

# THE PADDOCK AT 127TH

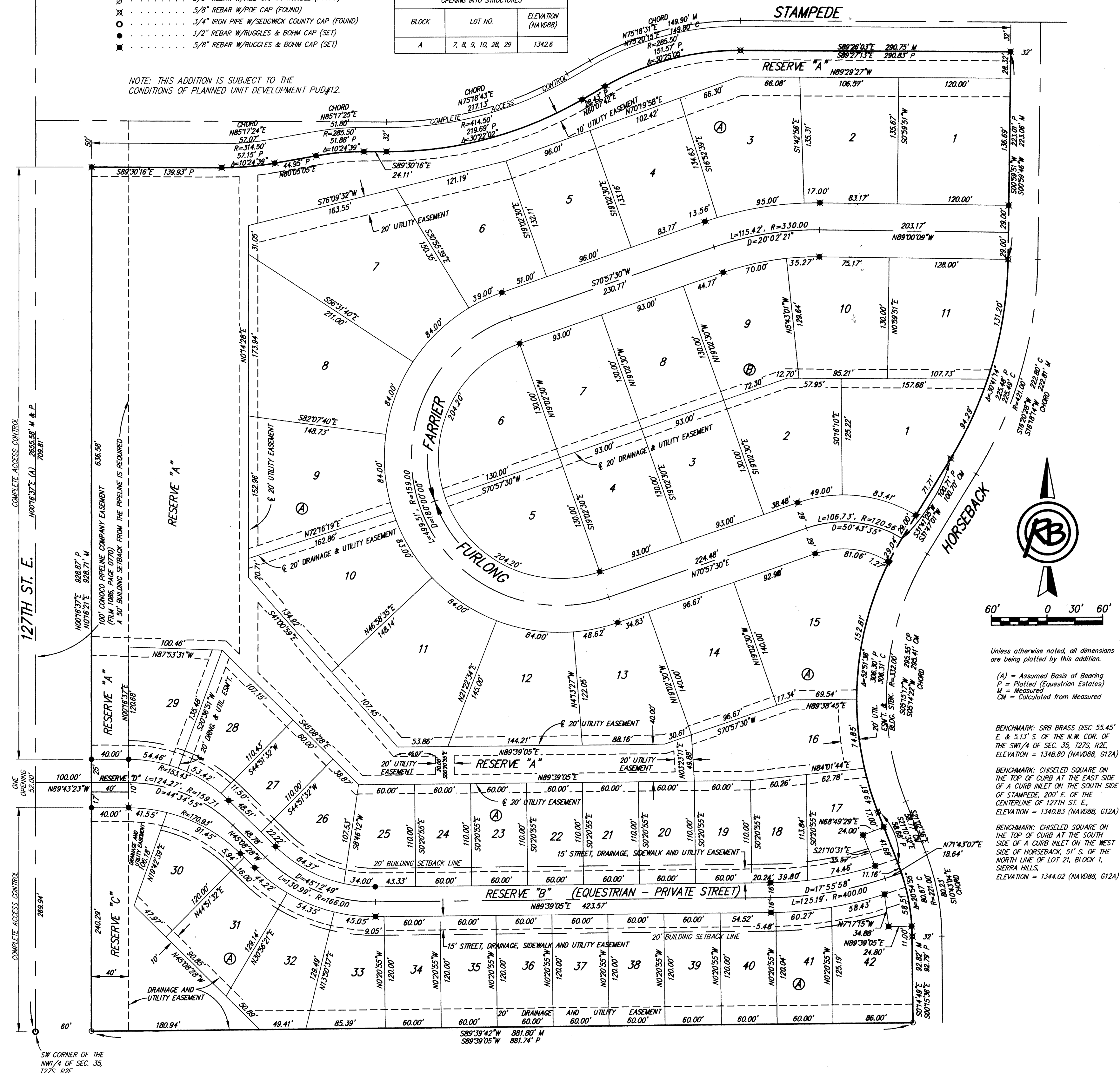
## Wichita, Sedgwick County, Kansas

**SURVEY MARKER LEGEND**

- 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊙ 5/8" REBAR W/R&B CAP IN THIMBLE (FOUND)
- ⊗ 5/8" REBAR W/POE CAP (FOUND)
- ⊕ 3/4" IRON PIPE W/SEDGWICK COUNTY CAP (FOUND)
- ⊖ 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
- ⊗ 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BLOCK	LOT NO.	ELEVATION (NAVD88)
A	7, 8, 9, 10, 28, 29	1342.6

NOTE: THIS ADDITION IS SUBJECT TO THE CONDITIONS OF PLANNED UNIT DEVELOPMENT PUD#12.



