

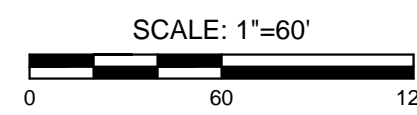
NOTES

- LOCATION: Located in southeast Wichita, east of 127th Street and south of Kellogg Avenue / U.S. 54 and K-96 in an area of single-family housing to the west, south, and east, and proposed commercial to the north of property (currently vacant land). Subject plat is a replat of a portion of Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas.
- LOT TOTAL: 34
- EXISTING/PROPOSED USES: Existing - Vacant land / Single Family Residential
Proposed - Single Family housing
- ZONING: Existing / Proposed - "SF-5" Single Family Residential
- PLAT AREA: Gross: 488,847 sq. ft. or 11.22 acres ±
- SURVEY DATE: July 2018 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer shall be extended from a line that lies on the south of the property. Municipal water shall be provided and extended from existing eighth inch mains along Gilbert Street and Glen Wood Street.
- FLOOD: According to FEMA FIRM Community Unit Panel 2017C0391G, 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. All drainage easements, rights-of-way, 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. Lots 1 - 4 (inclusive), Block 1, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" Table as shown hereon.
- BUILDING SETBACKS: As per zoning district.

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS (inclusive)	BLOCK	ELEVATION NAVD88
1 - 4	1	1326.7

BENCHMARKS

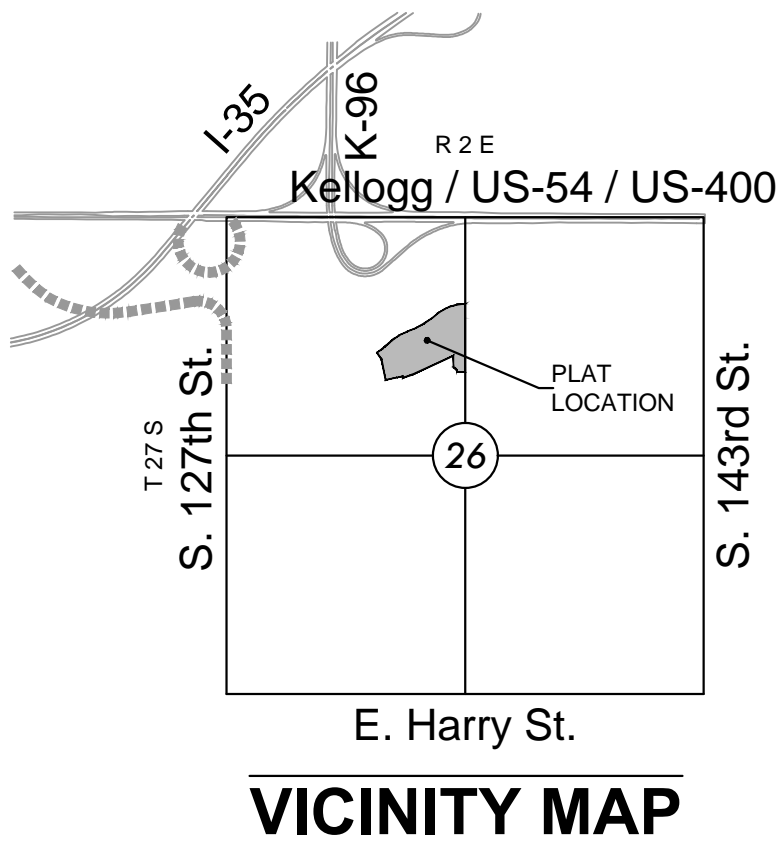
- BM#1 Chiseled square on top of curb between Lots 13 and 14, Block 4, Country Hollow Addition. Elev.=1333.3 NAVD88
- BM#2 Chiseled square on top of curb between Lots 33 and 34, Block 5, Country Hollow Addition. Elev.=1341.01 NAVD88



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°33'33"E on the east line of the Northwest Quarter, Section 26, 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

