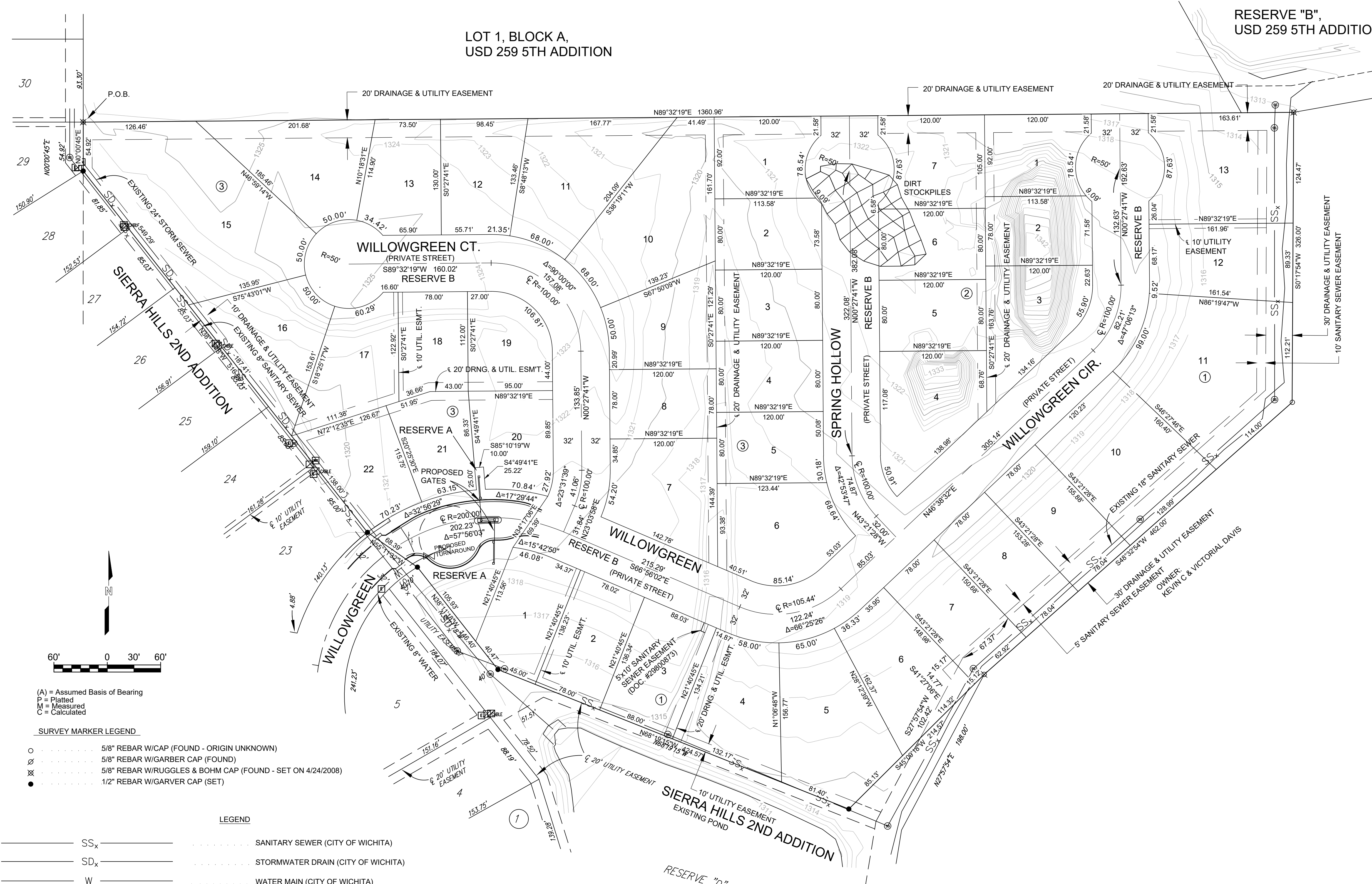


Preliminary Plat

THE RESERVE AT SIERRA HILLS 2ND ADDITION

Wichita, Sedgwick County, Kansas



LEGAL DESCRIPTION:
 That part of Sierra Hills 2nd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 15, Block 3, in said addition; thence N89°32'19"E along the north line of said Lot 15 and extended, 1360.96 feet to the northeast corner of Reserve "E" in said addition; thence S00°17'54"W along the east line of said Reserve "E" and extended, 326.00 feet to the easterly most southeast corner of Lot 17, Block 1, in said addition; thence S48°32'54"W along the southeast line of said Lot 17 and extended, 462.00 feet to a point of intersection on the southeast line of Lot 12, Block 1, in said addition; thence S45°09'18"W along the southeast line of said Lot 12 and extended, 214.57 feet to the southerly most corner of Lot 10, Block 1, in said addition; thence N68°19'15"W along the southwest line of said Lot 10 and extended, 424.57 feet to the southwest corner of Lot 6, 146.40 feet to the northwest corner of said Lot 6; thence N55°11'32"W, 68.39 feet to the southwest corner of Lot 22, Block 3, in said addition; thence