

CAPALL BAILE ADDITION to SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

State of Kansas)
County of Sedgwick) SS

I, Chad R. Abbott, the undersigned registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on February 03, 2014. The survey was made by me or under my direct supervision and the accompanying plat "CAPALL BAILE ADDITION TO SEDGWICK COUNTY, KANSAS", is a true and correct exhibit of the property surveyed, described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of Section 12, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence S 0017°50' E (assumed basis of bearings) along the West Line of said Northwest Quarter for 1965.00 feet to the Point of Beginning; thence N 0017°50' W along said West line for 755.07 feet; thence N 89°42'10" E for 117.84 feet; thence along a curve to the right having a radius of 200.00 feet, a chord bearing of S 45°17'50" E, a chord distance of 282.84 feet, for an arc distance of 314.16 feet; thence S 0017°50' E for 245.00 feet; thence N 89°42'27" E for 440.00 feet; thence N 0017°33' W for 354.81 feet to a point 1300.00 feet south of the North line of said Northwest Quarter; thence N 89°42'55" E parallel with said North line for 602.13 feet to a point 1360.00 feet East of said West line; thence S 0017°50' E parallel with said West line for 665.00 feet; thence S 89°42'55" W parallel with the North line of said Northwest Quarter for 1360.00 feet to a point on said West line and the Point of Beginning. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Chad R. Abbott L.S. #1340

OWNER'S CERTIFICATE

State of Kansas)
County of Sedgwick) SS

Know all men by these presents that we the undersigned owners and managing members of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and a block. The same to be known as "CAPALL BAILE ADDITION TO SEDGWICK COUNTY, KANSAS". The 60' Street Right-of-Way along 143rd St. East is hereby dedicated to and for the use of the public. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat and all drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and will remain unobstructed to allow for the conveyance of stormwater.

Rob L. Maloney
(Managing Member for Peak
Performance, LLC)

Marie E. Maloney
(Managing Member for Peak
Performance, LLC)

NOTARY CERTIFICATE

State of Kansas)
County of Sedgwick) SS

BE IT REMEMBERED, that on this _____ day of _____, 2014, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Rob L. Maloney and Marie E. Maloney, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

_____, Notary Public

My Appointment Expires: _____

PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of Sedgwick) SS

This plat of "CAPALL BAILE 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 _____, 2014.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Don L. Klausmeyer

Attest:
_____, Secretary
John L. Schlegel

GOVERNING BODY

State of Kansas)
County of Sedgwick) SS

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2014.

At the Direction of the City Council

_____, Mayor
Carl Brewer

Attest:
_____, City Clerk
Karen Sublett

COUNTY COMMISSIONERS CERTIFICATE

State of Kansas)
County of Sedgwick) SS

This plat approved by and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2014.

_____, Chairman
David M. Uhrh, First District

Attest:
_____, County Clerk
Kelly B. Arnold

TRANSFER RECORD

State of Kansas)
County of Sedgwick) SS

Entered on transfer record this _____ day of _____, 2014

_____, County Clerk
Kelly B. Arnold

REGISTER OF DEEDS

State of Kansas)
County of Sedgwick) SS

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2014 at _____ o'clock _____; and is duly recorded.

_____, Register of Deeds
Bill Meek

Attest:
_____, Deputy
Tonya E. Buckingham

COUNTY SURVEYOR

State of Kansas)
County of Sedgwick) SS

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2014.

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

31st St. South
N 89°42'55" E (M) N 89°42'25" E (D)
2858.33' (M)

NE Cor. NW 1/4
Sec. 12-7285-R2E

NW Cor. NW 1/4
Sec. 12-7285-R2E

143rd St. East
N 0017°50' W 2848.64' (M)

Opening
70'

60' R/W

N 89°42'10" E (M)

57.84' (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

60' R/W

N 89°42'10" E (M)

LEGEND:

(M) = Measured or Calculated from Measurement
(D) = Described on Deed
(C) = Calculated
● = Set 1/2" Rebar w/ L5#1340 CAP
▲ = Found 1/2" Rebar (Origin Unknown)
○ = Found 1/2" Rebar (CLS #22)
⊠ = Found 5/8" Rebar (Origin Unknown)
⊘ = Found 1" Rebar (Origin Unknown)
CAC = Complete Access Control

SCALE : 1" = 80'

80 0 40 80 160 240

Abbott
and
Survey

520 S. Holland, Ste. 103 Wichita, KS 67209
Ph. 316.262.2262 Fax 316.262.2268
surveyors@benchmarkis.net