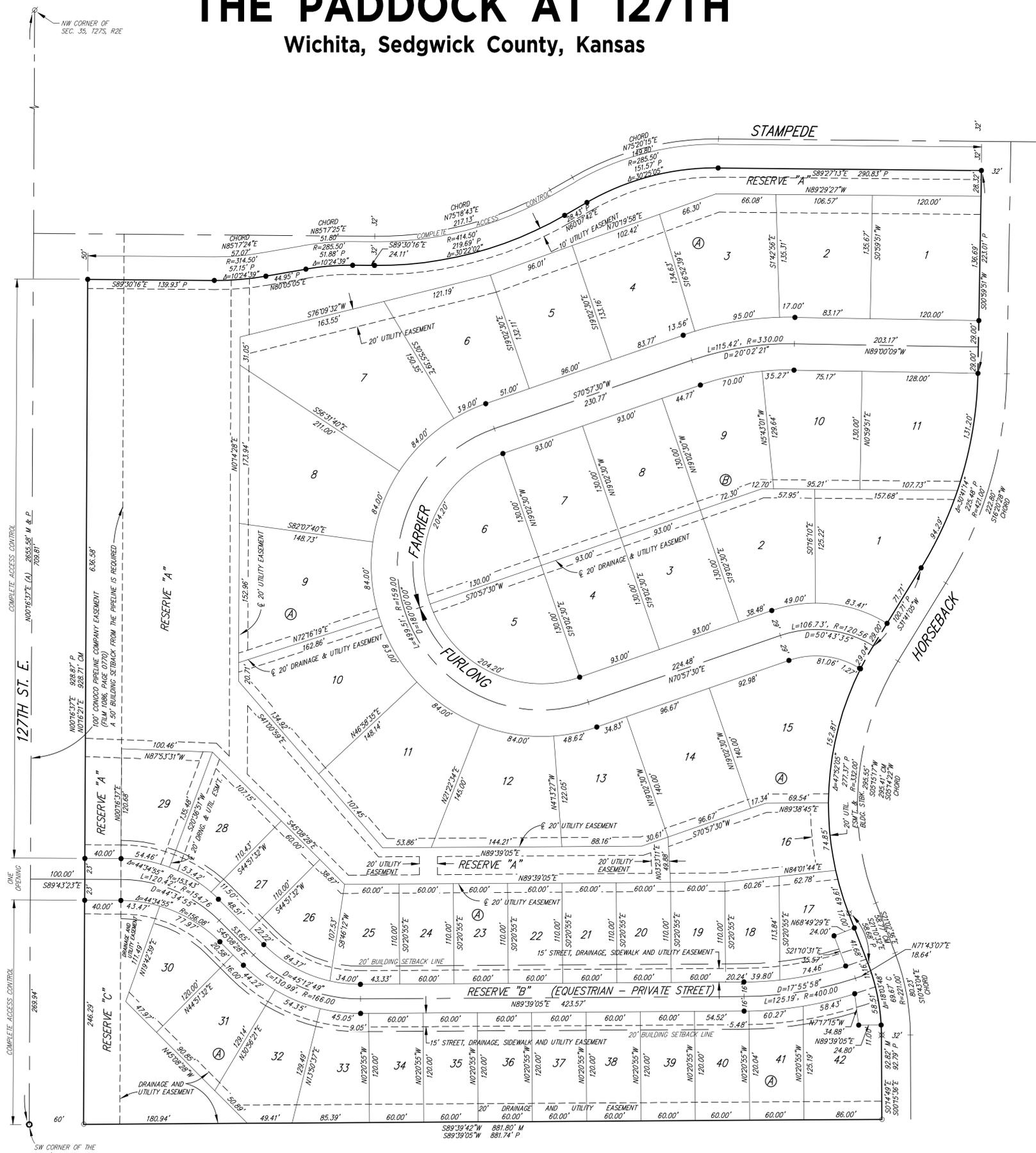


THE PADDOCK AT 127TH

Wichita, Sedgwick County, Kansas



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.

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 ____ day of _____, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Carol Chapman Neugent
Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2016.

Ruggles & Bohm, P.A.

Land Surveyor
William K. Clevenger

Mayor
Jeff Longwell
City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2016.

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

Entered on transfer record this ____ day of _____, 2016.

