

HIEGER EAST 2ND ADDITION

Sedgwick County, Kansas

State of Kansas)
Sedgwick County)

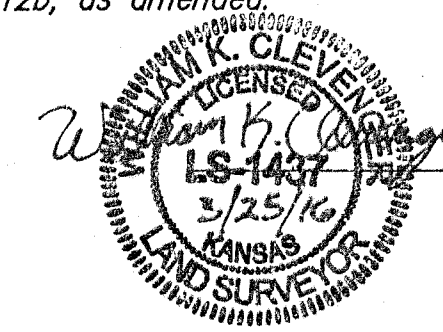
We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "HIEGER EAST 2ND ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The east 1167.00 feet of the S1/2 of the SW1/4 of Sec. 11, T26S, R3W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part platted as Hieger East Addition, Sedgwick County, Kansas.

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

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, Reserves and a Street, to be known as "HIEGER EAST 2ND ADDITION", Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserves "A", "B", "C", "D", "E" and "F" are hereby reserved for public utilities, drainage, drainage structures, signage, landscaping, and private drives. Lots 1, 2 and 3 will have access across Reserves "A" and "B". Lots 4, 5 and 6 will have access across Reserves "C" and "D". Lots 7, 8 and 9 will have access across Reserves "E" and "F". Each of the Reserves are to be owned and maintained by the developer, his successor or assigns. The Floodway Reserve Easement is hereby granted to the public for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of the public. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Minimum Pad Elevations for lowest openings are as shown on the table below. The cost of construction and maintenance of each private drive shall be shared equally among its 3 adjoining lots. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. 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 applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

B&E Investments, Inc.

President
Mathias F. Eck

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this 29th day of

March, 2016, by Mathias F. Eck, President, on behalf of B&E Investments, Inc.

My appointment expires 11/19/2016.
Notary Public
MARY JO HIEGER
My Appt. Expires 11/19/2016

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "HIEGER EAST 2ND ADDITION", Sedgwick County, Kansas.

Legacy Bank, N.A.

Senior Vice President
BRIAN HUDSON

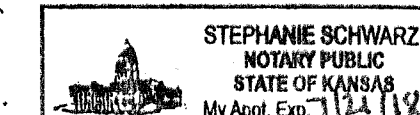
State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me this 29 day of

March, 2016, by Steve Cogen, Senior Vice President of Legacy Bank, N.A., on behalf of the Bank. BRIAN HUDSON

Notary Public
Stephanie Schwarz

My appointment expires July 21, 2018.



This plat of "HIEGER EAST 2ND ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____, 2016.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Carol Chapman Neugent

Secretary
Dale Miller

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 ____, 2016.

Chairman
James H. Howell, Fifth District

ATTEST:

County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of ____, 2016.

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

Entered on transfer record this ____ day of ____, 2016.

County Clerk
Kelly B. Arnold

State of Kansas)
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 ____, 2016, at ____ o'clock __ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Judy J. Paget

In accordance with Volume 2, Chapter 2 of the Sedgwick County Stormwater Manual, structural practices for water quality control have been waived for the site subject to the following conditions and restrictions:

No more than 127,450 square feet of impervious cover is allowed on the Property including streets and driveways. The area for new impervious cover for lots is 73,350 square feet, which excludes 54,100 square feet for proposed shared access drives. To ensure that impervious cover does not exceed those limits, the Property Owner has elected to restrict impervious cover as follows: 8,150 square feet per lot.

Impervious cover comprises of hard surface areas which prevent or retard the entry of water into the soil, as it entered under natural conditions as undisturbed property, and/or causes water to run off the surface in greater quantities or at an increased rate of flow from the present under natural conditions as undisturbed property, including but not limited to, roofs, roof extensions, patios, porches, driveways, sidewalks, pavement, athletic courts, and compacted dirt or gravelled areas.

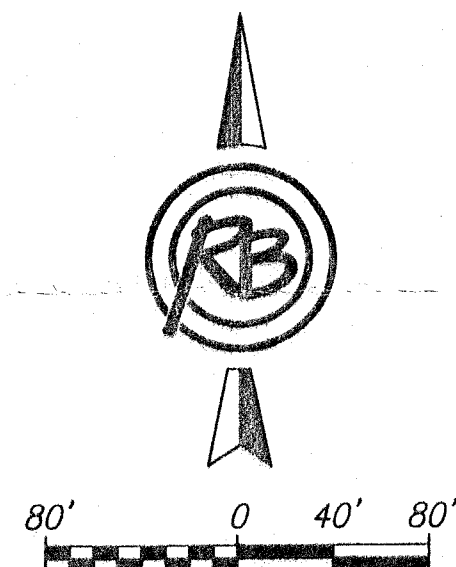
This restriction is binding unless or until a new drainage plan is approved by the applicable City or County Engineer.



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	3	1421
1	6	1421.5
1	9	1422

IMPERVIOUS COVER RESTRICTIONS APPLY TO ALL LOTS. SEE PLATTOR'S TEXT FOR DETAILS.

247TH ST. W.
N005°32'27"W 2658.90' M
1328.86' C



BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH CURB RETURN AT THE SOUTHWEST CORNER OF 61ST ST. N. AND CHIEFSEE, ELEVATION = 1426.24 (NAVD88)

(A) = Assumed Kansas Zone South Grid Bearing
M = Measured
C = Calculated
D = Described

SURVEY MARKER LEGEND

- 1/4" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊙ 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/RUGGLES & BOHM CAP (FOUND, SET ON 4/13/15)
- 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)
- BM BENCHMARK