LEGEND

- FO - Fiber Optics Indicator Sign
- SS - Sanitary Sewer Manhole
- C - Cleanout
- FH - Fire Hydrant
- WV - Water Valve
- WM - Water Meter
- BOA - Blow Off Assembly
- ICV - Irrigation Control Valve
- SM - Storm Sewer Manhole
- I - Inlet
- GI - Grate Inlet
- S - Sign
- G - Gate
- PP - Power Pole and Deadman
- PP - Power Pole
- LP - Light Pole
- ET - Electric Transformer
- P - Pole
- GM - Gas Meter
- TR - Telephone Riser
- TV - Telephone Vault
- TVR - Cable TV Riser
- ES - Existing Structure
- E - Easement
- F - Fence
- SSP - Storm Sewer Pipe
- WL - Water Line
- SSL - Sanitary Sewer Line
- GL - Gas Line
- OE - Overhead Electric
- UT - Underground Telephone
- SC - Section Corner
- FR - Found 3/4" rebar w/ MKEC CLS 39 id. cap
- SR - Set 3/4" rebar w/ MKEC CLS 39 id. cap
- BM - Benchmark
- (M) - Measured
- (P) - Platted
- (CM) - Calculated from Measurement
- Drng. - Drainage
- Util. - Utility
- Esmt. - Easement
- 1 - Lot
- 1 - Block



LEGAL DESCRIPTION

Lots 16, 17, 18, and 19, Block 4, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 32, 40, 41, 42, 43, 44, 45, 46, Block 5, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 6, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 1, 2, 3, 4, and 5, Block 7, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
All of Watson Street, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
All of Gateway Street, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
That portion of Glen Wood Street adjoining and abutting the following: Lots 16, 17, 18, and 19, Block 4, Lot 40, Block 5, Lots 1, 2, and 3, Block 6, all in Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas.
CONTAINS: 488,847 square feet or 11.22 acres more or less.

