

Lot & Blk	Elevation NAVD88
Lot 1, Blk A	1392.5
Lot 2, Blk A	1391.7
Lot 1, Blk B	1389.0
Lot 2, Blk B	1388.0
Lot 3, Blk B	1386.0

- Lot 1, Blk A
229,308.83 Sq. Ft.
5.26 Acres
- Lot 2, Blk A
196,875.00 Sq. Ft.
4.52 Acres
- Lot 1, Blk B
196,875.00 Sq. Ft.
4.52 Acres
- Lot 2, Blk B
196,875.00 Sq. Ft.
4.52 Acres
- Lot 3, Blk B
197,864.09 Sq. Ft.
4.54 Acres

OWNER:
Charles C. Winter Living Trust dated May 10, 2000
Charles C. Winter and Margaret J. Winter CO-Trustees
5310 Tenpoint
Andale, KS 67001

Ph: 316-444-2430

ZONING:
RR-Rural Residential

CONTROL NUMBER:
313622

GROSS SIZE:
1,171,182.14 Sq. Ft.
26.89 Acres

MINIMUM LOT SIZE:
196,875.00 Sq. Ft.
4.52 Acres

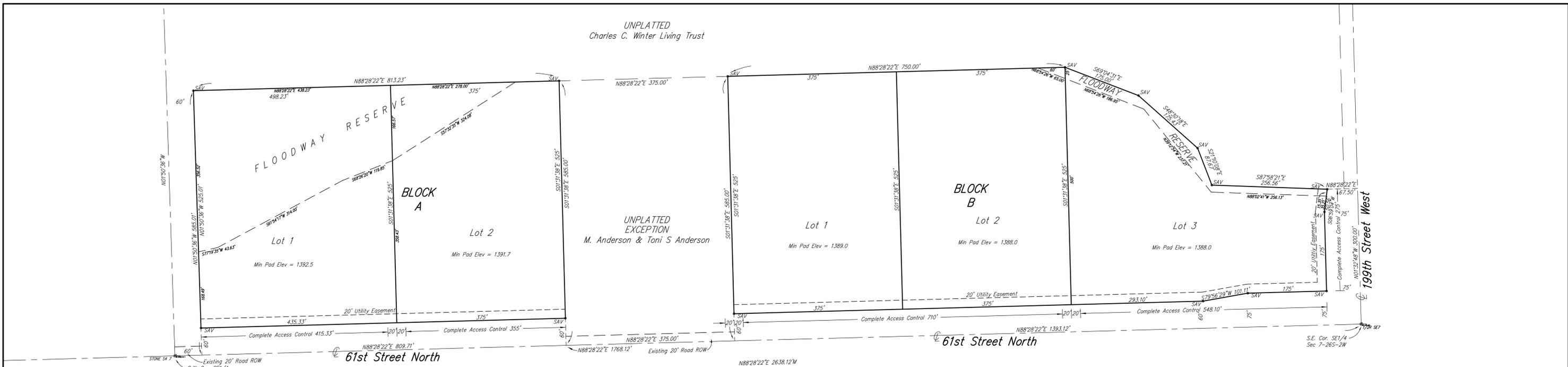
DESCRIPTION:

Parcel 1:
That part of the SE1/4 of Sec. 7, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as Commencing at the S.E. Corner of said SE1/4; thence S88°28'22"W, along the South line of said SE1/4, 1768.12 feet to the Point of Beginning; thence S88°28'22"W, along the South line of said SE1/4, 809.71 feet to a point 60.00 feet East of the S.W. Corner of said SE1/4; thence N01°50'36"W, parallel with the West line of said SE1/4, 585.01 feet; thence N88°28'22"E, 813.23 feet; thence S01°31'38"E, 585.00 feet to the Point of Beginning. The Bearings and Measurements are based on the State Plane Coordinate System NAD83.

Parcel 2:
That part of the SE1/4 of Sec. 7, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as Beginning at the S.E. Corner of said SE1/4; thence S88°28'22"W, along the South line of said SE1/4, 1393.12 feet; thence N01°31'28"W, 585.00 feet; thence N88°28'22"E, 750.00 feet; thence S69°04'31"E, 175.00 feet; thence S48°30'18"E, 175.43 feet; thence S21°10'08"E, 87.67 feet; thence S87°58'21"E, 256.56 feet to a point 67.50 feet West of the East line of said SE1/4; thence N88°28'22"E, 67.50 feet to the East line of said SE1/4; thence S01°33'48"E, along the East line of said SE1/4, 300.00 feet to the Point of Beginning. The Bearings and Measurements are based on the State Plane Coordinate System NAD83.

