

LEGAL DESCRIPTION

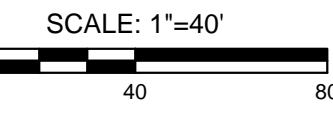
Lots 1, 2, and 3, Block 1, Chapel Hill 2nd Addition to Wichita, Sedgwick County, Kansas.
CONTAINS: 225,493 square feet or 5.18 acres of land, more or less.

NOTES

- LOCATION: Located in east Wichita, east of Greenwich Road, west of K-96 Highway, and north of East 13th Street north in an area of restaurants, hotels, a bowling alley, and a movie theater to the south, a church to the north, and vacant/undeveloped land to the west. Adjacent vacant properties are anticipated to undergo future commercial development and/or parking.
- LOT TOTAL: 4
- EXISTING/PROPOSED USES: Existing - Vacant Land
Proposed - Commercial Land
- ZONING: Existing - "LC" (Limited Commercial)
Proposed - "LC" with CUP
- PLAT AREA: Gross: 225,493 sq. ft. or 5.18 acres ±
- SURVEY DATE: April 12, 2018 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer shall be provided/extended from an existing manhole northwest of plat to serve Lots. Municipal water is provided by an eight inch main on the east side of Chapel Hill Street, an extension is anticipated to serve lots. Easements for sewer to serve Lot 2 shall be provided by separate instrument at the time of development.
- All abutters rights of access to or from East 13th Street over and across the south line of CHAPEL HILL 3RD ADDITION, are hereby granted to the appropriate governing body, provided however one right-in/right-out turn only opening is permitted as per per the Access Management Regulations. Furthermore, the median along East 13th Street is required to be extended to the west most part of right-in/right-out drive. All abutters rights of access to or from Kansas Highway 96 over and across the east line of CHAPEL HILL 3RD ADDITION, are hereby granted to the appropriate governing body.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0379G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP or zoning district.

LEGEND

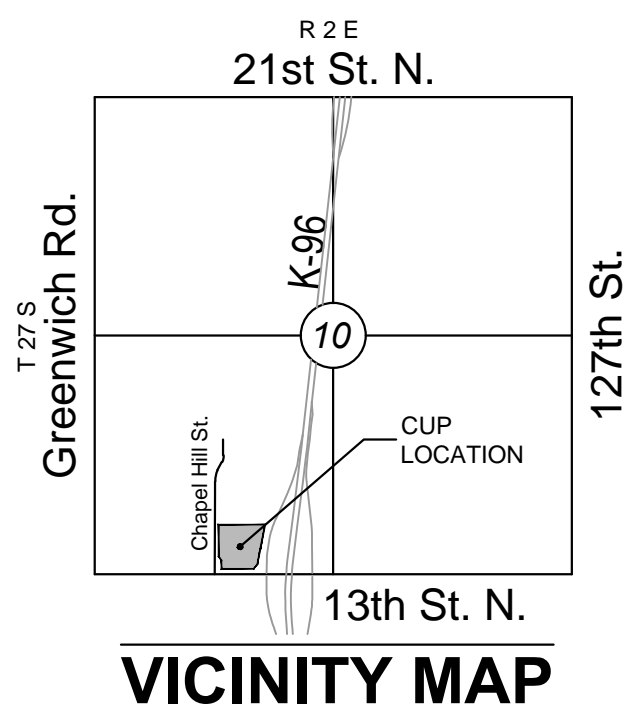
- | | |
|----------------------------------|--|
| FO - Fiber Optics Indicator Sign | - Easement |
| SS - Sanitary Sewer Manhole | - Fence |
| CN - Cleanout | - Storm Sewer Pipe |
| FD - Fire Hydrant | - Water Line |
| WV - Water Valve | - Sanitary Sewer Line |
| WM - Water Meter | - Gas Line |
| BOA - Blow Off Assembly | - Overhead Electric |
| ICV - Irrigation Control Valve | - Underground Telephone |
| SM - Storm Sewer Manhole | Δ - Section Corner |
| I - Inlet | ○ - Found monument (see annotation for type) |
| GI - Grate Inlet | ● - Set 3/4" rebar w/ MKEC CLS 39 id cap |
| SN - Sign | ⊕ - Benchmark |
| PPD - Power Pole and Deadman | (M) - Measured |
| PP - Power Pole | (P) - Platted |
| LP - Light Pole | (CP) - Calculated from Plat |
| ET - Electric Transformer | ① - Lot |
| P - Pole | ② - Block |
| GM - Gas Meter | |
| TR - Telephone Riser | |
| TV - Telephone Vault | |
| CTV - Cable TV Riser | |
| ES - Existing Structure | |