PRELIMINARY PLAT

A replat of a portion of Country Hollow Addition

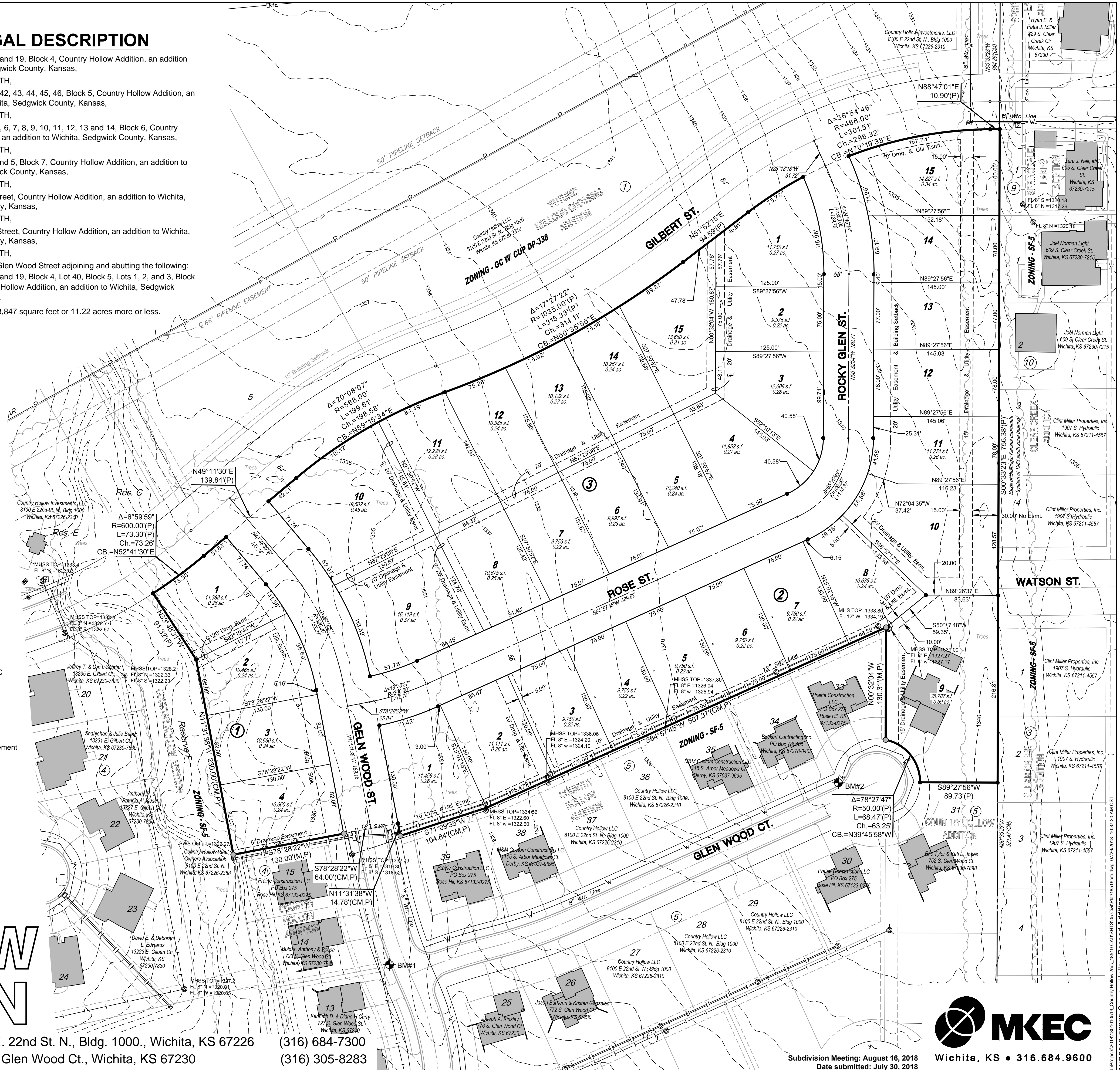
COUNTRY HOLLOW SECOND ADDITION

OWNER / DEVELOPER: Country Hollow, LLC (Ritchie Associates, Inc.) Attn: Kevin Mullen
OWNER: Nicholas A. Wood and Jennifer M. Woods (as to Lot 9, Block 2)