N38°11'18"W along the west line of said Lot 22 and extended, 516.96 feet to the southeast corner of Lot 29, Block 3, in said addition; thence N00°00'45"E along the east line of said Lot 29, 54.92 feet to the place of beginning.

OWNER:
 Palladio Developers, Inc.
 Attn: Gene Vitarelli
 P.O. Box 781974
 Wichita, KS 67278

SURVEYOR & ENGINEER:
 Garver, LLC

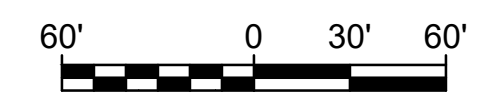
EXISTING ZONING:
 Property to the southeast is zoned SF-20. Subject property and the rest of the surrounding property is zoned SF-5. Existing use is vacant ground.

PROPOSED ZONING:
 SAME

FLOOD ZONE:
 According to the FEMA/FIRM Map No. 20173C0393G, effective December 22, 2016; the property shown hereon is located in Zone X.

GROSS AREA:
 709,412.8 Sq. Ft.
 16.29 Acres

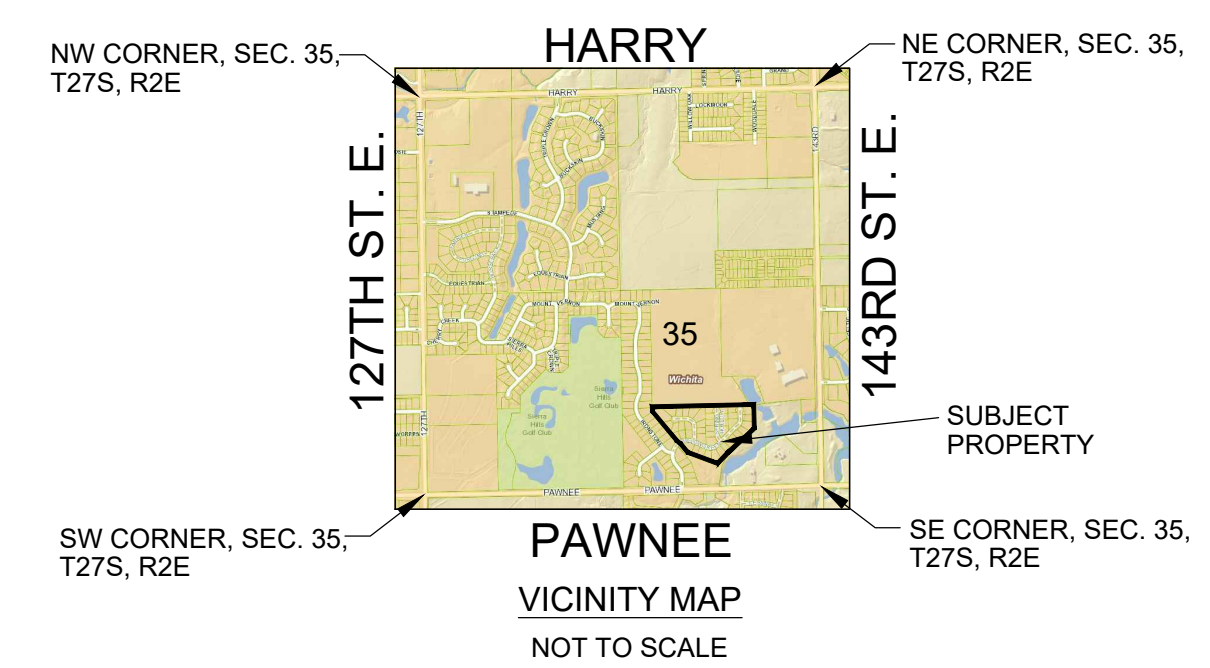
DATE OF TOPOGRAPHY:
 JUNE 1, 2018



(A) = Assumed Basis of Bearing
 P = Platted
 M = Measured
 C = Calculated

- SURVEY MARKER LEGEND**
- 5/8" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
 - ⊙ 5/8" REBAR W/GARBER CAP (FOUND)
 - ⊗ 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND - SET ON 4/24/2008)
 - 1/2" REBAR W/GARVER CAP (SET)