Preliminary Plat C & M Winter Addition Sedgwick County, Kansas

BENCHMARK:
Sedgwick County Reference
Stations State Plane Coordinate
System NAD 83.



State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "C & M WINTER ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel 1:
That part of the SE1/4 of Sec. 7, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as Commencing at the S.E. Corner of said SE1/4; thence S88°28'22"W, along the South line of said SE1/4, 1768.12 feet to the Point of Beginning; thence S88°28'22"W, along the South line of said SE1/4, 809.71 feet to a point 60.00 feet East of the S.W. Corner of said SE1/4; thence N01°50'36"W, parallel with the West line of said SE1/4, 585.01 feet; thence N88°28'22"E, 813.23 feet; thence S01°31'38"E, 585.00 feet to the Point of Beginning. The Bearings and Measurements are based on the State Plane Coordinate System NAD83.

Parcel 2:
That part of the SE1/4 of Sec. 7, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as Beginning at the S.E. Corner of said SE1/4; thence S88°28'22"W, along the South line of said SE1/4, 1393.12 feet; thence N01°31'28"W, 585.00 feet; thence N88°28'22"E, 750.00 feet; thence S69°04'31"E, 175.00 feet; thence S48°30'18"E, 175.43 feet; thence S21°10'08"E, 87.67 feet; thence S87°58'21"E, 256.56 feet to a point 67.50 feet West of the East line of said SE1/4; thence N88°28'22"E, 67.50 feet to the East line of said SE1/4; thence S01°33'48"E, along the East line of said SE1/4, 300.00 feet to the Point of Beginning. The Bearings and Measurements are based on the State Plane Coordinate System NAD83.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date: _____
Savoy Company, P.A.
Mark A. Savoy PS #788

State of Kansas) SS
Sedgwick County)
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2016.

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

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "C & M WINTER ADDITION" Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated 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 Floodway Reserves are hereby reserved for floodway reserve purposes and shall be the responsibility of each Lot owner of "C & M WINTER ADDITION", until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said Floodway Reserves. There shall not be any fill, change of grade, creation of channel, or any other work carried on in said Floodway Reserves without the permission of the Engineer for the appropriate governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Access control is hereby granted to the appropriate governing body as indicated on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Charles C. Winter Living Trust dated May 10, 2000

_____ Co-Trustee
Charles C. Winter
_____ Co-Trustee
Margaret J. Winter

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged before me, this _____ day of _____, 2016, by Charles C. Winter and Margaret J. Winter Co-Trustees, of the Charles C. Winter Living Trust, dated May 10, 2000, on behalf of the Trust.

My App't. Exp _____
Notary Public

This plat of "C & M WINTER ADDITION", 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, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day _____ of _____, 2016.

_____ Chairman
James H. Howell, Fifth District
_____ County Clerk
Kelly B. Arnold

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

_____ 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 _____, 2016, at _____ o'clock _____ M. and is duly recorded.

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

C & M WINTER ADDITION

Sedgwick County, Kansas



1" = 100'
LEGEND:
M = Measured

- 1/2"r 1/2" REBAR (FOUND)
- 3/4"r/stn 3/4" IRON PIPE OVER STONE (FOUND)
- SCHMIDT/STN 1/2" REBAR W/BENCHMARK CAP OVER STONE (FOUND)
- CAB 1/2" REBAR W/CARLSON-BAUGHMAN CAP (FOUND)
- SAV 1/2" REBAR W/SAVOY CAP (SET)
- STN GLO STONE (FOUND)

Minimum Pad Elevation for Lowest Opening	
Lot & Blk	Elevation NAVD88
Lot 1, Blk A	1392.5
Lot 2, Blk A	1391.7
Lot 1, Blk B	1389.0
Lot 2, Blk B	1388.0
Lot 3, Blk B	1386.0

Preliminary Plat KANSAS HYDROGRAPHICS ADDITION

Sedgwick County, Kansas

LEGAL DESCRIPTION:
That part of the Northeast Quarter of Section 24, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; described as commencing at the Northeast corner of said NE/4; thence S 88°51'47" W along the North line of said NE/4, 1035.72 feet to a point 1632.75 feet East of the Northwest corner of said NE/4, said point being the Northeast corner of a tract of land recorded at Film 385, Page 1627, and Film 385, Page 1630; and said point being the point of beginning; thence S 12°13'47" W along the Easterly line of said tract of land to a point of intersection with the Northwesterly right-of-way line of 47th Street South, as established by right-of-way agreements recorded in Misc. Book 589, Page 552; Misc. Book 589, Page 554; Misc. Book 589, Page 556; refilled on Film 900, Page 1062; Film 900, Page 1064; and Film 900, Page 1066; thence Northeasterly along said right-of-way to a point of intersection with the North line of said NE/4; thence S 88°51'47" W along the North line of said NE/4 to the point of beginning.