8100 E. 22nd St. N., Bldg. 1000., Wichita, KS 67226
748 S. Glen Wood Ct., Wichita, KS 67230

(316) 684-7300
(316) 305-8283

Subdivision Meeting: August 16, 2018
Date submitted: July 30, 2018

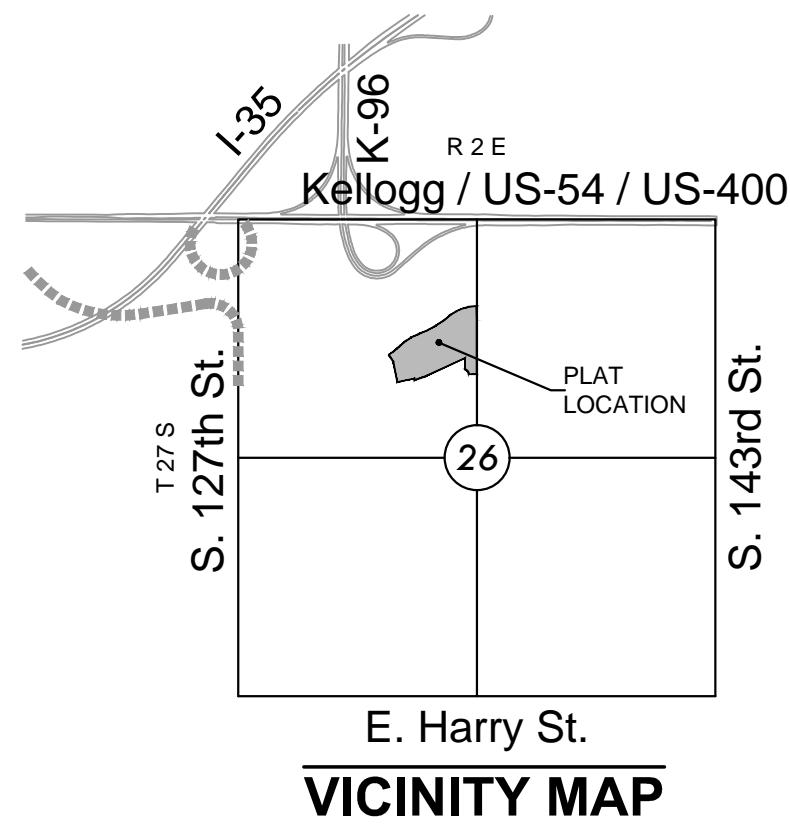


FINAL PLAT

COUNTRY HOLLOW SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

a replat of a portion of Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas



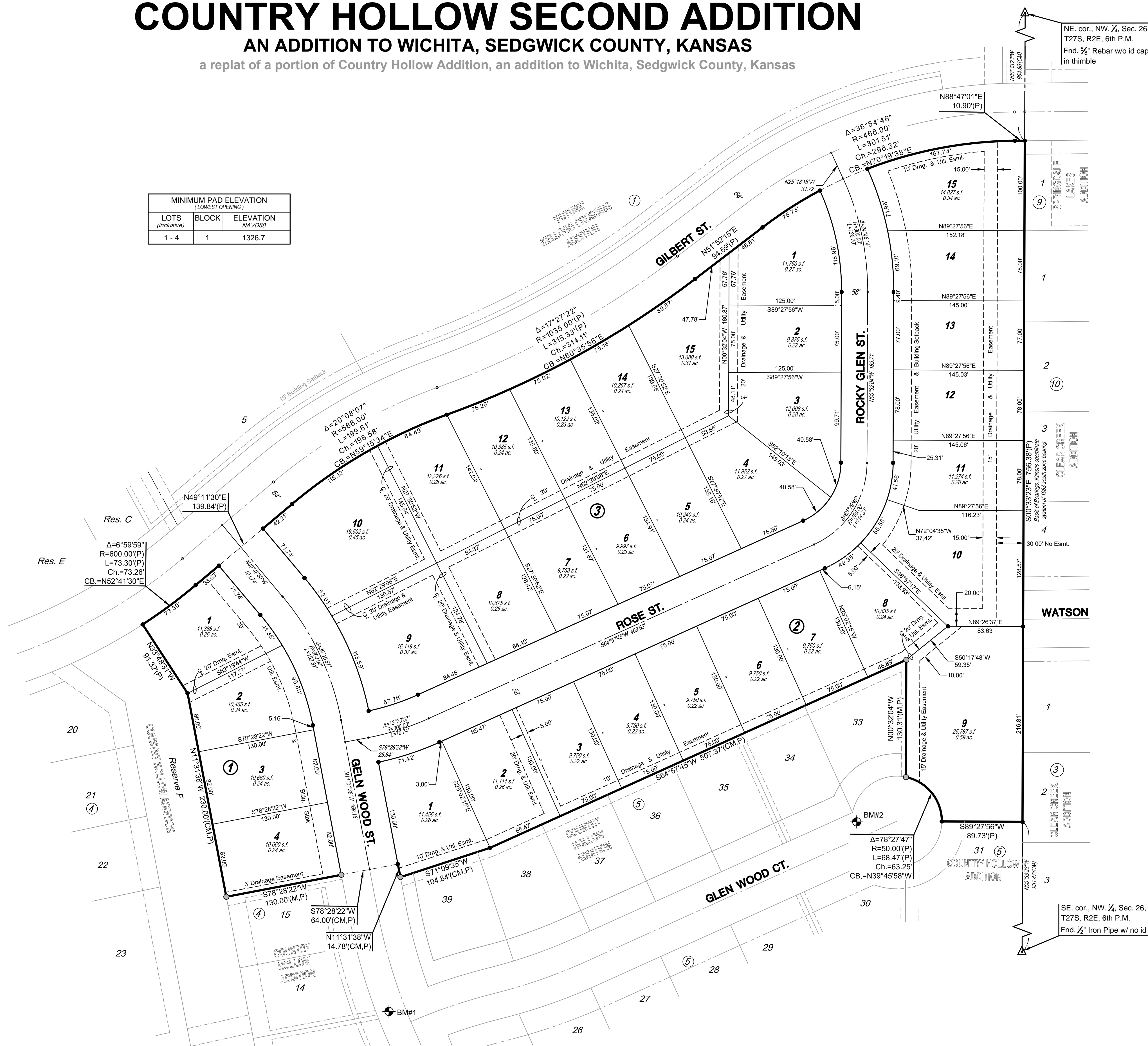
MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS (inclusive)	BLOCK	ELEVATION NAVD88
1 - 4	1	1326.7

LEGEND

- Date of Survey: July 2018
- △ = Section Corner Monument Found
 - = Found 3/4" rebar w/ MKEC CLS 39 id. cap
 - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (P) = Platted
 - (M) = Calculated from Measurement
 - Dng. = Drainage
 - Util. = Utility
 - Esmt. = Easement
 - ① = Lot
 - ① = Block