- LEGEND**
- SS_x SANITARY SEWER (CITY OF WICHITA)
 - SD_x STORMWATER DRAIN (CITY OF WICHITA)
 - W WATER MAIN (CITY OF WICHITA)
 - ⊠ WATER VALVE BOX
 - ⊡ SIGN
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ TELEPHONE JUNCTION BOX
 - ⊞ CABLE TV PEDESTAL
 - ⊞ ELECTRIC BOX
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ STORMWATER SEWER MANHOLE (CITY OF WICHITA)



BENCHMARK: SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST, ELEVATION = 1315.65 (NAVD88, G12A)

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE SOUTH END OF THE MEDIAN OF IRONSTONE, 55' N. OF THE CENTERLINE OF PAWNEE, SIERRA HILLS 2ND ADDITION, ELEVATION = 1320.03 (NAVD88, G12A)

GARVER
 8535 E. 21st Street N.
 Suite 130
 Wichita, KS 67206
 (316) 264-8008
 www.GarverUSA.com

DWG FILE: 18266038 SURVEYBASE
 PROJECT NO. 18266038
 OCTOBER 4, 2018

THE RESERVE AT SIERRA HILLS 2ND ADDITION

Wichita, Sedgwick County, Kansas

A drainage plan has been developed for this plat and all drainage easements, rights of way and 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 in accordance with the Stormwater Manual.

Palladio Developers, Inc.

President

Eugene Vitarelli

State of Kansas)

SS

Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of _____, 2018, by Eugene Vitarelli, President, on behalf of Palladio Developers, Inc.

Notary Public

Jessica L. Woolsey

My appointment expires _____.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "THE RESERVE AT SIERRA HILLS 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Commerce Bank, N.A.

Assistant Vice President

John Doe

State of Kansas)

SS

Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of _____, 2018, by Brice T. Malloy, Assistant Vice President of Legacy Bank, N.A., on behalf of the Bank.

Notary Public

My appointment expires _____.

This plat of "THE RESERVE AT SIERRA HILLS 2ND 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 _____, 2018.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair

Cindy Miles

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 _____, 2018.

At the Direction of the City Council

Mayor

City Clerk

Karen Sublett

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

Deputy County Surveyor

Sedgwick County Kansas

Tricia L. Robello, PS #1246

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

County Clerk

Kelly B. Arnold

State of Kansas)

SS

Sedgwick County)

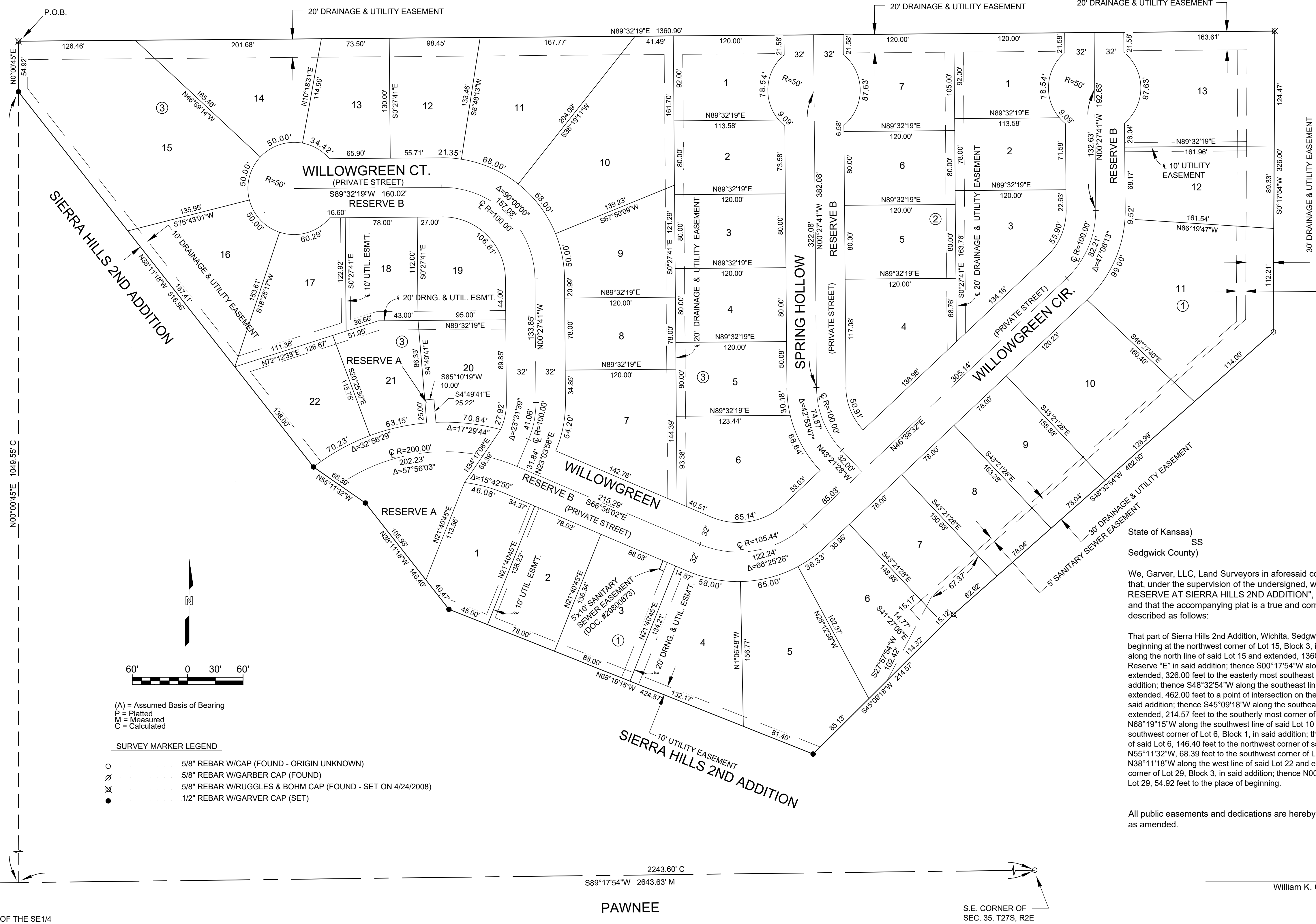
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2018, at ____ o'clock ____ M, and is duly recorded.