OWNER:
Brent Ottaway
6180 E. 47th St. S.
Derby, KS 67037

Ph. (316) 461-6730

SURVEYOR & ENGINEER:
Ruggles & Bohm P.A.

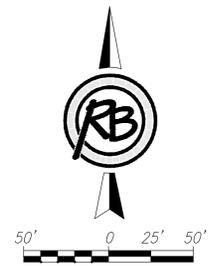
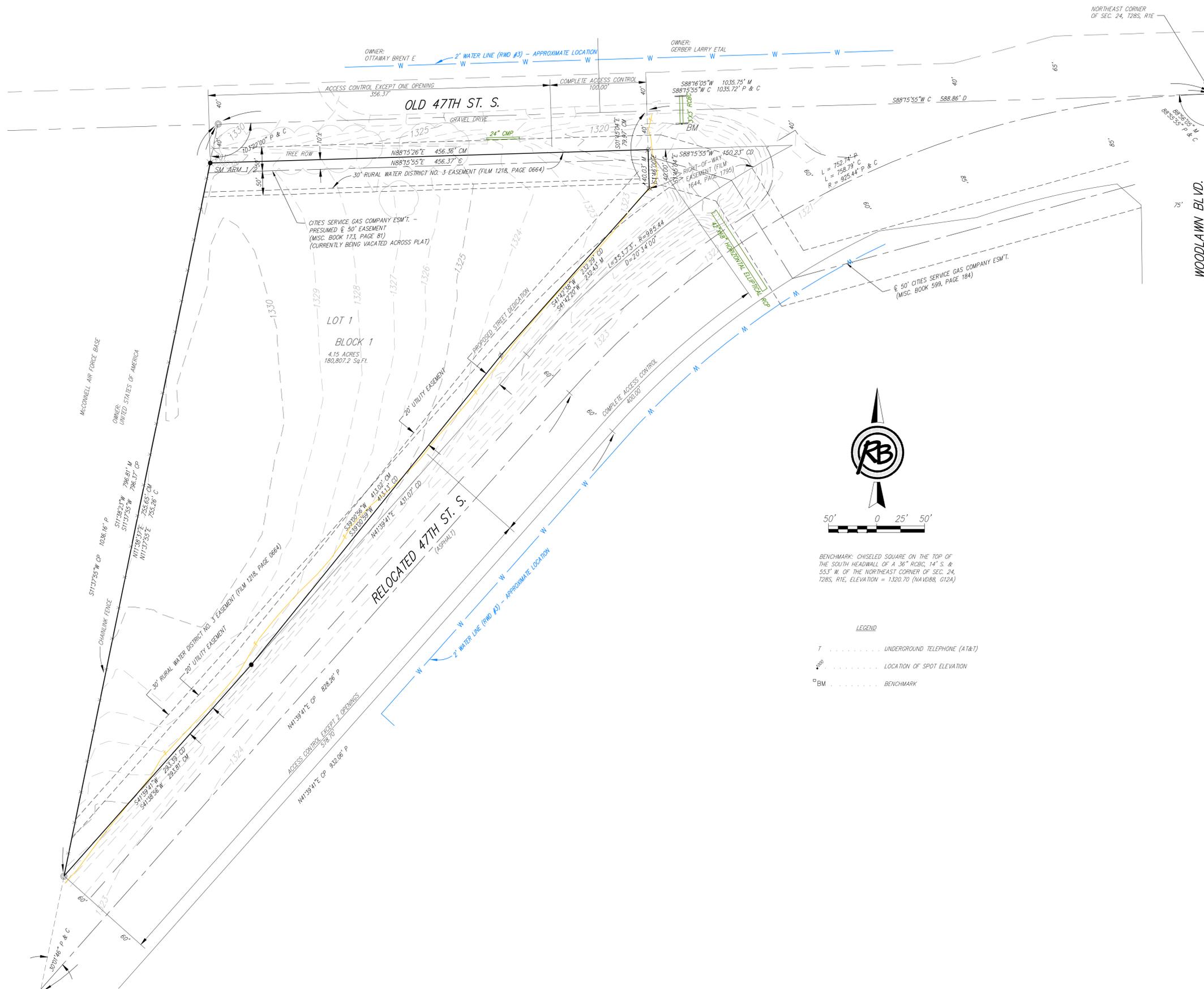
EXISTING ZONING:
Property to the west is the Air Force Base. Property to the south and east is zoned SF-20 (AFBP-0). Subject property and the property to the north are zoned IP-A (AFBP-0). Existing use vacant ground.

