

One-Step Final Plat Union Mill Addition Wichita, Sedgwick County, Kansas

Part of the NE ¼, Section 7, Township 27 South, Range 2 East

State of Kansas)
County of Sedgwick) SS

State of Kansas)
City of Wichita) SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 20th day of May, 2018 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:

This plat of the Union Mill 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.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 7, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as:

Lot 1, Block 1, Chelsea Square 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT beginning at the Southeast corner of said Lot 1; thence S 89°12'17" W, on the South line of said Lot 1, a distance of 353.03' thence N 0°47'43" W, a distance of 62.50 feet; thence N 89°12'17" E, a distance of 24.22 feet; thence N 25°56'31" E, a distance of 147.42 feet; thence N 0°47'43" W, a distance of 134.87 feet; thence N 89°12'17" E, a distance of 40.40 feet; thence N 0°47'43" W, a distance of 107.00 feet; thence N 47°18'13" W, a distance of 53.76 feet; thence N 2°38'19" E, a distance of 50.09 feet; thence S 8°28'45" E, a distance of 53.15 feet; thence N 0°43'55" E, a distance of 113.04 feet, to the North line of said Lot 1, also being the Northwest corner of the Exception platted as Sheffield Place Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N 89°13'19" E, on the North line of Sheffield Place Addition, a distance of 202.00 feet, to the Northeast corner of said Sheffield Place Addition; thence S 0°47'43" E, a distance of 303.00 feet, to the Southeast corner of said Sheffield Place Addition; thence continuing S 0°47'43" E, on the East line of Lot 1, Chelsea Square 2nd Addition, a distance of 329.00 feet to the Southeast corner of said Lot 1, also being the Point of Beginning.

AND
Lot 1, Block 1, Broadmoor at 21st Street, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT the North 343.01 feet thereof. And EXCEPT the West 28 feet of the South 114.79 feet of the North 457.8 feet.

AND
Lot 5, Block 1, Broadmoor at 21st Street, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT the North 40 feet thereof.

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

David W. Foster, Chair
Dale Miller, Secretary

State of Kansas)
City of Wichita) SS

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 2018.

David Unruh, Chairman, First District

Kelly B. Arnold, County Clerk

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

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 _____, 2018, 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 _____, 2018.

Bradley C. Ward, PS #920

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 a Block to be known as the Union Mill Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve A shall be used for a private drive, utilities and signage and shall be maintained by the owners of Lot 2. A drainage plan has been developed for the plot and that all drainage easements, rights-of-way, and 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 in accordance with the Stormwater Manual. 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 _____
Sam Coryell, Manager
Broadmoor Development Company, LLC

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

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2018, Sam Coryell, Manager, Broadmoor Development Company, LLC.