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°05'56"E on the south line of the Southwest Quarter, Section 10, Township 27 South, Range 2 East of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

- BM#100 - Chiseled "+" on top of curb at northwest curb return on north end of median island in Chapel Hill St., north of 13th Street. Elev.=1389.19 NAVD88
- BM#101 - Chiseled "+" on top of west curb of Chapel Hill St., 530' north of centerline of 13th Street. Elev.=1378.65 NAVD88



PRELIMINARY PLAT

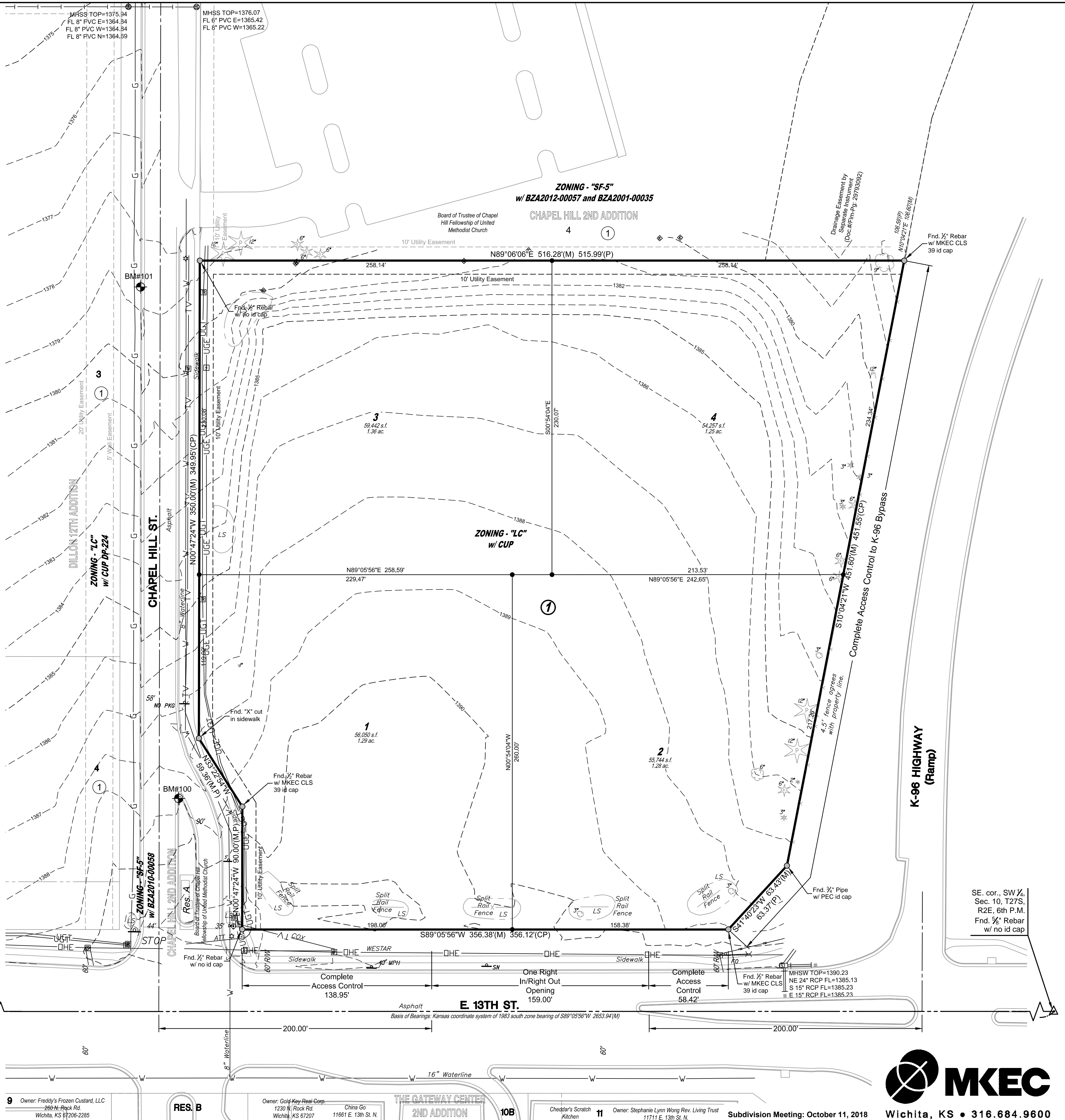
A replat a portion of Chapel Hill 2nd Addition

