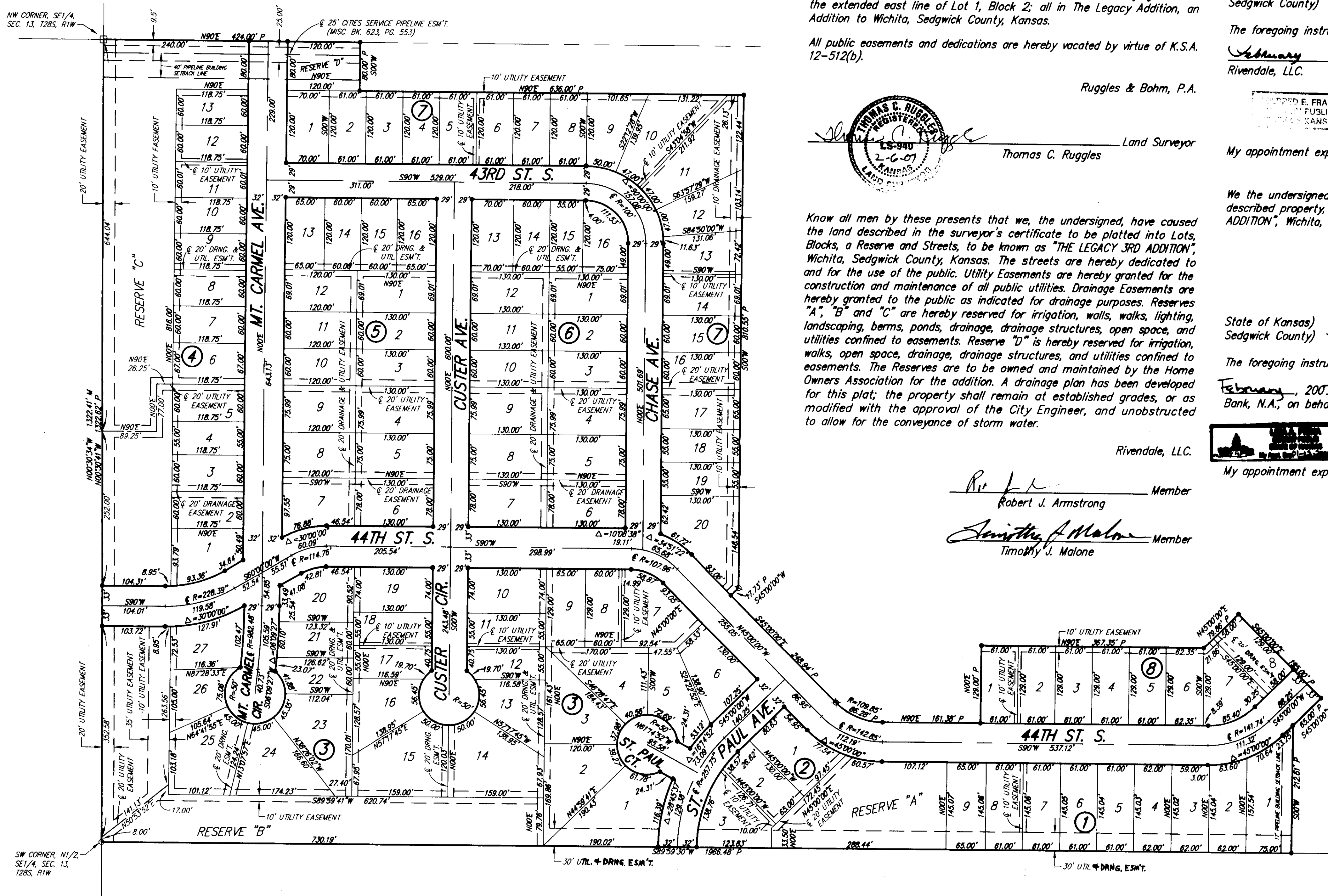


2-21-07  
 Feb 2006-103

# THE LEGACY 3RD ADDITION

A replat of part of The Legacy Addition,  
 Wichita, Sedgwick County, Kansas



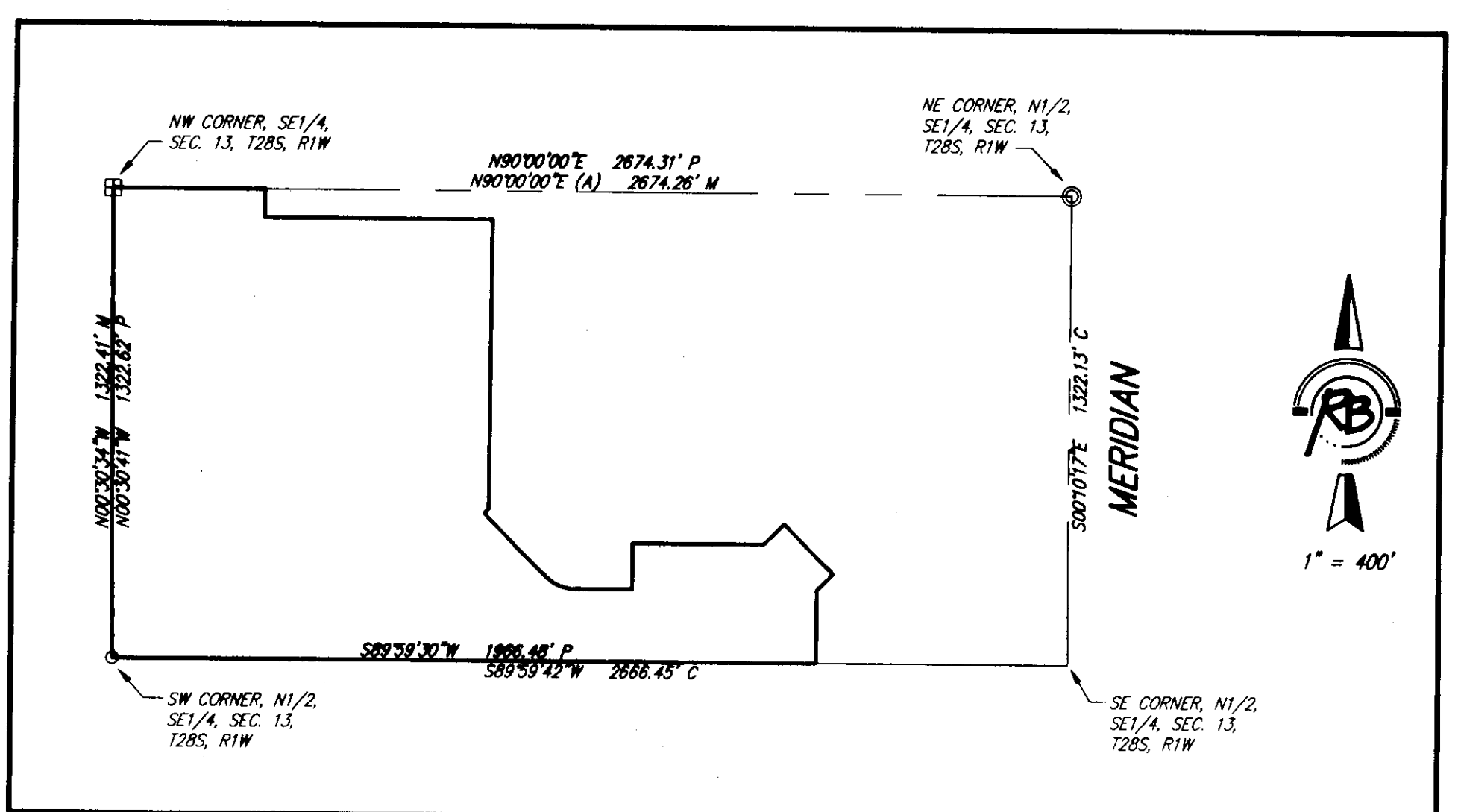
BUILDING SETBACKS PER ZONING REGULATIONS

BENCH MARK: CITY OF WICHITA BENCH MARK AT MERIDIAN AND 43RD STREET SOUTH, 44 FEET NORTH AND 30 FEET EAST OF THE W.E. CORNER OF THE SE1/4 OF SECTION 13, T28S, R1W OF THE 6TH P.M. ELEV = 1280.80 M.S.L.

