo, Member, on behalf of Double Down Developers, LLC.

Double Down Developers, LLC
Philip Ruffo
Member

Notary Public
Marsha R. Bishop

My appointment expires 11-27-27

GARVER
1995 MIDFIELD RD.
Wichita, KS 67209
(316) 264-8008
www.GarverUSA.com

DWG FILE: 22S04009 SURVEY BASE
PROJECT NO. 22S04009
AUGUST 8, 2023