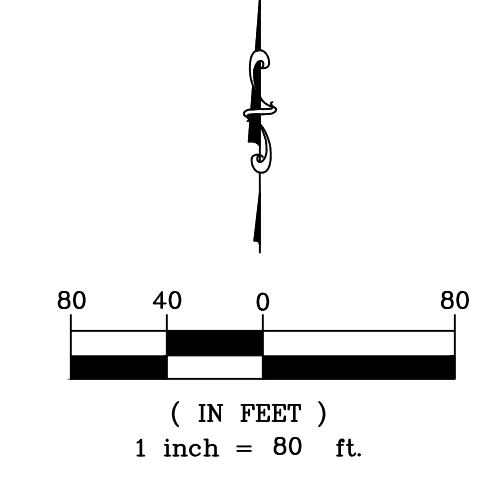
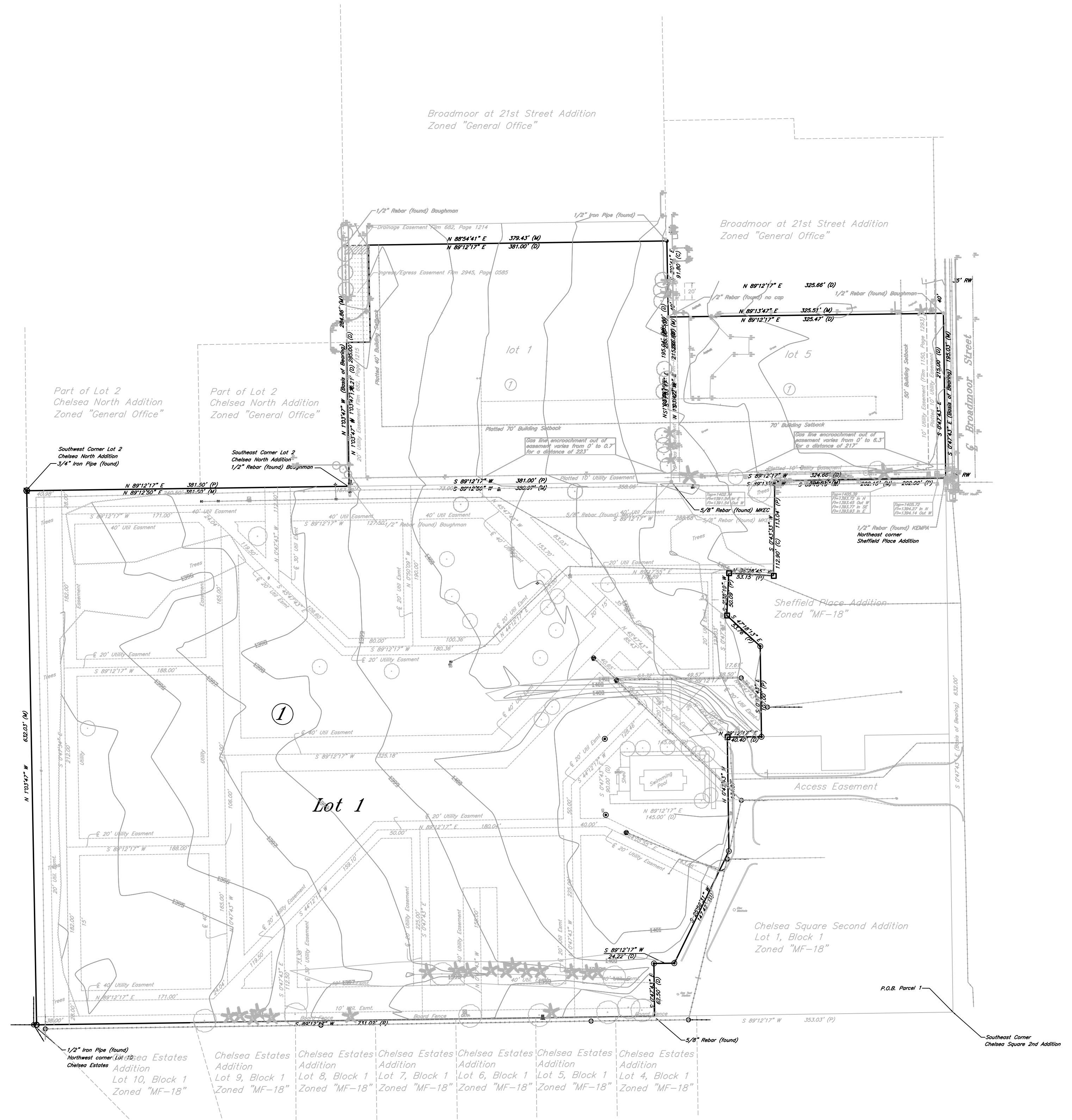
Notary Public
My Commission Expires: _____

