

# CONQUEST NORTH SECOND ADDITION

## A Replat of part of Conquest North Addition

### Wichita, Sedgwick County, Kansas

This plat of "CONQUEST NORTH SECOND ADDITION", a Replat of part of Conquest North 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 \_\_\_\_\_, 2006.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
 Chair  
 Harold L. Warner, Jr.  
 \_\_\_\_\_  
 Secretary  
 John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

At the Direction of the City Council  
 \_\_\_\_\_ Mayor  
 Carlos Mayans  
 \_\_\_\_\_ City Clerk  
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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

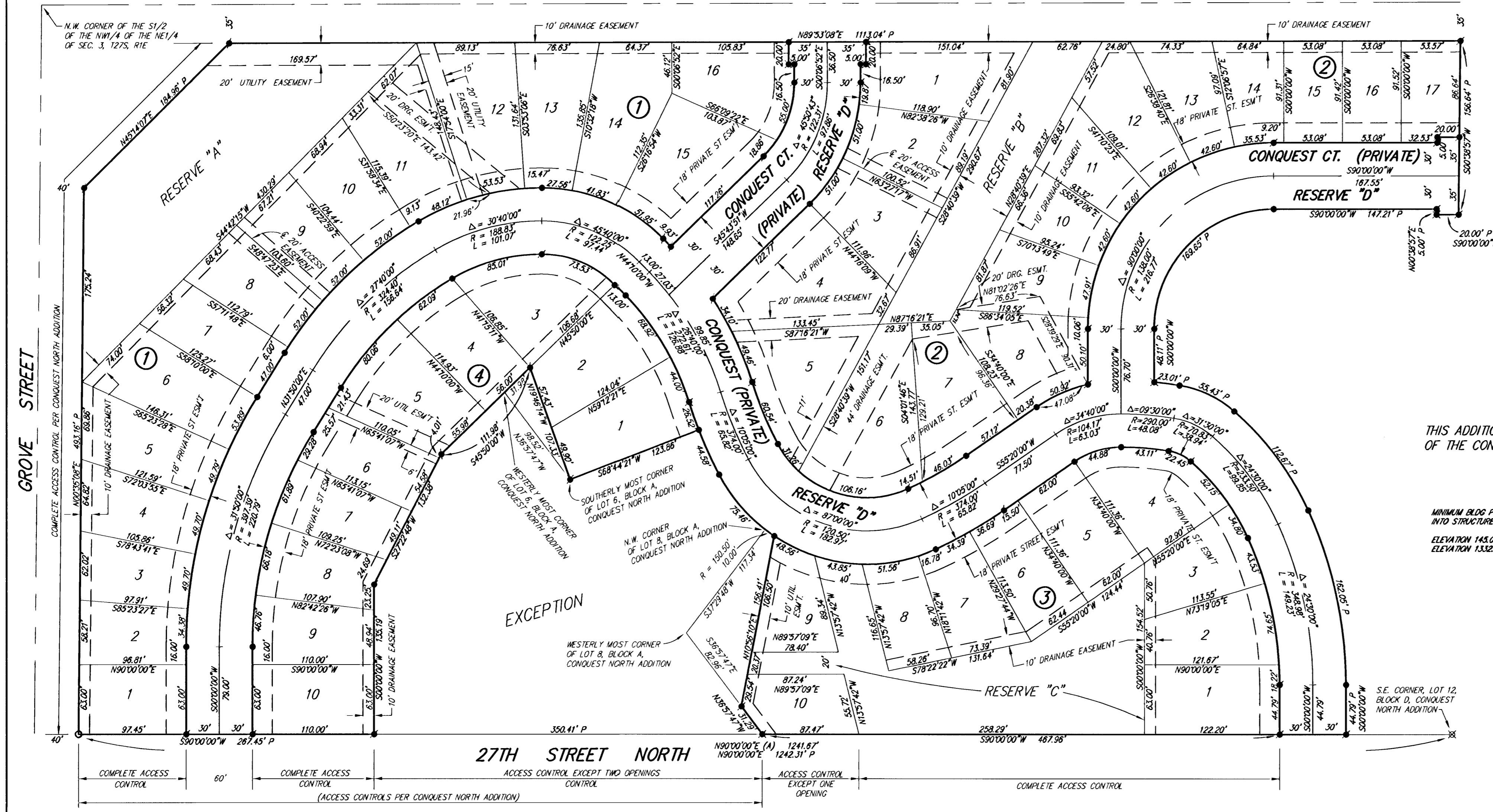
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
 \_\_\_\_\_ County Clerk  
 Don Brace

