

CORNER REFERENCES:

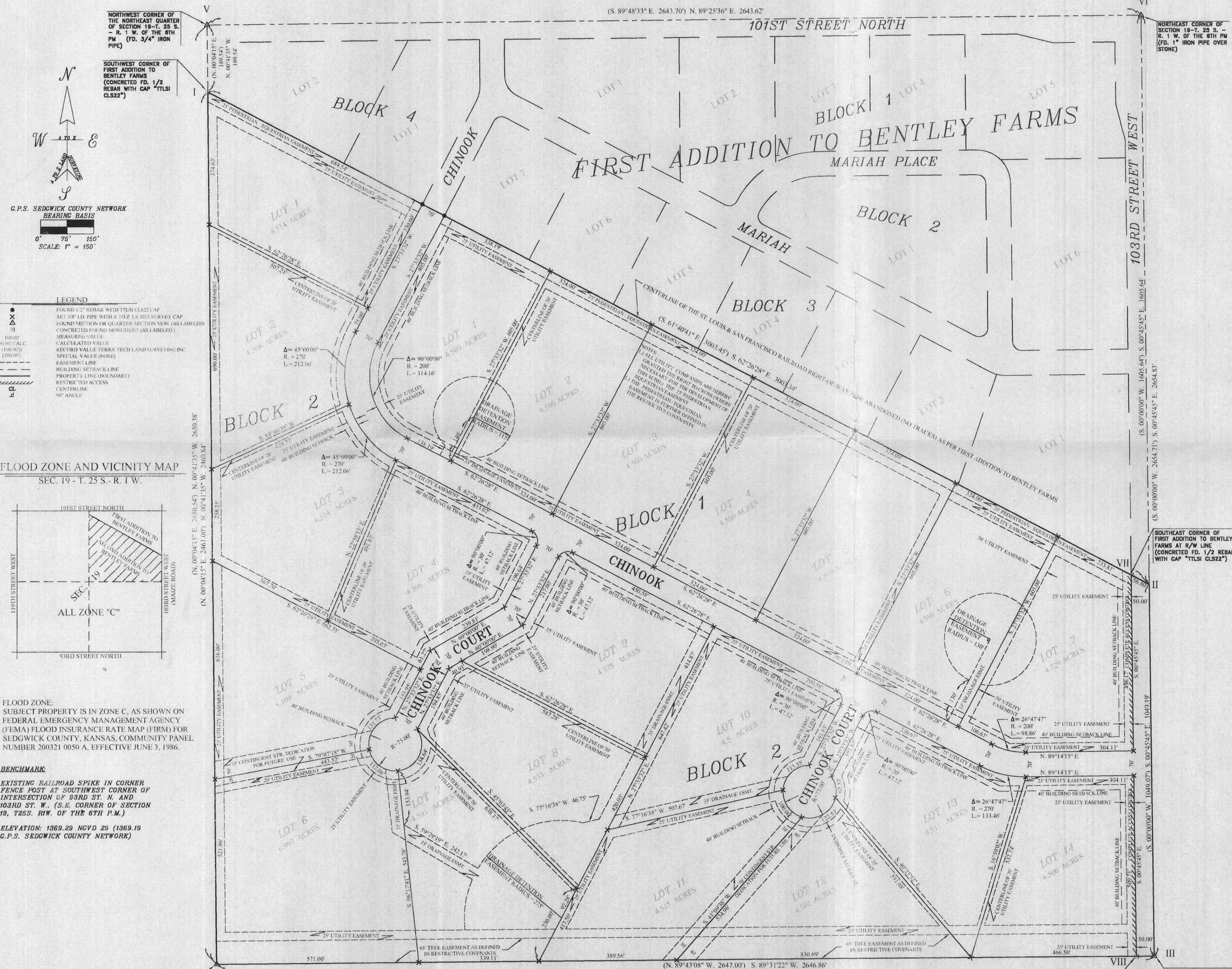
- NORTHWEST CORNER OF SECOND ADDITION TO BENTLEY FARMS (SW COR. OF FIRST ADD.)
CONCRETE FOUND 1/2" REBAR WITH TTLSI CLS 22 CAP
1) SET 7" CUT IN WEST SIDE OF 3" I.D. PIPE POST 32.71' SSE
2) SET 20d NAIL AND WASHER IN WEST SIDE OF POWERPOLE 44.04' NE
3) SET GREEN T-POST 0.7' SW
- NORTHEAST CORNER OF SECOND ADDITION TO BENTLEY FARMS (SE COR. OF FIRST ADD.)
NO MONUMENT WAS SET ON FIRST OR SECOND ADDITION
- SOUTHEAST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W.
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.
- SOUTHWEST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W. (CENTER CORNER)
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.