ON-SITE BENCH MARK: CHISELED SQUARE ON THE TOP OF CURB ON THE EAST SIDE OF ST. PAUL, NORTH OF 44TH ST. S., 7 1/2 SOUTH OF CONCRETE DRIVE OF HOUSE #4498 39' EAST, SOUTHEAST OF FIRE HYDRANT 7' SOUTHWEST OF WATER METER ELEV = 1280.40 M.S.L.

- (A) = Assumed  
 C = Calculated  
 M = Measured  
 P = Platted (The Legacy Addition)
- SURVEY MARKER LEGEND**
- ..... 1/2" CAPPED IRON PIPE OVER STONE (FOUND)
  - ⊗ ..... 1/2" REBAR W/MEC CAP (FOUND)
  - ⊗ ..... 1/2" REBAR W/BLS CLS#108 CAP (FOUND)
  - ⊗ ..... 3/4" IRON PIPE IN THIMBLE (FOUND)
  - ⊗ ..... 1/2" REBAR W/MEC CAP OVER STONE (FOUND)
  - ..... 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
1	9	1280
2	1-3	1280
3	25-27	1282
4	1-13	1282
8	1-8	1281



State of Kansas)  
 Sedgwick County) SS

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 "THE LEGACY 3RD ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 3; Lots 1, 2, 3 and 4, Block 4; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5; Lots 1, 2, 3, 4, 5, 6 and 7, Block 7; and Reserves A, E, F and that part of Reserve B lying west of the extended east line of Lot 1, Block 2; all in The Legacy Addition, an Addition to Wichita, Sedgwick County, Kansas.

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

Ruggles & Bohm, P.A.

*Thomas C. Ruggles*  
 Thomas C. Ruggles Land Surveyor

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, Blocks, a Reserve and Streets, to be known as "THE LEGACY 3RD ADDITION", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserves "A", "B" and "C" are hereby reserved for irrigation, walls, walks, lighting, landscaping, berms, ponds, drainage, drainage structures, open space, and utilities confined to easements. Reserve "D" is hereby reserved for irrigation, walks, open space, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Rivendale, LLC.

*Robert J. Armstrong* Member  
*Timothy J. Malone* Member

State of Kansas)  
 Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9<sup>th</sup> day of February, 2007, by Robert J. Armstrong, Member, on behalf of Rivendale, LLC.

*Mildred E. Franz* Notary Public  
 Mildred E. Franz

My appointment expires 02-13-2007

State of Kansas)  
 Sedgwick County) SS

The foregoing instrument acknowledged before me, this 1<sup>st</sup> day of February, 2007, by Timothy J. Malone, Member, on behalf of Rivendale, LLC.

*Mildred E. Franz* Notary Public  
 Mildred E. Franz

My appointment expires 02-13-2007

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "THE LEGACY 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank, N.A.

*Brian Hudson* Vice President

State of Kansas)  
 Sedgwick County) SS

The foregoing instrument acknowledged before me this 13<sup>th</sup> day of February, 2007, by Brian Hudson, Vice President of Legacy Bank, N.A., on behalf of the Bank.

*Brian Hudson* Notary Public

My appointment expires 01-12-2009

This plat of "THE LEGACY 3RD ADDITION", 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 \_\_\_, 200\_\_

Wichita-Sedgwick County Metropolitan Area Planning Commission

*Darrell A. Downing* 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 200\_\_

At the Direction of the City Council

*Carlos Mayans* Mayor  
*Karen Sublett* City Clerk

Reviewed in accordance with K.S.A. 17-205 on this 20<sup>th</sup> day of February, 2007

*Tricia L. Romano* Deputy County Surveyor  
 Sedgwick County Kansas

Entered on transfer record this \_\_\_ day of \_\_\_, 200\_\_

*Don Brace* County Clerk

State of Kansas)  
 Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_ day of \_\_\_, 200\_\_, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

*Bill Meek* Register of Deeds  
*Tonya Buckingham* Deputy