

Rustic Timbers Addition Sedgwick County, Kansas

FINAL TRACING REC'D 4.14.15

SUB 2015-00007

FILE COPY

MORTGAGE HOLDER CERTIFICATE

State of Kansas }
County of Sedgwick } SS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "RUSTIC TIMBERS ADDITION SEDGWICK COUNTY, KANSAS".

Members Mortgage Services

By: _____

Name: Scott Cooley

Title: Loss Mitigation Manager

NOTARY CERTIFICATE

State of Kansas }
County of Sedgwick } SS

BE IT REMEMBERED, that on this _____ Day of _____, 2015, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Scott Cooley for Members Mortgage Services, to me personally known to be the same person 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 "RUSTIC TIMBERS 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 _____, 2015.

WICHITA-SEGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Matthew J. Goolbsy, Chairman

Attest: _____ Secretary
John L. Schlegel, Secretary

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 _____, 2015.

_____, Chairman
Richard Ranzau, Fourth District

Attest: _____ County Clerk
Kelly B. Arnold, County Clerk

TRANSFER RECORD

State of Kansas }
County of Sedgwick } SS

Entered on transfer record this _____ day of _____, 2015

_____, County Clerk
Kelly B. Arnold, County Clerk

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 _____, 2015 at _____ o'clock _____ and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest: _____ Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

State of Kansas }
County of Sedgwick } SS

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2015.

_____, Deputy County Surveyor
Tricia L. Robello #1246
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 November 19, 2014. The survey was made by me or under my direct supervision and the accompanying plat "RUSTIC TIMBERS ADDITION SEDGWICK COUNTY, KANSAS", is a true and correct exhibit of the property surveyed, described as follows:

A tract of land lying in the North half of Section 34, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as: Beginning at the North Quarter corner of said Section 34 and going easterly along the North line of said Section a distance of 333.5 feet; thence turning right 87°05' and going southerly a distance of 1320.0 feet; thence turning right 88°55' and going westerly a distance of 1162.4 feet; thence turning right 87°10' and going northerly a distance of 264.8 feet; thence turning right 89°53' and going northeasterly a distance of 571.1 feet; thence turning right 86°47' and going easterly on a line parallel to the North line of the section a distance of 300.2 feet; thence turning left 53°15' and going northeasterly a distance of 398.3 feet; thence turning left 20°35' and going northerly a distance of 220.9 feet to the north line of the section; thence turning right 73°50' and going easterly a distance of 30.7 feet to the point of beginning.

EXCEPT a tract lying in the North Half of Section 34, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as commencing at the North Quarter corner of said Section 34; thence S 89°59'26" E along the North line of said Section 333.5 feet; thence S 1°05'50" W 854.81 feet for a point of beginning; thence continuing S 1°05'29" W 465.19 feet; thence S 90°00'00" W 1162.40 feet; thence N 1°00'58" W 93.56 feet; thence N 90°00'00" E 834.34 feet; thence N 0°58'31" E 274.44 feet; thence N 74°06'17" E 347.43 feet to the point of beginning.

EXCEPT a tract in the East half of the West half of Section 34, Township 28 South, Range 3 West of the Sixth Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of said East half of the West half; thence S 89°17'21" W, a distance of 853.98 feet to the point of beginning; thence continuing S 89°17'21" W, a distance of 466.20 feet to the West line of said East half; thence S 0°00'00" W, a distance of 333.08 feet; thence N 86°44'31" E, a distance of 931.08 feet; thence N 0°59'43" E, a distance of 1429.58 feet; thence N 42°06'35" W, a distance of 683.21 feet; thence N 0°57'03" W, a distance of 1339.81 feet to the point of beginning.

EXCEPT a tract of land lying in the Northeast quarter of Section 34, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, being more particularly described as: going westerly along the North line of Section 34, Township 28 South, Range 3 West, a distance of 50.7 feet West of the North Quarter corner of said section for a point of beginning, thence turning left 73 degrees 50 minutes and going Southwesterly a distance of 220.9 feet; thence turning right 20 degrees 35 minutes and continuing Southwesterly a distance of 398.3 feet; thence turning right 53 degrees 15 minutes and going Westerly on a line parallel to the North line of the section a distance of 300.2 feet; thence turning left 66 degrees 47 minutes and going Southwesterly a distance of 571.1 feet; thence turning left 156 degrees 47 minutes and going Northerly to the North line of said Section; thence turning right 90 degrees and going Easterly along said Section line to the point of beginning.