PROPOSED ZONING:
SAME

FLOOD ZONE:
According to the FEMA/FIRM Map No. 20173C0510E, effective February 2, 2007; the property shown hereon is located in Zone X

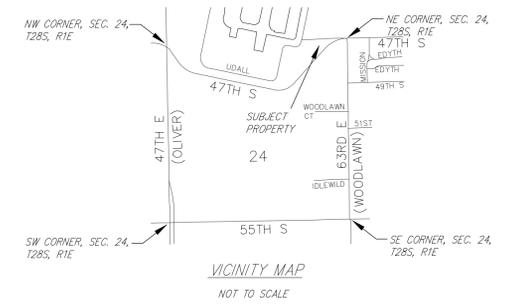
GROSS AREA:
196,397.8 Sq. Ft.±
4.51 Acres±

DATE OF TOPOGRAPHY:
MARCH 1, 2016



BENCHMARK: CHISELED SQUARE ON THE TOP OF THE SOUTH HEADWALL OF A 36" RCBC, 14" S. & 55.3" W. OF THE NORTHEAST CORNER OF SEC. 24, T28S, R1E, ELEVATION = 1320.70 (NAVD88, 0124)

- LEGEND**
- T UNDERGROUND TELEPHONE (AT&T)
 - LOCATION OF SPOT ELEVATION
 - BM BENCHMARK

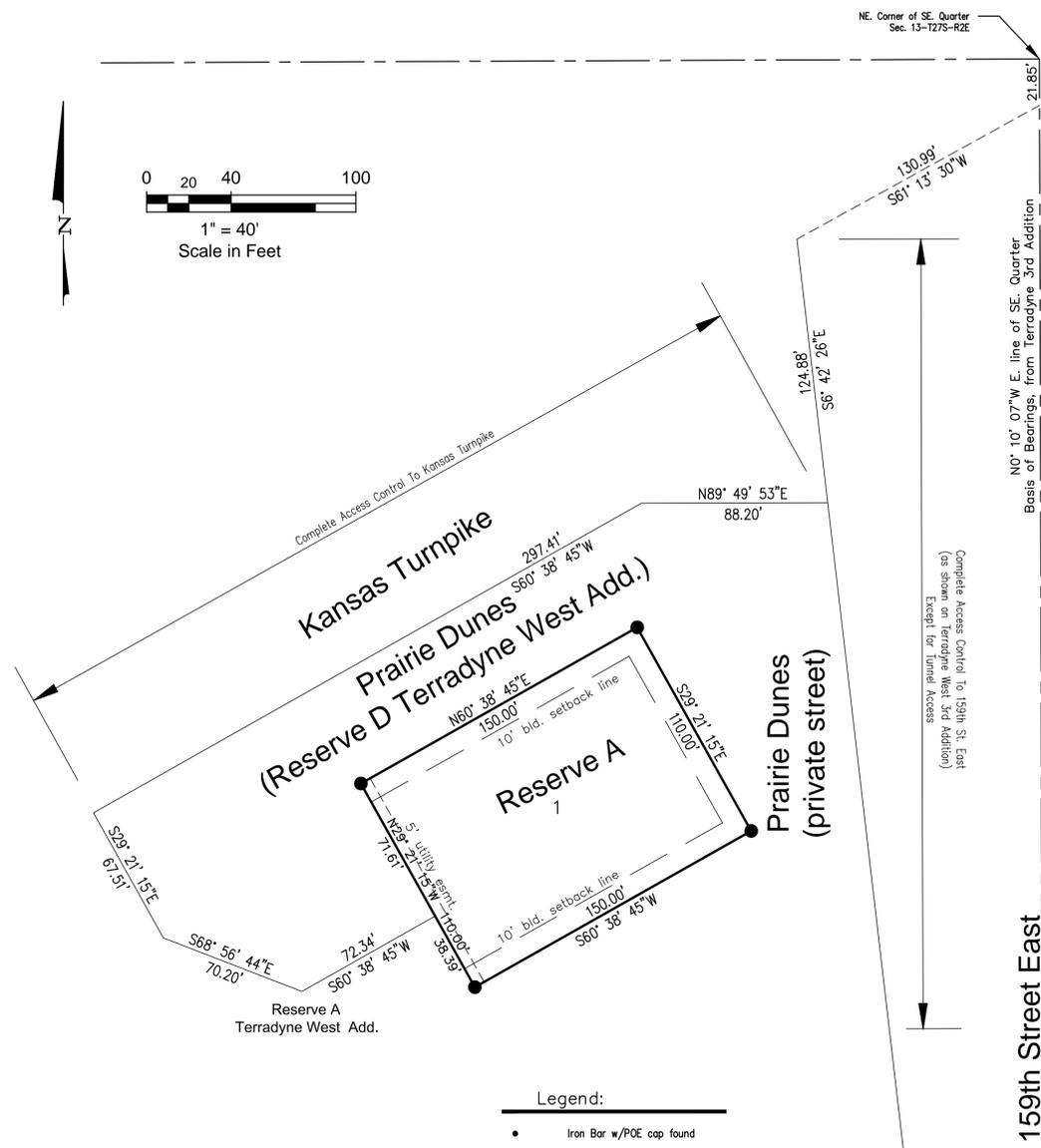


RUGGLES & BOHM
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT
824 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621
WWW.RBKANSAS.COM

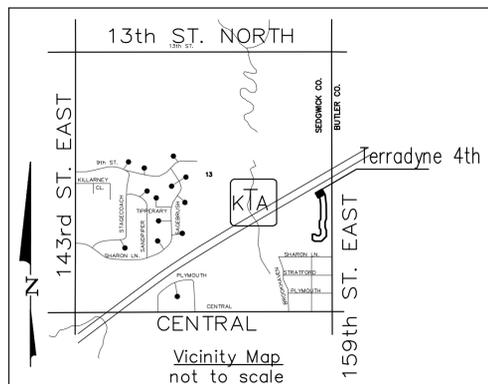
DWG FILE: SURVEY BASE
PROJECT NO. 4700P
APRIL 6, 2016

Final Plat TERRADYNE WEST 4TH SUBDIVISION

A Replat of Part of Terradyne West 3rd Addition an Addition to Wichita, Sedgwick County, Kansas
In the Southeast Quarter of Section 13, Township 27 South, Range 3 East
April, 2015



Legend:
● Iron Bar w/POE cap found



State of Kansas)
Sedgwick County) SS
I, the undersigned Licensed Land Surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Poe & Associates, Inc., have surveyed and platted "TERRADYNE WEST 4TH SUBDIVISION", an Addition to Wichita, Sedgwick County, Kansas, being a re-plat of part of Terradyne West 3rd Addition, an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:
All of Lot 1, Block 3, Terradyne West 3rd Addition, An Addition to Wichita, Sedgwick County, Kansas. Said tract contains 0.38 acres, more or less. Existing public dedications, easements, building setbacks and access controls, if any being vacated by virtue of K.S.A. 12-512b, as amended.

_____, Surveyor
William P. Fox



State of Kansas)
Sedgwick County) SS