18121\Broadmoor Apartment Addition ONE STEP FINAL PLAT Prepared: 11/29/18



KEMILLER
ENGINEERING PA

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

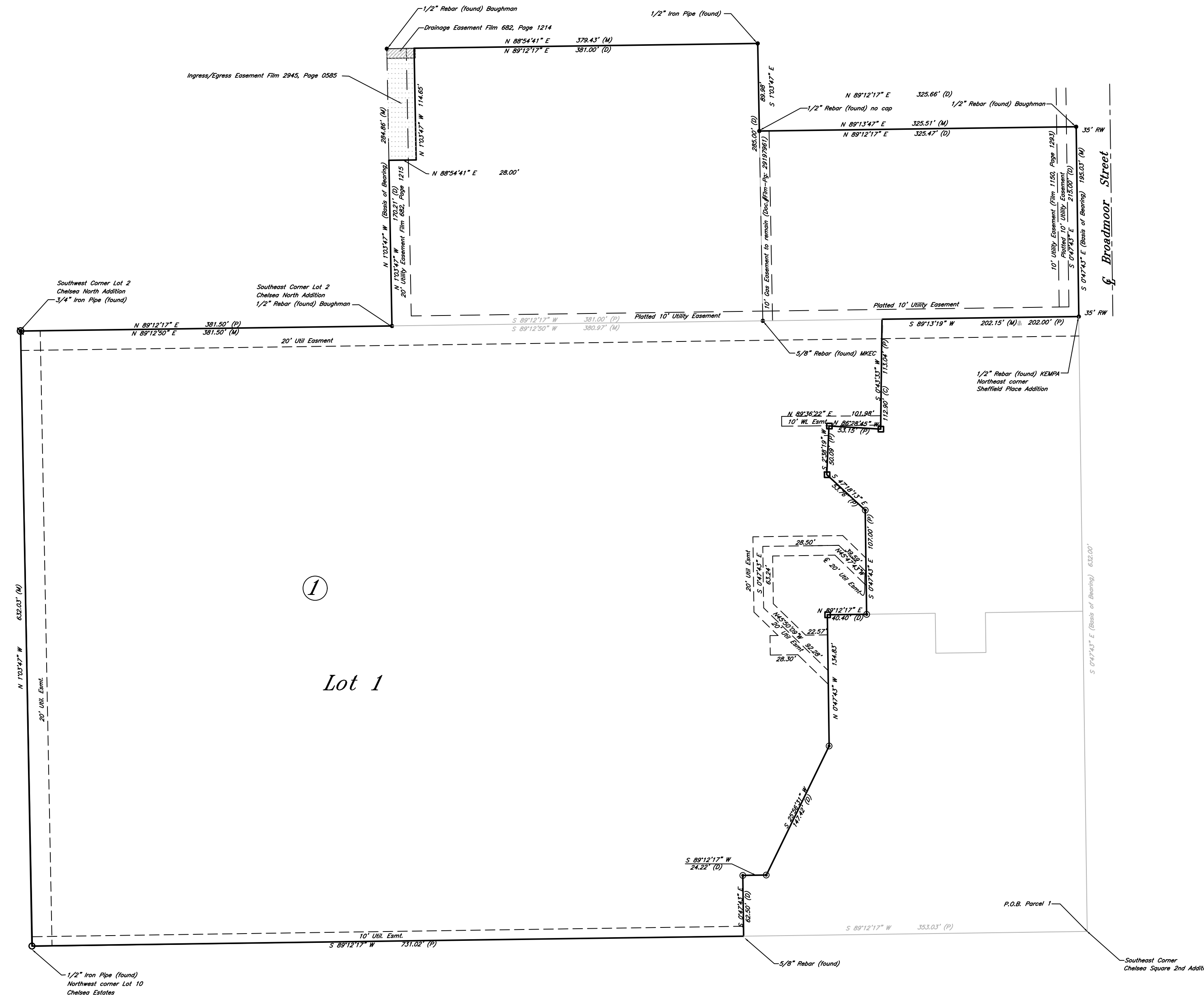


- Legend**
- ⊠ Cable TV Pedestal
 - ⊞ Electric Box
 - ⊞ Fire Hydrant
 - ⊞ Sanitary Sewer Manhole
 - ⊞ Sanitary Sewer Cleanout
 - ⊞ Sprinkler Control Box
 - ⊞ Telephone Pedestal
 - ⊞ Tree
 - ⊞ Water Meter
 - ⊞ Water Valve
 - ⊞ Waterline Blowoff
 - C Calculated
 - M Measured
 - D Deeded
 - ⊞ 1/2" Iron Pipe (found)
 - ⊞ 1/2" Iron Pipe
 - ⊞ 1/2" Rebar (found) Savoy
 - ⊞ Aluminum Cap (found)
 - ⊞ 3/4" Rebar (found) no cap
 - ⊞ 1" Square Bar (found)
 - 3/8" Rebar (set) KEMPA CLS #157

BASE OF BEARING:
ASTRONOMICAL - DERIVED FROM GLOBAL POSITIONING SYSTEM
ORIENTATION: ALL LINES HEREON SHOWN ALONG AS A TRUE SURFACE BEARING.

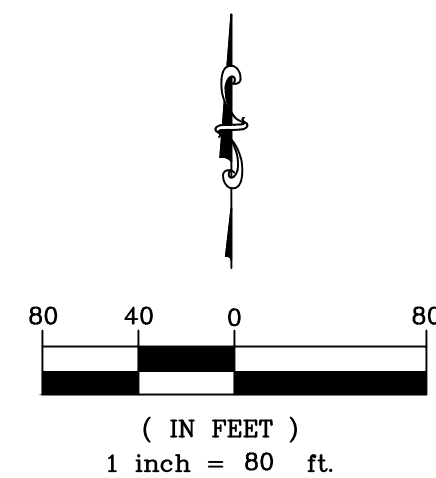
108' HIGHE ESMT
MSC BK 483 PG 264

Union Mill Addition
Sedgwick County, Kansas
 Part of the NE ¼, Section 7, Township 27 South, Range 2 East



①

Lot 1



BASIS OF BEARING:
 ASTRONOMIC - DERIVED FROM GLOBAL POSITIONING SYSTEM
 OBSERVATIONS. ALL LINES HEREOF STAND ALIGNE AS A TRUE
 SURFACE BEARING.

LEGEND

- C Calculated
- M Measured
- D Deeded
- ⊙ 3/4" Iron Pipe (found)
- 1/2" Iron Pipe
- 1/2" Rebar (found) Savoy
- ⊠ Aluminum Cap (found)
- 5/8" Rebar (found) no cap
- 1" Square Bar (found)
- 5/8" Rebar (set) KEMPA CLS #157

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AND
 Lot 1, Block 1, Broadmoor at 21st Street, an Addition to Wichita, Sedgwick County, Kansas. EXCEPT the North 343.01 feet thereof. And EXCEPT the West 28 feet of the South 114.79 feet of the North 457.8 feet.

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Bradley C. Ward, PS #920

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By: _____ Date _____
 Sam Coryell, Manager
 Broadmoor Development Company, LLC

State of Kansas)
 County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2018, Sam Coryell, Manager, Broadmoor Development Company, LLC.

Notary Public _____
 My Commission Expires: _____

State of Kansas)
 City of Wichita) SS

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

181211@broadmoor ONE STEP FINAL PLAT.dwg Prepared: 11/8/18

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