CHAPEL HILL 3RD ADDITION

OWNER / DEVELOPER:

CH Partners, L.L.C., Attn: Amy J. Liebau 150 N. Main St. Wichita, KS 67202-1900 316.262.6400

SW. cor., SW 1/4, Sec. 10, T27S, R2E, 6th P.M., Fnd. 3/4" Rebar w/ GSS id cap



9 Owner: Freddy's Frozen Custard, LLC 2900 N. Rock Rd. Wichita, KS 67206-2285

Owner: Gold Key Real Corp 1230 N. Rock Rd. Wichita, KS 67207

THE GATEWAY CENTER 2ND ADDITION

10B

Owner: Stephanie Lynn Wong Rev. Living Trust 11711 E. 13th St. N.

Subdivision Meeting: October 11, 2018 Date submitted: September 24, 2018



Chapel Hill 3rd Addition (SUB2018-00020)

CERTIFICATE OF SURVEY

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CHAPEL HILL 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lots 1, 2, and 3, Block 1, Chapel Hill 2nd Addition to Wichita, Sedgwick County, Kansas.
CONTAINS: 225,493 square feet or 5.18 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2018.

James C. McClure, P.S. #1251
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, the same to be known as "CHAPEL HILL 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works and Utilities Department.

All abutters rights of access to or from East 13th Street over and across the south line of CHAPEL HILL 3RD ADDITION," are hereby granted to the appropriate governing body, provided however one right-in/right-out turn only opening is permitted as per per the Access Management Regulations. Furthermore, the median along East 13th Street is required to be extended to the west most part of right-in/right-out drive. All abutters rights of access to or from Kansas Highway 96 over and across the east line of CHAPEL HILL 3RD ADDITION," are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements and rights-of-way shall remain at established grades and unobstructed to allow for the conveyance of stormwater or as modified with the approval of the applicable City or County Engineer.

This plat shall comply with the recitals of the Chapel Hill Community Unit Plan (DP-##) on file at the Wichita-Sedgwick County Planning Department.

CH PARTNERS, L.L.C.,
a Kansas limited liability company

By: Laham Development Company, L.L.C.,
a Kansas limited liability company, Manager

Amy J. Liebau, Corporate Counsel & COO

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ___ day of _____, 2018, by Amy J. Liebau, Corporate Counsel & COO of Laham Development Company, L.L.C., a Kansas limited liability company, as Manager of CH Partners, L.L.C., a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public

My Term Expires: _____

MORTGAGE CERTIFICATE

Fidelity Bank, holder of a mortgage on the above described property, does hereby consent to the "CHAPEL HILL 3RD ADDITION" final plat.

FIDELITY BANK

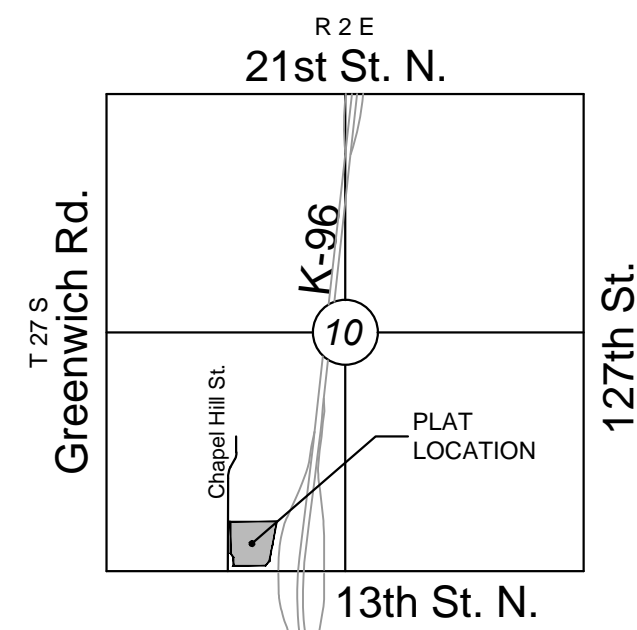
STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of _____, 2018, by _____ of Fidelity Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public

