

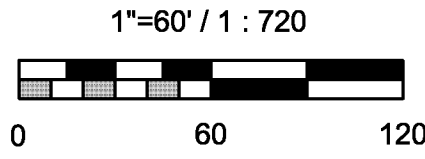
FINAL PLAT
ESTANCIA ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LEGEND

Date of Survey: April 29, 2015

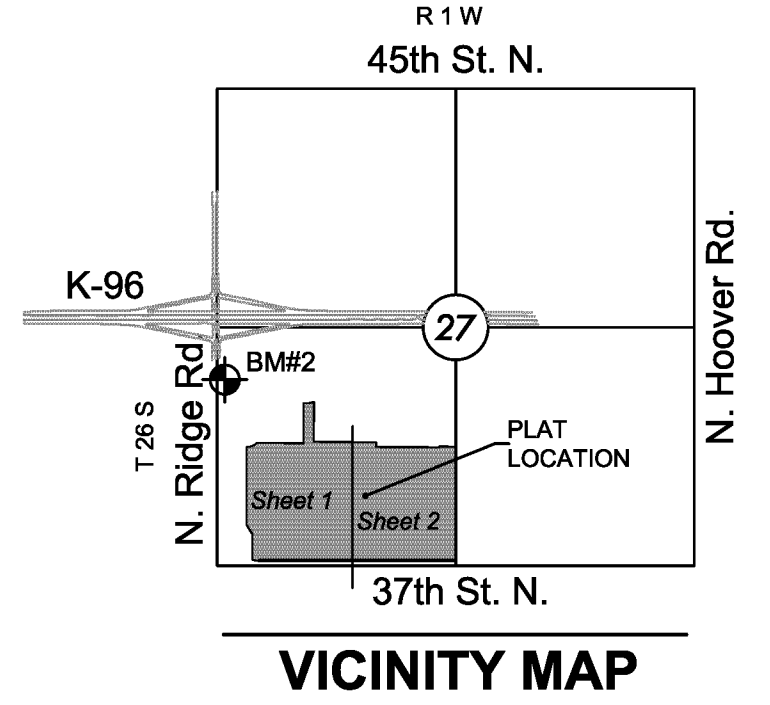
- △ = Section corner monument found
- ⊙ = Found ½" rebar w/ MKEC CLS 39 id. cap
- = Set ½" rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (CM) = Calculated from measured
- (D) = Described
- ⊕ = Benchmark
- U.E. = Utility Easement
- D.E. = Drainage Easement

Basis of Bearing: Kansas coordinate system of 1983
south zone grid bearing of N88°46'20"E on the south
line of the SW ¼, Sec. 27, T26S, R1W, 6th P.M.
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



N88°24'51"E
3.61'

