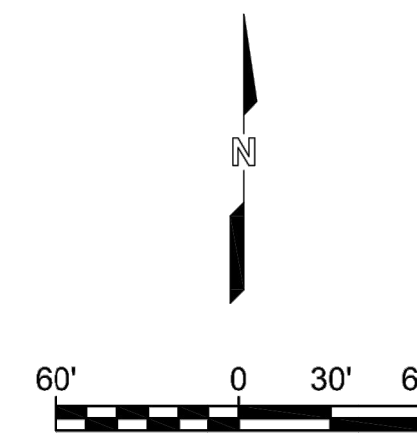


MALLARD ESTATES

Maize, Sedgwick County, Kansas



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

SURVEY MARKER LEGEND

- 1/2" REBAR W/SRB CAP (FOUND - SET SEPTEMBER, 1995)
- 5/8" REBAR W/GSS CAP (FOUND - ORIGIN UNKNOWN)
- 3/4" IRON PIPE W/CO. CAP (FOUND - ORIGIN UNKNOWN)
- 3/4" IRON PIPE IN THIMBLE (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

BENCHMARK #1: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH CURB RETURN AT THE SOUTHEAST CORNER OF FONTANA AND PINE GROVE. ELEVATION = 1361.92 (NAVD88, G18)

BENCHMARK #2: CHISELED SQUARE ON THE TOP OF THE SOUTH END OF A REINFORCED CONCRETE PIPE ON THE EAST SIDE OF 119TH ST. W. AT THE DRIVE ENTRANCE TO THE MAIZE WATER STATION, 35' E. & 114' N. OF THE EAST QUARTER CORNER OF SEC. 36, T26S, R2W. ELEVATION = 1358.21 (NAVD88, G18)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	29, 30, 31, 32, 33 34, 35, 36, 37	1358.5

State of Kansas)
) SS
City of Maize)

This Plat of "MALLARD ESTATES", Maize, Sedgwick County, Kansas, is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____, 2020.

By: _____
Tom Powell, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2020.

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

Entered on transfer record this ____ day of _____, 2020.

County Clerk
Kelly B. Arnold

State of Kansas)
) SS
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 _____, 2020, at ____ o'clock ____ M., and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring



State of Kansas)
) SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "MALLARD ESTATES", Maize, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 26 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the East 30 feet for road.

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

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

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, Reserves and Streets, to be known as "MALLARD ESTATES", Maize, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. A minimum of one 15 foot wide gate will be required into the fenced dog park to allow Every, their successors and/or assigns 24-hour, 365 days per year access for maintaining the transmission lines. Landscaping within Reserve A shall be of low growth species of trees and shrubs with a mature height of not more than 14 feet tall. Reserve "B" is hereby reserved for irrigation, walls, fences, signage, landscaping, lighting, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings is as shown on the accompanying table. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater.

ICT Development, LLC,
a Kansas limited liability company

Co-Managing Member
Kirk J. Richards

Co-Managing Member
Bryan Dean Lagaly

State of Kansas)
) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2020, by Kirk J. Richards and Bryan Dean Lagaly, Co-Managing Members, on behalf of ICT Development, LLC.

Notary Public
Marsha R. Bishop

My appointment expires _____.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "MALLARD ESTATES", Maize, Sedgwick County, Kansas.

Emprise Bank
Senior Vice President
Lori Newell

State of Kansas)
) SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____, 2020, by Lori Newell, Senior Vice President of Emprise Bank, on behalf of the Bank.

Notary Public

My appointment expires _____.

This plat of "MALLARD ESTATES", Maize, Sedgwick County, Kansas, has been submitted to and approved by the Planning Commission, Maize, Kansas.

Dated this ____ day of _____, 2020.

Planning Commission

Chair
Bryan Aubuchon

Secretary
Dennis Downes

This plat approved and all dedications shown hereon accepted by the City Council of the City of Maize, Kansas, this ____ day of _____, 2020.

At the Direction of the City Council

Mayor
Donna Clasen

City Clerk
Jocelyn Reid