County Clerk
Kelly B. Arnold

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, sidewalk & utility easements 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, playground equipment, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for signage, entry features, irrigation, gates, walks, private streets, and utilities confined to easements. Reserve "C" is hereby reserved for signage, landscaping, irrigation, 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

Managing Member
Miles Millspaugh

Register of Deeds
Tonya Buckingham
Deputy
Judy J. Paget

State of Kansas)
SS
Sedgwick County)

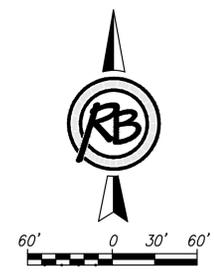
The foregoing instrument acknowledged before me, this ____ day of _____, 2016, by Miles Millspaugh, Managing Member of The Paddock at 127th, LLC, a Kansas limited liability company, on behalf of the company.

Notary Public
Sandra L. Bohm

My appointment expires _____.

BENCHMARK: SRB BRASS DISC 55.45' E. & 5.13' S. OF THE N.W. COR. OF THE SW1/4 OF SEC. 35, 127S, R2E, ELEVATION = 1348.73 (NAVD88, G12A)
BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE EAST SIDE OF A CURB INLET ON THE SOUTH SIDE OF STAMPEDE, 200' E. OF THE CENTERLINE OF 127TH ST. E., ELEVATION = 1340.75 (NAVD88, G12A)
BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH SIDE OF A CURB INLET ON THE WEST SIDE OF HORSEBACK, 51' S. OF THE NORTH LINE OF LOT 21, BLOCK 1, SIERRA HILLS, ELEVATION = 1343.88 (NAVD88, G12A)

- 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 (TO BE SET)



Unless otherwise noted, all dimensions are being platted by this addition.

(A) = Assumed Basis of Bearing
P = Platted (Equestrian Estates)
M = Measured
CM = Calculated from Measured

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

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
A	7, 8, 9, 10, 28, 29	1342.6



DWG FILE: SURVEY BASE PROJECT NO. 4722P SEPTEMBER 23, 2016
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621 WWW.RBKANSAS.COM

One-Step Final Plat Edgemoor Commercial Addition Wichita, Kansas

Part of the SE 1/4, Section 13, Township 27 South, Range 1 East

State of Kansas)
City of Wichita) SS

This plat of Edgemoor Commercial 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 _____, 2016.

Carol Chapman Neugent, Chair

Dale Miller, Secretary

State of Kansas)
City of Wichita) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2016.

At the Direction of the City Council

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Entered on transfer record this _____ day of _____, 2016.

Kelly B. Arnold, County Clerk

State of Kansas)
County of Sedgwick) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2016, at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2016.

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

State of Kansas)
County of Sedgwick) SS

I, Joanne D. Swanland, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 14th day of July, 2016 and the accompanying one-step final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

Beginning at a point 650 feet South and 30 feet East of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East along the South line of the tract taken under condemnation by the Board of Education of the City of Wichita, Kansas, a distance of 326 feet; thence South, parallel to the West line of said Southeast Quarter, a distance of 330 feet; thence West, parallel to the South line of said Southeast Quarter, a distance of 326 feet more or less, to a point 30 feet East of the West line of said Southeast Quarter; thence North, on a line 30 feet East of and parallel to the West line of said Southeast Quarter, a distance of 330 feet, to the point of beginning

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.

Joanne D. Swanland, L.S. #1652

State of Kansas)
County of Sedgwick) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block, to be known as Edgemoor Commercial Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: _____ date _____
Gary Oborny, Managing Member
ECD, LLC, A Kansas Limited Liability Co.

State of Kansas)
County of Sedgwick)

This instrument was acknowledged before me on this _____ day of _____, 2016, by Gary Oborny, Managing Member, ECD, LLC, A Kansas Limited Liability Co.