Δ=16°23'29"
R=400.00'
L=114.43'
Ch=114.04'
CB=N80°13'06"E

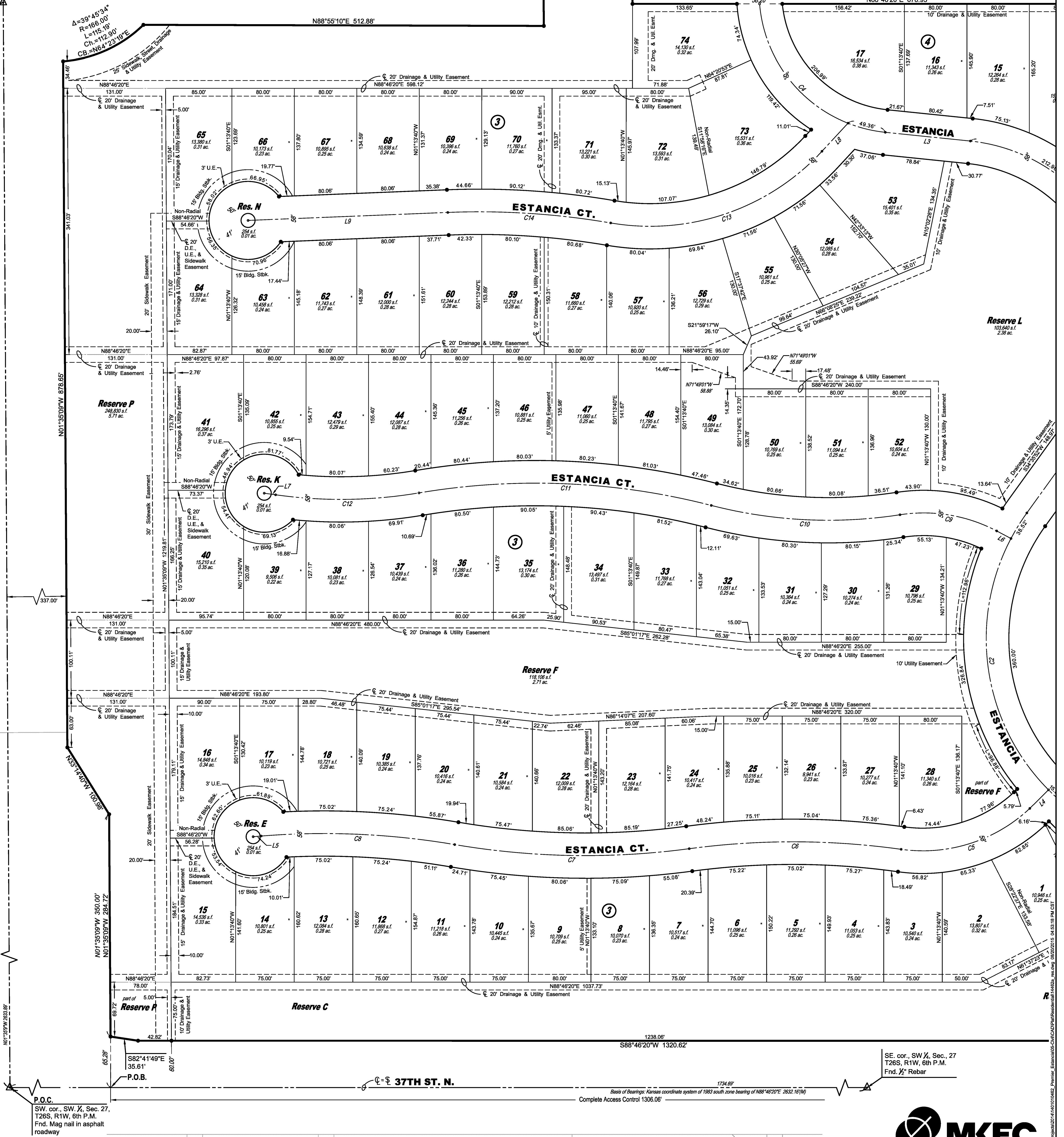


BENCHMARK

BM#2
Square cut top of curb on west side of median island
and 10 foot north of the south end of said median lying
south of K-96 and Ridge Rd. (being 338 feet S. of the
NW corner SW ¼, Sec. 27, T26S, R1W, 6th P.M.)
Elev. = 1335.80 NAVD88

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOTS inclusive	BLOCK ELEVATION NAVD 88	
15 - 41	3	1334.1
49 - 56	3	1334.1
64 - 74	3	1334.1