Know all men by these presents that I, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Reserve to be known as "TERRADYNE WEST 4TH SUBDIVISION", an Addition to Wichita, Sedgwick County, Kansas. Utility Easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access Control openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards unless otherwise noted. Reserve A is for parking, lighting, landscaping, irrigation, sidewalks, golf course, club house, shelter buildings, training buildings, cart paths, benches, berms, and walls. The maintenance of Reserve A shall be the responsibility of the owner of Reserve A. No signs, private 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. 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. The drainage plan is on file with the City Stormwater Engineer.

Wapenschaw, LLC, a Kansas Limited Liability Company

By: _____
Robert Patton
Managing Member, Wapenschaw, LLC

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, on this ____ day of _____, 2016, by, Robert Patton, Managing Member, Wapenschaw, LLC, a Kansas Limited Liability Company.

_____, Notary Public
My commission expires: _____

KNOW ALL MEN BY THESE PRESENTS: SS
That Marine Investments, LLC, holders of a mortgage on the property described in the surveyor's certificate do hereby consent to this plat of Terradyne West 4th Subdivision.

Robert Patton,
Managing Member, Marine Investments, LLC

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, on this ____ day of _____, 2016, by, Robert Patton, Managing Member, on behalf of Marine Investments, LLC.

_____, Notary Public
My commission expires: _____

This plat of "TERRADYNE WEST 4TH SUBDIVISION", 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

Carol Chapman Neugent, Chairman

ATTEST:

Dale Miller, Secretary

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

_____, Mayor
Jeff Longwell
_____, City Clerk
Karen Sublett

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

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

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

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS
This is to certify that this instrument was filed for record in the office of the Register of Deeds, this ____ day of _____, 2016, at ____ o'clock ____ M: and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

POE & ASSOCIATES
CONSULTING ENGINEERS
544 W. Douglas Wichita, KS 67203
Phone 316/685-4114 FAX 316/685-4444