Register of Deeds

Tonya Buckingham

Deputy

Judy J. Paget



(A) = Assumed Basis of Bearing
P = Platted
M = Measured
C = Calculated

SURVEY MARKER LEGEND

- 5/8" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
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BENCHMARK: SRB BRASS DISC 340' W. & 50' S. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 143RD STREET EAST, ELEVATION = 1315.65 (NAVD88, G12A)

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MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	1, 2, 3, 4, 5	1315.5
1	6, 7, 8, 9, 10, 11, 12	1311.5
1	13	1313.4

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "THE RESERVE AT SIERRA HILLS 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of Sierra Hills 2nd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 15, Block 3, in said addition; thence N89°32'19"E along the north line of said Lot 15 and extended, 1360.96 feet to the northeast corner of Reserve "E" in said addition; thence S00°17'54"W along the east line of said Reserve "E" and extended, 326.00 feet to the easterly most southeast corner of Lot 17, Block 1, in said addition; thence S48°32'54"W along the southeast line of said Lot 17 and extended, 462.00 feet to a point of intersection on the southeast line of Lot 12, Block 1, in said addition; thence S45°09'18"W along the southeast line of said Lot 12 and extended, 214.57 feet to the southerly most corner of Lot 10, Block 1, in said addition; thence N68°19'15"W along the southwest line of said Lot 10 and extended, 424.57 feet to the southwest corner of Lot 6, Block 1, in said addition; thence N38°11'18"W along the west line of said Lot 6, 146.40 feet to the northwest corner of said Lot 6; thence N55°11'32"W, 68.39 feet to the southwest corner of Lot 22, Block 3, in said addition; thence N38°11'18"W along the west line of said Lot 22 and extended, 516.96 feet to the southeast corner of Lot 29, Block 3, in said addition; thence N00°00'45"E along the east line of said Lot 29, 54.92 feet to the place of beginning.

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

Garver, LLC

Land Surveyor

William K. Clevenger, PS #1437

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 and Reserves to be known as "THE RESERVE AT SIERRA HILLS 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The sanitary sewer easements are hereby granted construction and maintenance of sanitary sewer improvements. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for irrigation, walls, walks, fences, gates, lighting, signage, landscaping, private streets, utilities, drainage, drainage structures and a public turnaround. Reserve "B" is hereby reserved for irrigation, walks, lighting, landscaping, private streets, drainage, drainage structures and utilities. The Reserves are to be owned and maintained by Palladio Developers, Inc., their successors and/or assigns. A Minimum Pad Elevation for lowest openings is as shown on the accompanying table.



DWG FILE: 18266038 SURVEYBASE
PROJECT NO. 18266038
OCTOBER 4, 2018