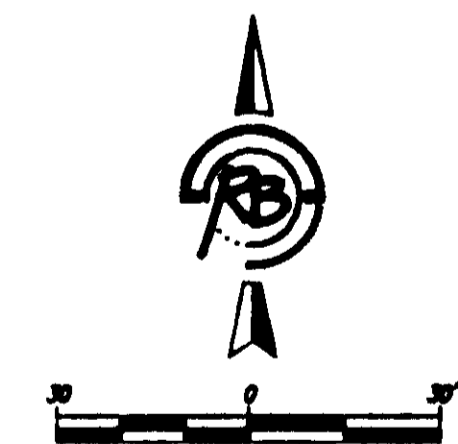
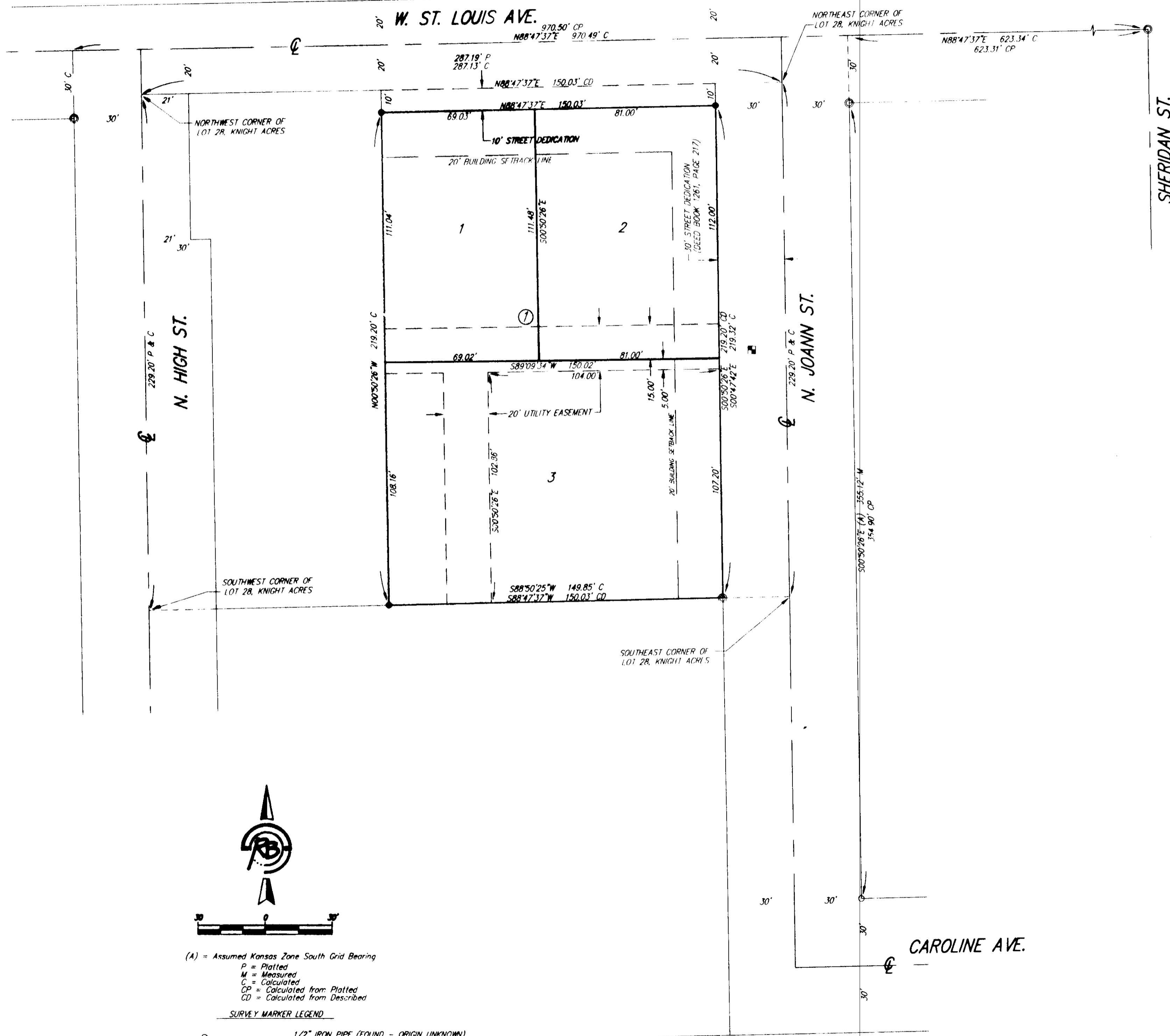