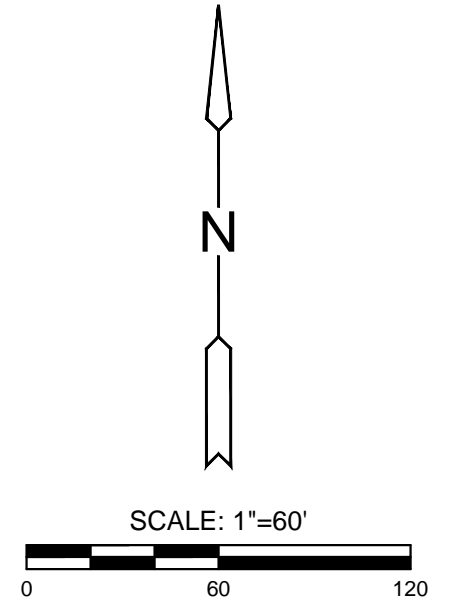
BENCHMARKS

- BM#1 Chiseled square on top of curb between Lots 13 and 14, Block 4, Country Hollow Addition. Elev.=1333.3 NAVD88
- BM#2 Chiseled square on top of curb between Lots 33 and 34, Block 5, Country Hollow Addition. Elev.=1341.01 NAVD88



NE. cor., NW 1/4, Sec. 26, T27S, R2E, 6th P.M.
Fnd. 3/4" Rebar w/o id cap in thimble

SE. cor., NW 1/4, Sec. 26, T27S, R2E, 6th P.M.
Fnd. 1/2" Iron Pipe w/ no id cap



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°33'23"E on the east line of the Northwest Quarter, Section 26, 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

FINAL PLAT

COUNTRY HOLLOW SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
a replat of a portion of Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas

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 "COUNTRY HOLLOW SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and Streets, the same being accurately set forth in the accompanying plat and described herein:

Lots 16, 17, 18, and 19, Block 4, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 32, 40, 41, 42, 43, 44, 45, 46, Block 5, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 6, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 1, 2, 3, 4, and 5, Block 7, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
All of Watson Street, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
All of Gateway Street, Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
That portion of Glen Wood Street adjoining and abutting the following:
Lots 16, 17, 18, and 19, Block 4, Lot 40, Block 5, Lots 1, 2, and 3, Block 6, all in Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas.
CONTAINS: 488,847 square feet or 11.22 acres 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, Blocks, and Streets, the same to be known as "COUNTRY HOLLOW SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements, 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. Lots 1 - 4 (inclusive), Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table as shown hereon (Page 1 of 2).

COUNTRY HOLLOW, LLC,
a Kansas limited liability company
by: Ritchie Development Corporation, a Kansas corporation, Manager

Kevin M. Mullen, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2018, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, manager of Country Hollow, LLC, 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.

Affix Seal

_____, Notary Public

My Term Expires: _____

Nicholas A. Woods

Jennifer M. Woods

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2018, by Nicholas A. Woods and Jennifer M. Woods, husband and wife.

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

Affix Seal

_____, Notary Public

My Term Expires: _____

MORTGAGE CERTIFICATE

Intrust Bank, N.A., holder of a mortgage on the above described property, does hereby consent to the "COUNTRY HOLLOW SECOND ADDITION" final plat.

INTRUST BANK, N.A.

Gary D. Schmitt, Managing Director

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2018, by Gary D. Schmitt, Managing Director of Intrust Bank, N.A.

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

Affix Seal

_____, Notary Public

My Term Expires: _____

Fidelity Bank, holder of a mortgage on the above described property, does hereby consent to the "COUNTRY HOLLOW SECOND 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.

Affix Seal

_____, Notary Public

My Term Expires: _____

U.S. Bank, holder of a mortgage on the above described property, does hereby consent to the "COUNTRY HOLLOW SECOND ADDITION" final plat.

U.S. BANK

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2018, by _____ of U.S. Bank.

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

Affix Seal

_____, Notary Public

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "COUNTRY HOLLOW SECOND 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 _____
Joseph A. Johnson, Chairman

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