NW cor. SW ¼,
Sec. 27, T26S,
R1W, 6th P.M.
Fnd. "x" Cut



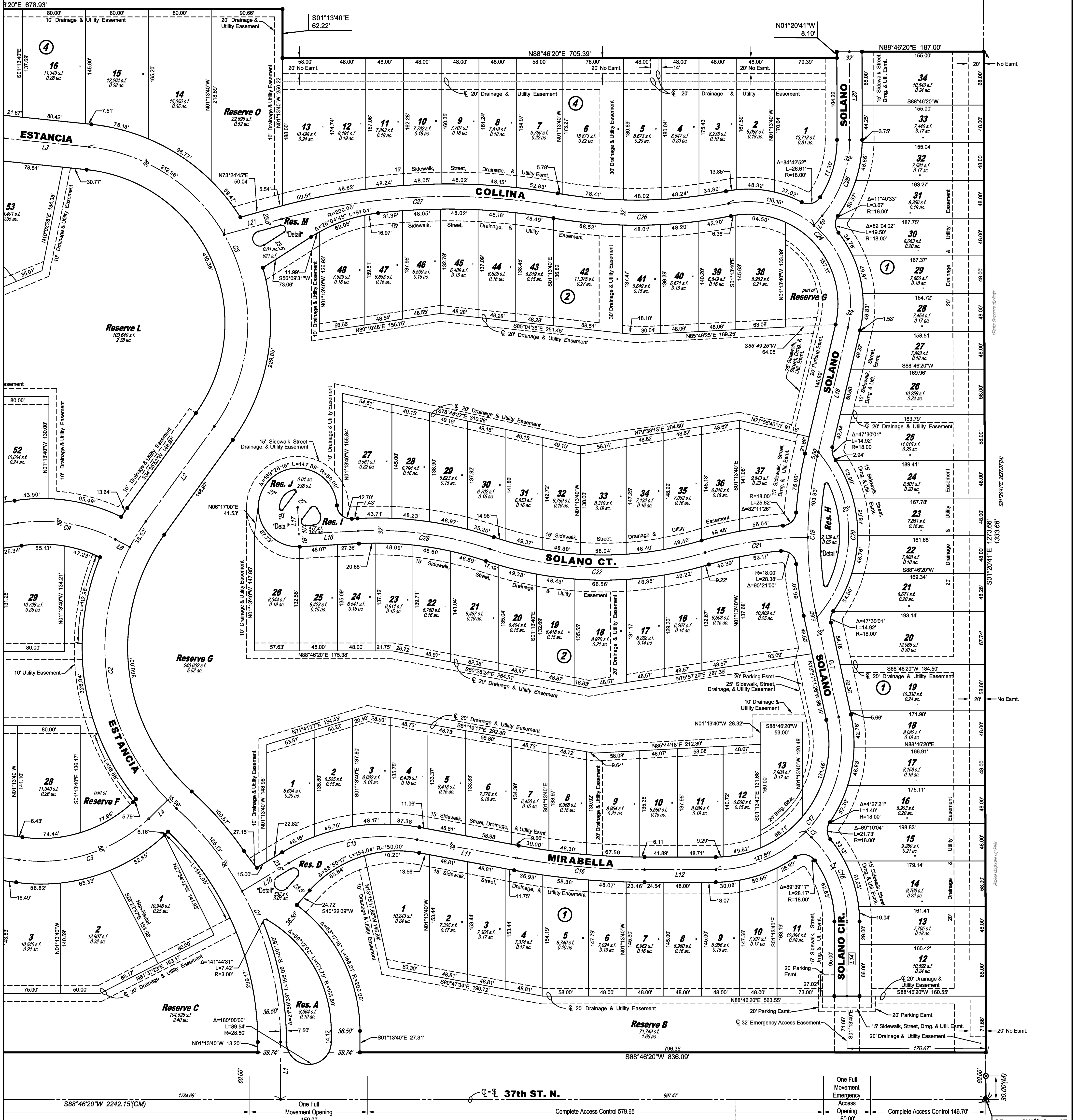
SE cor., SW ¼, Sec. 27,
T26S, R1W, 6th P.M.
Fnd. ½" Rebar

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°46'20"E, 2632.161(M)
Complete Access Control 1306.06'



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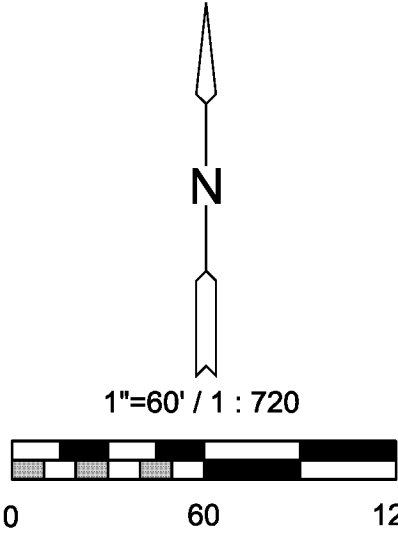
NE. cor., SW 1/4, Sec. 27,
T26S, R1W, 6th P.M.
Fnd. Limestone 1.5' deep
with divot in center