State of Kansas)  
SS  
Sedgwick County)

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 PADDOCK AT 127TH", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, Block 5, Equestrian Estates, an addition to Wichita, Kansas, Sedgwick County, Kansas.

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

*William K. Clevenger*  
Land Surveyor  
Ruggles & Bohm, P.A.

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 "THE PADDOCK AT 127TH", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, sidewalk & utility easements are hereby granted as indicated for street, drainage and 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, community buildings, gates, gate equipment, playground equipment, lakes, drainage, drainage structures, and utilities confined to easements. Reserves "B" and "D" are hereby reserved for signage, entry features, irrigation, gates, gate equipment, walks, private streets, and utilities confined to easements. Reserve "C" is hereby reserved for signage, landscaping, irrigation, gates, gate equipment, berms, walks, community buildings, playground equipment, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. A Minimum Pad Elevation for lowest openings has been established for this addition and is shown on the table below. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

The Paddock at 127th, LLC, a Kansas limited liability company  
*Miles Millsbaugh*  
Managing Member

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 30<sup>th</sup> day of December, 2016, by Miles Millsbaugh, Managing Member of The Paddock at 127th, LLC, a Kansas limited liability company, on behalf of the company.

*Sandra L. Bohm*  
Notary Public  
Sandra L. Bohm

My appointment expires October 30, 2019.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "THE PADDOCK AT 127TH", Wichita, Sedgwick County, Kansas.

*Joseph C. Rottinghous*  
President  
Joseph

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 30<sup>th</sup> day of December, 2016, by Joseph C. Rottinghous, President of Conway Bank, on behalf of the Bank.

*Joseph C. Rottinghous*  
Notary Public

My appointment expires October 30, 2019.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "THE PADDOCK AT 127TH", Wichita, Sedgwick County, Kansas.

*John W. McKay, Jr.*  
Managing Member  
John W. McKay, Jr.

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 30<sup>th</sup> day of December, 2016, by John W. McKay, Jr., Managing Member of EED, LLC, on behalf of the corporation.

*Sandra L. Bohm*  
Notary Public

My appointment expires October 30, 2019.

This plat of "THE PADDOCK AT 127TH", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 30<sup>th</sup> day of October, 2016.

*David W. Foster*  
Chair  
*Dale Miller*  
Secretary  
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1<sup>st</sup> day of January, 2017.

At the Direction of the City Council  
*Jeff Longwell*  
Mayor  
*Karen Sublett*  
City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 5<sup>th</sup> day of January, 2017.

*Tracie L. Rabele*  
Deputy County Surveyor  
Tracie L. Rabele, LS #1246

Entered on transfer record on this 5<sup>th</sup> day of February, 2012.

*Billy B. Arnold*  
County Clerk  
Billy 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 1<sup>st</sup> day of MARCH, 2017, at 04:08:13 o'clock P.M., and is duly recorded.

*Tonya Buckingham*  
Register of Deeds  
Tonya Buckingham  
*Judy J. Paget*  
Deputy  
Judy J. Paget

Sedgwick County  
Register of Deeds - Tonya Buckingham  
Doc # F1m-Pg: 29674003  
Recording Fee: \$28.00  
Record #: 20160050  
Pages Recorded: 1  
Authorized: *Joseph C. Rottinghous*  
Date Recorded: 03/01/2017 04:08:43 PM

**RUGGLES BOHM**

DWG FILE: SURVEY BASE  
PROJECT NO. 4722P  
DECEMBER 30, 2016  
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT  
924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621  
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