- NORTHWEST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W.
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.
- NORTHEAST CORNER OF NE 1/4 SEC. 19 - T. 25 S. - R. 1 W.
SEE KS. STATE HISTORICAL SOCIETY REFERENCE REPORTS RECORDED SEPARATELY.

- NORTHEAST CORNER OF SECOND ADDITION TO BENTLEY FARMS AT R/W LINE
CONCRETE FOUND 1/2" REBAR WITH TTLSI CLS 22 CAP (SE COR. FIRST ADD. AT R/W LINE)
1) EXISTING GREEN T-POST IS 0.7' W.

- NORTHWEST CORNER OF SECOND ADDITION TO BENTLEY FARMS AT R/W LINE
CONCRETE FOUND 1/2" REBAR WITH TTLSI CLS 22 CAP
1) EXISTING EAST-WEST FENCE ON SOUTH SIDE OF SHELTER BELT IS 1' N.
2) A TO Z SURVEYING SET "X" IN SE SIDE OF 2" I.D. PIPE GATE COR. POST 36.31' SE
3) EXISTING "X" IN N. SIDE OF 2 1/2" I.D. PIPE COR. POST 27.68' E.

BOUNDARY CLOSURE BLOCK									
LINE	BEARING	HORIZ. DIST.	N.S. COS.	E.W. SIN.	NORTH	SOUTH	EAST	WEST	
I - II	S. 62°26'28" E.	383.19	0.462200	0.885339	0.0000	1389.5254	2662.5684	0.0000	
II - III	S. 00°45'45" E.	1049.19	0.999911	0.013308	0.0000	1049.0971	13.9624	0.0000	
III - IV	S. 89°31'22" W.	2546.86	0.008329	0.999905	0.0000	22.0457	0.0000	2646.7683	
IV - I	N. 00°41'35" W.	2460.84	0.999922	0.012098	2460.6680	0.0000	0.0000	29.7658	
PERIMETER =		9160.23			TOTALS	2460.6680	2460.6682	2676.5308	2676.5340
ERROR OF CLOSURE =		1" IN 1,040,698.70							



FINAL PLAT OF SECOND ADDITION TO BENTLEY FARMS

IN THE NE 1/4 OF SECTION 19 - T. 25 S. - R. 1 W. OF
THE SIXTH P.M. SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S DESCRIPTION:

ALL OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS EXCEPT THAT PART PREVIOUSLY PLATTED AS FIRST ADDITION TO BENTLEY FARMS, CONTAINING 106.6 ACRES, MORE OR LESS, INCLUSIVE OF COUNTY ROAD RIGHT-OF-WAY.

LANDOWNER'S DEDICATION AND CERTIFICATE:

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION, DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THE "SECOND ADDITION TO BENTLEY FARMS" AND THE DEDICATION OF ALL PUBLIC ROAD RIGHTS-OF-WAYS, UTILITY EASEMENTS, SETBACKS AND OTHER FEATURES AS SHOWN ON THE FINAL PLAT OF SAID ADDITION TO AND FOR THE USE OF THE PUBLIC. THE TRAIL EASEMENTS AND EQUESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION TO BE FORMED AS PER THE RESTRICTIVE COVENANTS AS RECORDED WITH THIS PLAT IN THE REGISTER OF DEEDS. THE CONTINGENT STREET DEDICATIONS ARE HEREBY CONGENTLY DEDICATED AS STREET RIGHT-OF-WAY TO BECOME EFFECTIVE UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE COSTS OF CONSTRUCTING SAID STREET, ARE TO BE BORNE BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION. ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM USRD STREET WEST, OVER AND ACROSS THE EAST LINES OF LOT 7, BLOCK 1 AND LOT 14, BLOCK 2, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND ALL DRAINAGE DETENTION EASEMENTS SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER, AND SHALL REMAIN UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER. THE MAINTENANCE OF SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. ~~THE PART OF BLOCK RIGHT-OF-WAYS PREVIOUSLY PLATTED BY WICHITA NATURAL GAS COMPANY RECORDED IN "MC" BOOK G, PAGE 178-180 TO SEDGWICK COUNTY, KANSAS, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-412 (a)(1) - (a)(3).~~

BENTLEY FARMS, LLC

JAMES F. ROACH, MEMBER

CHARLES ROACH, MEMBER

LANDOWNERS NOTARY'S CERTIFICATE:

STATE OF KANSAS

SS:

COUNTY OF SEDGWICK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200____
BY JAMES F. ROACH, AND CHARLES ROACH ON BEHALF OF BENTLEY FARMS, LLC.

PRINT NAME: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER'S CERTIFICATE:

THE UNDERSIGNED, MORTGAGEE ON THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "SECOND ADDITION TO BENTLEY FARMS", SEDGWICK COUNTY, KANSAS

GALEN NELSON, SR. VICE-PRESIDENT EMPIRE BANK

MORTGAGE HOLDERS NOTARY'S CERTIFICATE:

STATE OF KANSAS

SS:

COUNTY OF SEDGWICK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200____
BY GALEN NELSON, SR. VICE-PRESIDENT OF EMPIRE BANK, ON BEHALF OF THE BANK.

PRINT NAME: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR'S REVIEW CERTIFICATE:

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2605 ON THIS _____ DAY OF _____, 200____

TRICIA L. ROBELLO, LS# 1246

DEPUTY COUNTY SURVEYOR

SEDGWICK COUNTY, KANSAS

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION'S CERTIFICATE:
THIS PLAT OF "SECOND ADDITION TO BENTLEY FARMS" AN 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 _____, 200____

CHAIRMAN: RONALD L. MARNELL

SECRETARY: JOHN L. SCHLEGEL

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT OF "SECOND ADDITION TO BENTLEY FARMS" AN ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS.

ON THIS _____ DAY OF _____, 200____

CHAIRMAN: TIM R. NORTON

ATTEST: DON BRACE, COUNTY CLERK

REGISTER OF DEED'S CERTIFICATE:

STATE OF KANSAS

SS:

COUNTY OF SEDGWICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M. ON
THIS _____ DAY OF _____, 200____
THE RESTRICTIVE COVENANTS AND THE KANSAS STATE HISTORICAL SOCIETY REFERENCE REPORTS FOR THIS ADDITION ARE RECORDED SEPARATELY FROM THIS INSTRUMENT.

REGISTER OF DEEDS: BILL MEER

DEPUTY: LINDA KIZZIRE

TRANSFER RECORD CERTIFICATE:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 200____

COUNTY CLERK: JAMES ALFORD

LAND SURVEYOR'S CERTIFICATE:

I, KEVIN WAYNE NOLL, A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND PLATTED THE "SECOND ADDITION TO BENTLEY FARMS" AND THAT THE PROPERTY CORNERS HAVE BEEN SET AS REQUIRED BY STATUTE.

FIELD COMPLETION DATE: 7-27-2002
JOB NUMBER: 01-33

KEVIN WAYNE NOLL LS #1053
A TO Z LAND SURVEYING
795 EAST BEESON
DODGE CITY, KANSAS 67801
620-225-9460



CERTIFICATION IS NOT
ORIGINAL UNLESS SIGNED
IN BLUE INK