LEGEND

Date of Survey: April 29, 2015

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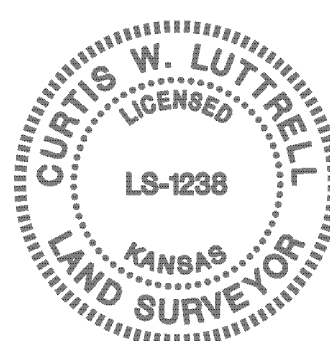
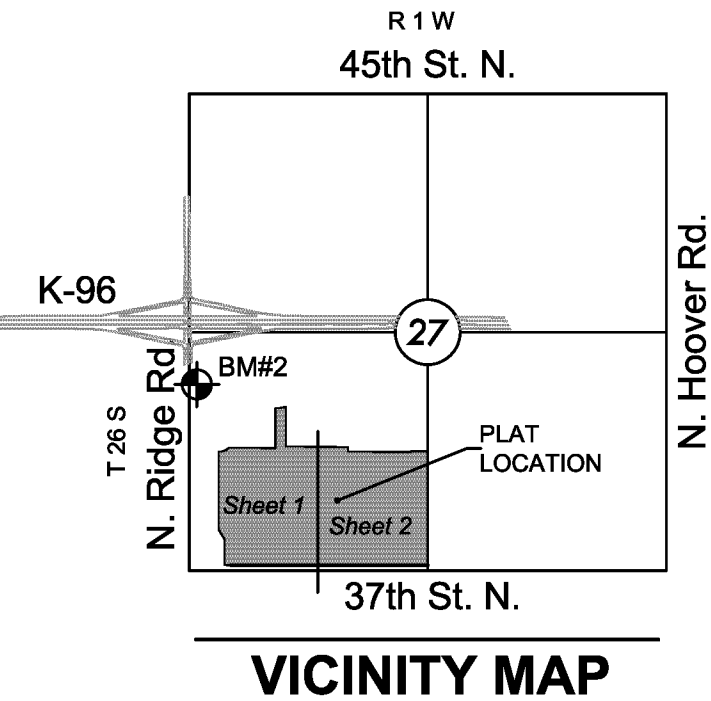