State of Kansas) SS  
 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 \_\_\_\_\_, 2006, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
 Register of Deeds  
 Bill Meek  
 \_\_\_\_\_ Deputy  
 Tonya Buckingham

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CONQUEST NORTH COMMUNITY UNIT PLAN (DP-24)

MINIMUM BLDG PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURE FOR ALL LOTS:  
 ELEVATION 143.0 CITY DATUM  
 ELEVATION 133.2 MSL



State of Kansas) SS  
 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 "CONQUEST NORTH SECOND ADDITION", a Replat of part of Conquest North Addition, Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:  
 Blocks A, B and C, and Reserves A and B, Conquest North Addition, Wichita, Sedgwick County, Kansas; EXCEPT Lots 1 and 7, Block A; AND EXCEPT that part of Lot 6, Block A, described as beginning at the westerly-most corner thereof; thence N45°00'00"E along the northwesterly line of said Lot 6, 31.98 feet; thence S19°46'14"E, 107.33 feet to the southerly-most corner of said Lot 6; thence N36°57'47"W along the southwesterly line thereof, to the place of beginning; AND EXCEPT that part of Lot 8, Block A, described as beginning at the N.W. corner thereof; thence S37°29'48"W along the northwesterly line of said Lot 8, 117.34 feet to the westerly-most corner thereof; thence S36°57'47"E along the southwesterly line of said Lot 8, 82.96 feet; thence N10°56'10"E, 156.41 feet to a point on the south line of Reserve "B" as platted in said Addition, said point being on a curve to the right having a radius of 150.50 feet and a chord bearing N54°24'25"W; thence northwesterly along said curve, 10.00 feet to the place of beginning.

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

\_\_\_\_\_  
 Land Surveyor  
 Thomas C. Ruggles

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 and Reserves, to be known as "CONQUEST NORTH SECOND ADDITION", a Replat of part of Conquest North Addition, Wichita, Sedgwick County, Kansas. Access Controls, as indicated, are hereby granted to the appropriate governing body. The Reserves shall be owned and maintained by the homeowners association for the Addition. Reserves "A", "B", and "C" are hereby reserved for the purposes of drainage, landscaping, and open space purposes, and for public utilities within easements. Reserve "D" and the private street easements are hereby reserved for private street, parking, sidewalk, public utilities and drainage purposes. The Reserves shall be owned and maintained by the Homeowners Association. The Access Easements are hereby granted to the Homeowners Association for maintenance access to the Reserves. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage and storm sewer purposes. A drainage plan has been developed for this plat; all easements, reserves and right-of-way 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.

Missouri Partners Inc.  
 \_\_\_\_\_  
 Robert J. Allen, Vice President

ANBW Properties, Inc.  
 \_\_\_\_\_  
 Patrick J. Regan, Jr., President

State of Missouri)  
 Taney County ) SS  
 The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Robert J. Allen, Vice President, on behalf of Missouri Partners Inc.

\_\_\_\_\_  
 Notary Public

My appointment expires \_\_\_\_\_

State of Kansas)  
 Sedgwick County) SS  
 The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Patrick J. Regan, Jr., President, on behalf of ANBW Properties, Inc.

\_\_\_\_\_  
 Notary Public

My appointment expires \_\_\_\_\_



- M = Measured  
 C = Calculated  
 A = Assumed  
 P = Platted (Conquest North Addition)
- SURVEY MARKER LEGEND
- ..... 1/2" IRON PIPE (FOUND)
  - ⊗ ..... 5/8" REBAR (FOUND)
  - ⊗ ..... 1/2" REBAR W/BAUGHMAN CAP (FOUND)
  - ⊗ ..... 5/8" REBAR W/RUGGLES & BOHM CAP (SET)
  - ..... MAG NAIL (SET)
  - ⊗ ..... CHISELED CROSS (SET)

BENCH MARK:  
 CITY STANDARD DISC @ 25TH ST. NO. 4  
 & GROVE: 41° 5' & 21.5' E OF THE CENTER-LINE OF BOTH  
 ELEVATION = 141.85 CITY DATUM  
 ELEVATION = 1329.05 MSL

BENCH MARK:  
 SQUARE CUT ON TOP OF CURB @ 24TH ST. NO. 4 & GROVE: NORTH END OF CURB RETURN @ N.E. COR. OF INTERSECTION  
 ELEVATION = 154.78 CITY DATUM  
 ELEVATION = 1342.16 MSL