Chad R. Abbott L.S. #1340

OWNERS CERTIFICATE

State of Kansas }
County of Sedgwick } SS

Know all men by these presents that we the undersigned owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, a block and a street. The same to be known as "RUSTIC TIMBERS ADDITION SEDGWICK COUNTY, KANSAS". This Addition is subject to the conditions of Planned Unit Development PUD2014-00003 (PUD #44). The 60' Street Right-of-Way along 63RD Street South is hereby dedicated to and for the use of the public. The Access control is hereby dedicated as shown. The Floodway Reserve is hereby dedicated as shown. A drainage plan has been developed for the plot 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

Bobby R. Stroupe
Kimberly Stroupe

NOTARY CERTIFICATE

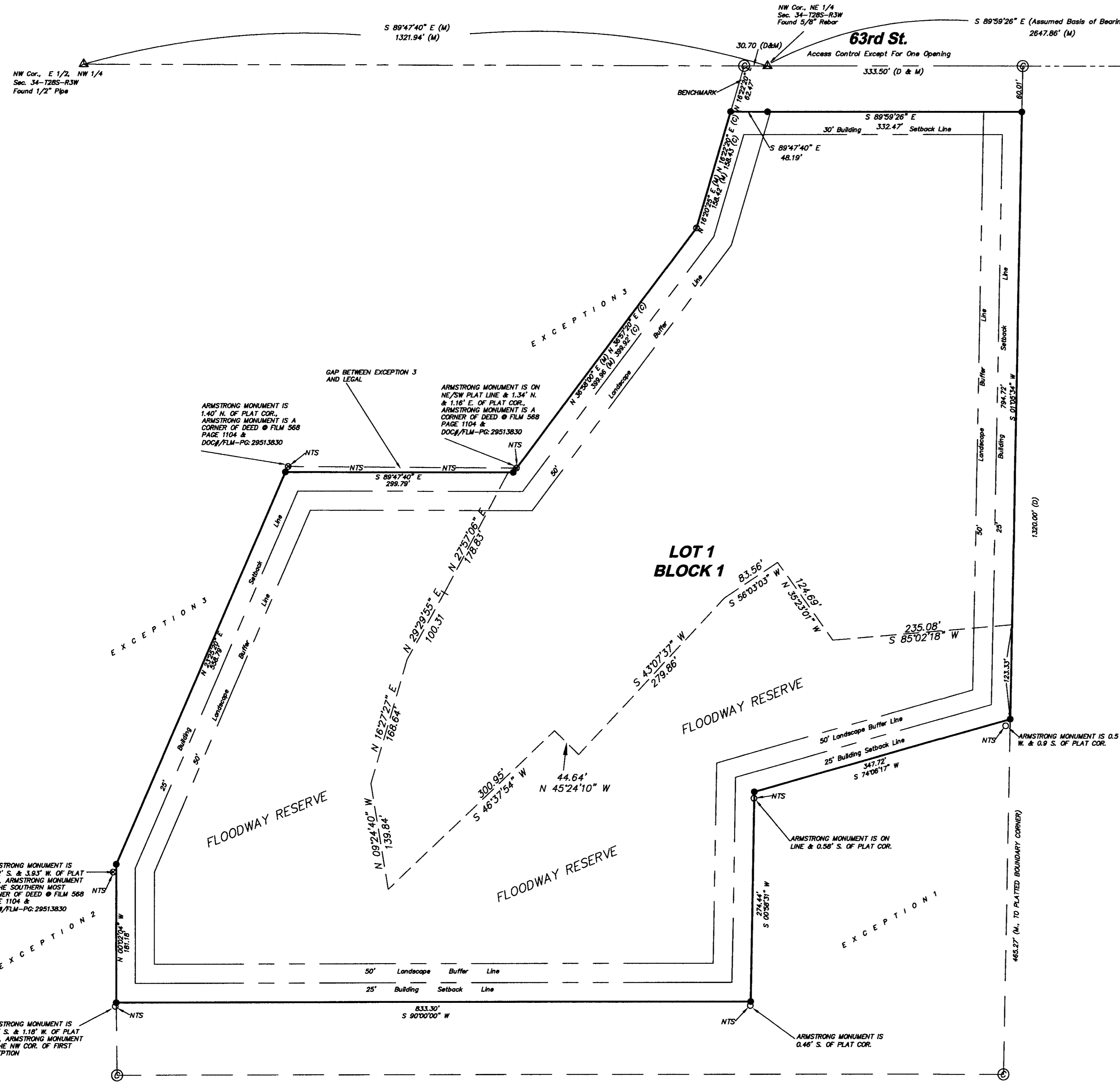
State of Kansas }
County of Sedgwick } SS

BE IT REMEMBERED, that on this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bobby R. Stroupe and Kimberly Stroupe, 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: _____



LEGEND:

- = SET 1/2" REBAR WITH CLS #1340 CAP
- = FOUND 1/2" REBAR (ARMSTRONG CAP)
- = CALCULATED
- ⊕ = FOUND 5/8" REBAR (ARMSTRONG CAP)
- ⊕ = FOUND MONUMENT AS NOTED
- ⊙ = CALCULATED POINT
- (M) = MEASURED OR CALCULATED FROM MEASUREMENT
- (D) = DISTANCE PER DEED
- (C) = CALCULATED
- (NTS) = NOT TO SCALE

MINIMUM PAD BENCHMARK

NEW STRUCTURES BUILT AFTER MARCH 31, 2015 SHALL MEET A MINIMUM PAD ELEVATION OF 1314.0' (NAVD88)

"SQUARE CUT" @ EAST END OF SE RETAINING WALL OF BRIDGE ELEVATION = 1312.62' (NAVD88)

SCALE: 1" = 80'