FILE COPY

# BATC ESTATES

## Part of the NW 1/4 of Sec. 24, T27S, R1W an Addition to Wichita, Sedgwick County, Kansas



(A) = Assumed Kansas Zone South Grid Bearing  
 P = Platted  
 M = Measured  
 C = Calculated  
 CP = Calculated from Platted  
 CD = Calculated from Described

**SURVEY MARKER LEGEND**

- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/PLUGGLES & BOHM CAP (SET)
- BENCH MARK

BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF JOANN ST., 104' SOUTH OF THE SOUTH CURB RETURN AT THE SOUTHWEST CORNER OF JOANN ST. AND ST. LOUIS AVE., ELEVATION = 1304.81 (NAVD88)

State of Kansas)  
 SS  
 Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BATC ESTATES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The E1/2 acre of Lot 28, in Knight Acres; and also beginning at the northwest corner of the E1/2 acre of Lot 28; thence West on the north line of said Lot 28, a distance of 85 feet; thence South parallel with the east line of said Lot 28, 229.2 feet to the south line of said Lot 28; thence East on the south line of Lot 28, 85 feet to the southwest corner of the E1/2 acre of said Lot 28; thence North, 229.2 feet to the place of beginning, Sedgwick County, Kansas, EXCEPT the east 30 feet of said Lot 28 dedicated to the public for street purposes.

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



Ruggles & Bohm, P.A.

Land Surveyor

William K. Clevenger

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, a Block and a Street, to be known as "BATC ESTATES", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easement is hereby granted to the public as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

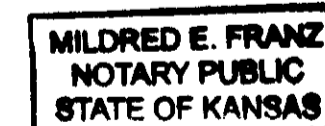
*Timothy M. Chadd*  
 Timothy M. Chadd

State of Kansas)  
 SS  
 Sedgwick County)

The foregoing instrument acknowledged before me, this 20<sup>th</sup> day of June, 2012, by Timothy M. Chadd.

*Richard E. Wang* Notary Public

My appointment expires 02-13-2015.



This plat of "BATC ESTATES", an Addition to 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 \_\_\_\_\_, 2012.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
 Shawn Farney Chair

\_\_\_\_\_  
 John L. Schlegel Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 2012.

At the Direction of the City Council

\_\_\_\_\_  
 Carl Brewer Mayor

\_\_\_\_\_  
 Karen Sublett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
 Deputy County Surveyor  
 Tricia L. Robella, LS #1246

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2012.

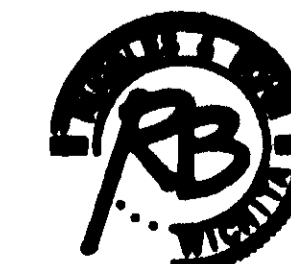
\_\_\_\_\_  
 County Clerk  
 Kelly B. Arnold

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 \_\_\_\_\_, 2012, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

\_\_\_\_\_  
 Register of Deeds  
 Bill Meek

\_\_\_\_\_  
 Deputy  
 Tonya Buckingham



**Ruggles & Bohm, P.A.**  
 Engineering, Surveying, Land Planning

DWG FILE: SURVEY BASE  
 PROJECT NO. 3942P  
 MAY 23, 2012

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