Notary Public

My Commission Expires: _____

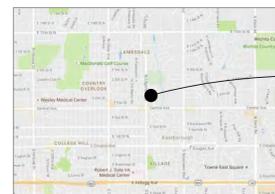
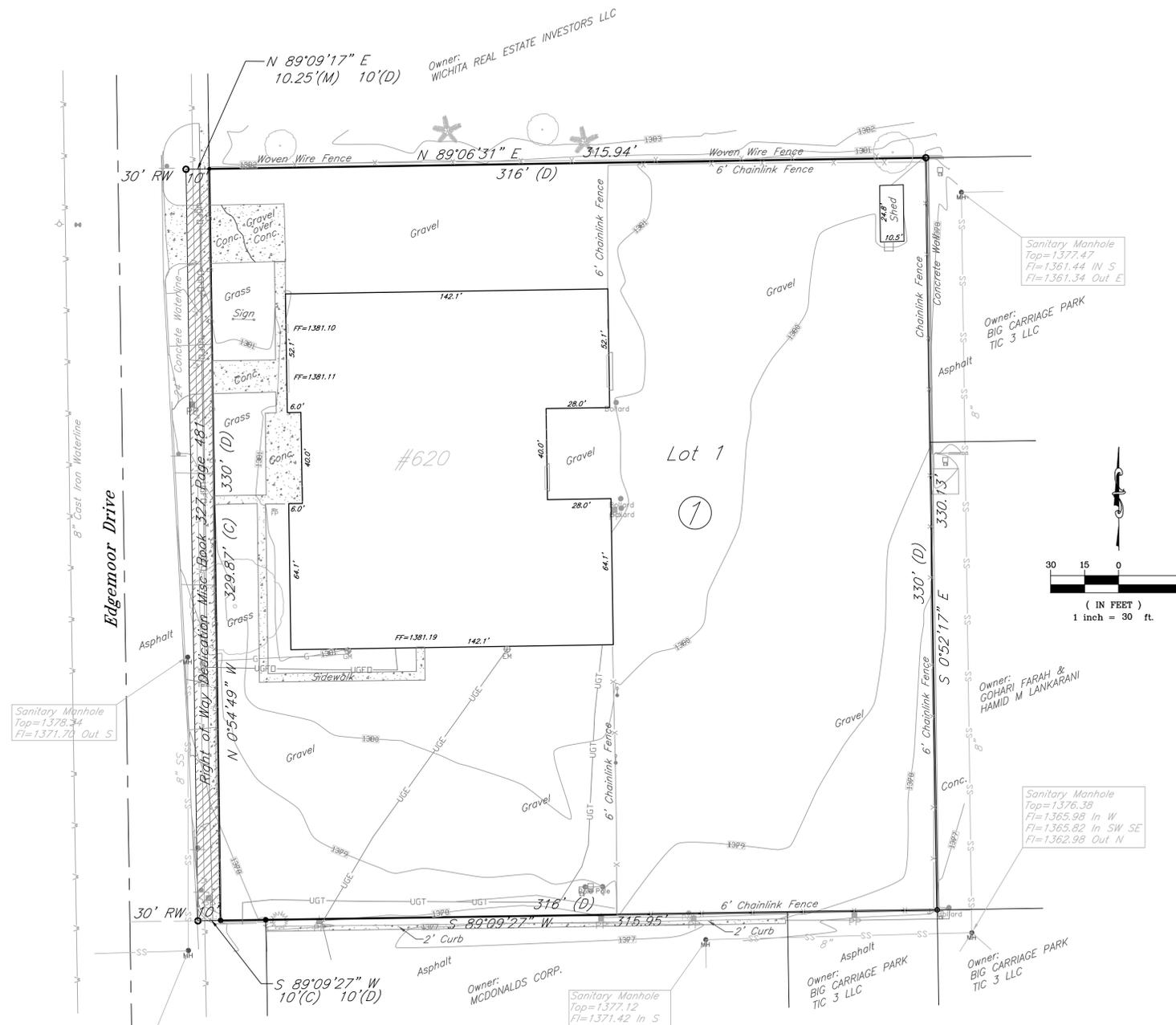
16127\ONE-STEP FINAL PLAT.dwg

Prepared: 9-9-16



KEMILLER
ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242



VICINITY MAP

LEGEND	
	Benchmark
	Manhole
	Electric Box
	Gas Meter
	Light Pole
	Water Valve
	Fire Hydrant
	Underground Fiber Optic
	Gas Line
	Underground Electric
	D Deeded
	M Measured
	5/8" Rebar (found) CFS
	5/8" Rebar (found)
	5/8" Rebar (found) LS 1204 TS
	3/4" Iron Pipe (found) LS 1204 TS
	1/2" Iron Pipe in Thimble (found)
	5/8" Rebar (set) KEMPA CLS 157

Central Avenue
SW Corner of the Southeast Quarter Sec. 13, T27S, R1E

Benchmark
Top of rebar marking the southwest property corner. Elevation=1376.28 NAVD 88