My Term Expires: _____



VICINITY MAP

LEGEND

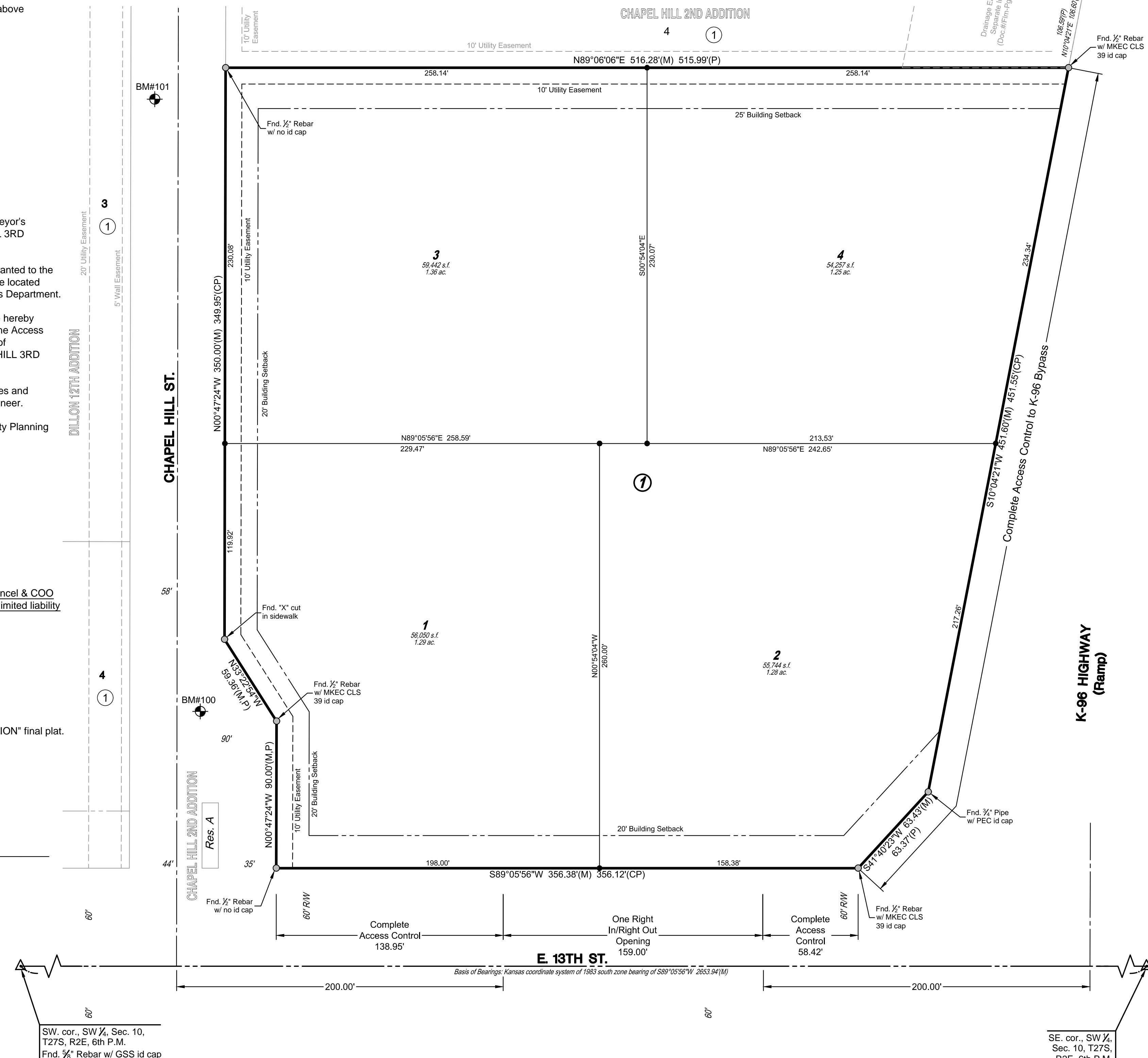
Date of Survey: 4/12/2018

- ▲ = Section Corner Monument Found
- = Found monument (see annotation for type)
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (CP) = Calculated from Plat
- ① = Lot
- ⑦ = Block

FINAL PLAT

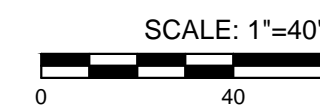
CHAPEL HILL 3RD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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PLANNING COMMISSION CERTIFICATE

This plat of "CHAPEL HILL 3RD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By: _____
Cindy Miles, Chair

Attest: _____

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of _____, 2018.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest: _____

Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2018, at ___ o'clock ___ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest: _____

Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of _____, 2018.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2018.

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



Platted 2018/04/12 10:27:22 AM. Chapel Hill 3rd Addition (SUB2018-00020) 08/13/2018 02:20:11 PM CST