Basis of Bearing: Kansas coordinate system of 1983
south zone grid bearing of N88°46'20"E on the south of
the SW 1/4, Sec. 27, T26S, R1W, 6th P.M.
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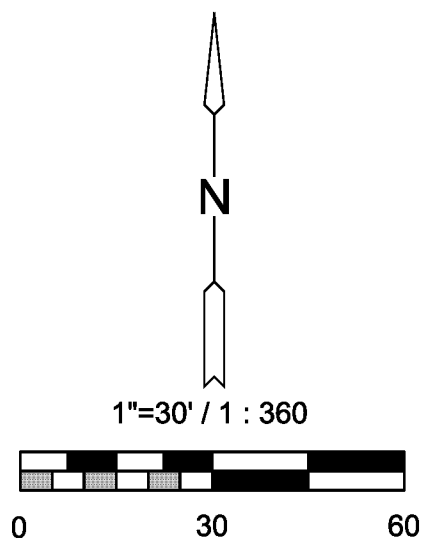
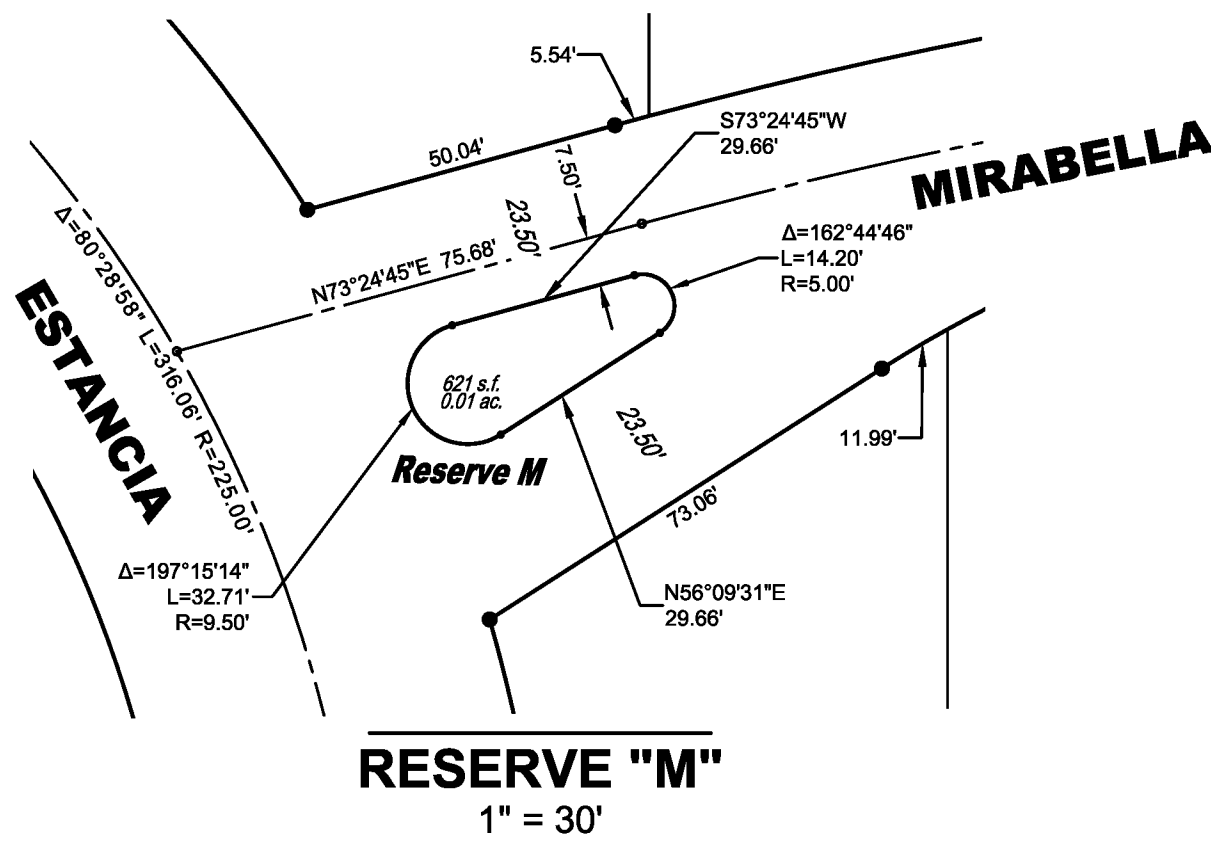
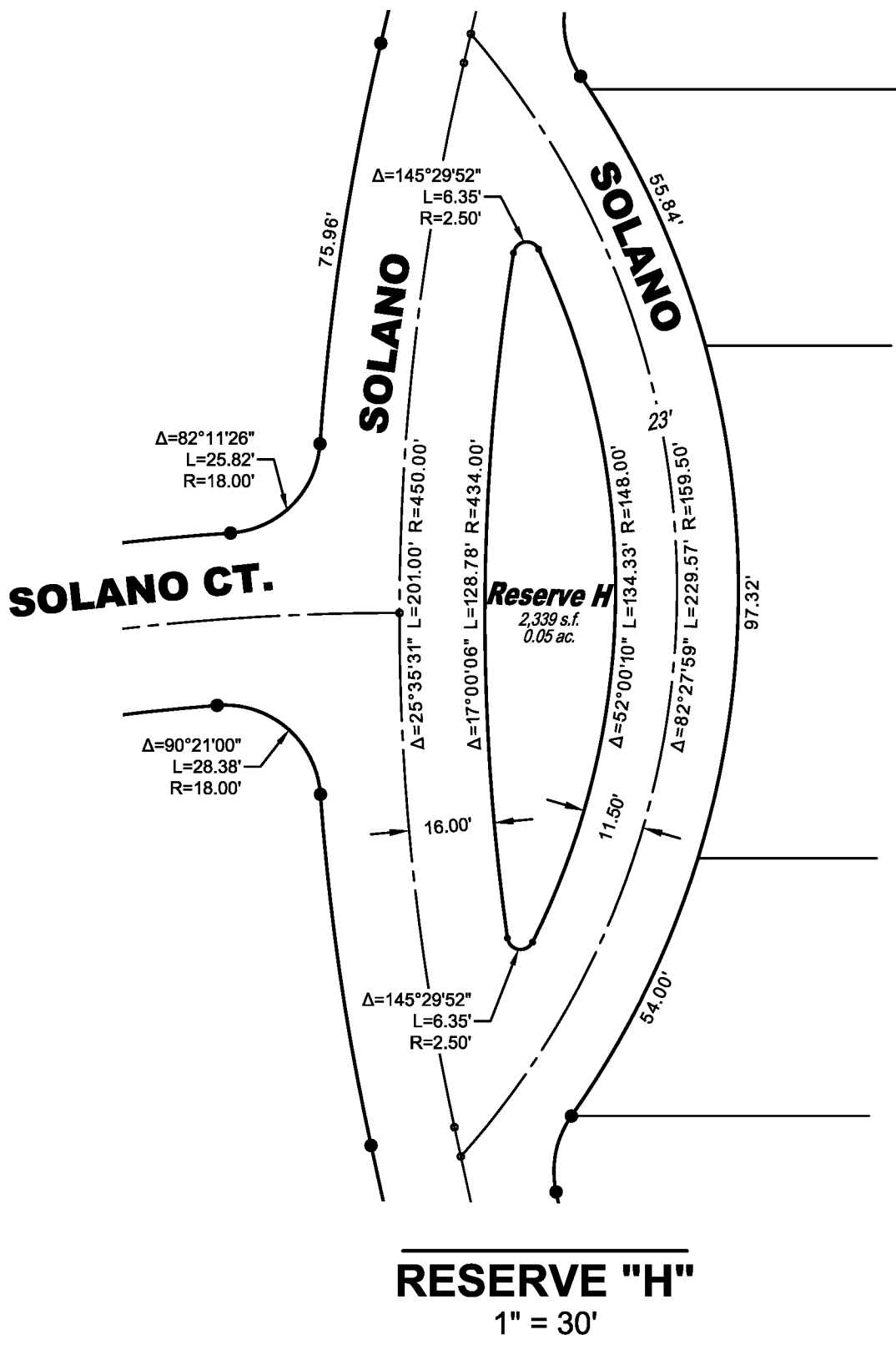
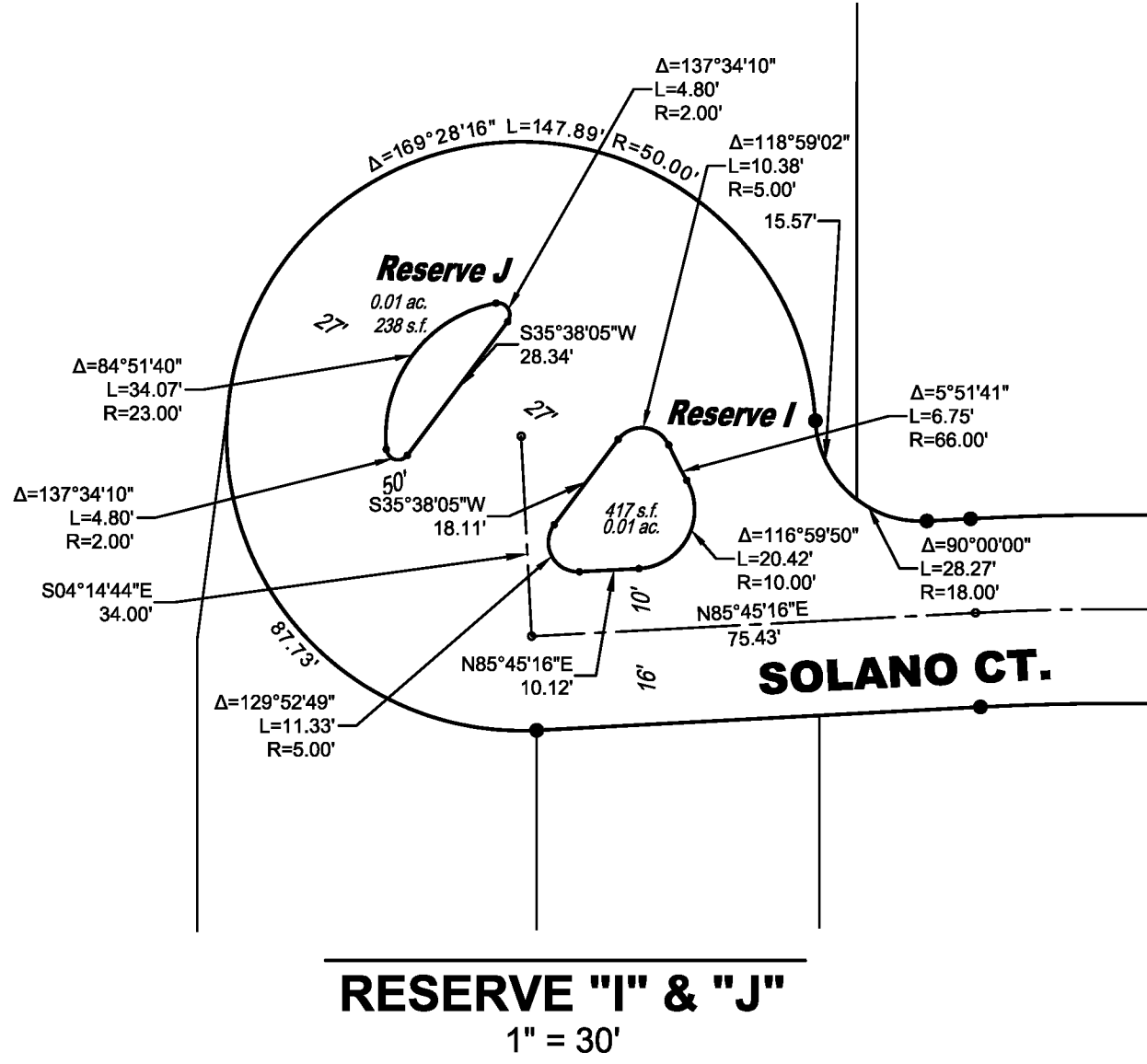
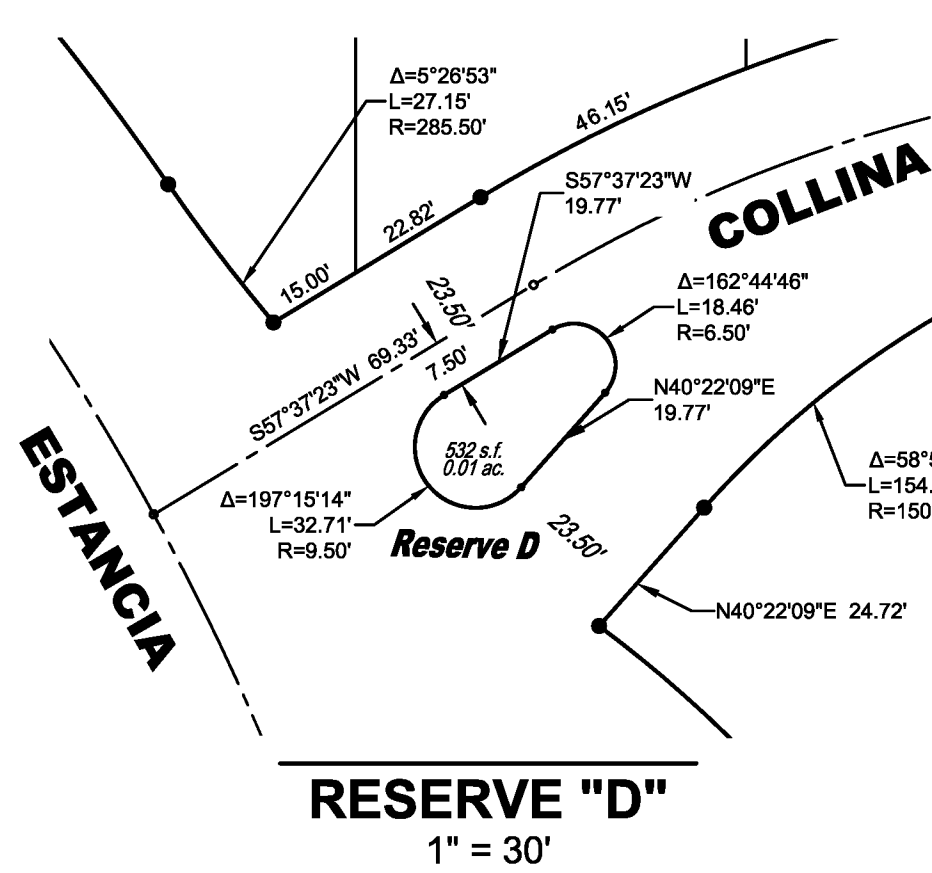
MINIMUM PAD ELEVATIONS (LOWEST OBSERVED)		
LOTS Inclusive	BLOCK ELEVATION NAVD 88	
1 - 48	2	1334.1
5, 6, 13, 14	4	1334.1

BENCHMARK

- ⊕ Square cut top of curb on west side of median island
and 10 foot north of the south end of said median lying
south of K-96 and Ridge Rd. (being 338 feet S. of the
NW corner SW 1/4, Sec. 27, T26S, R1W, 6th P.M.)
Elev. = 1335.80 NAVD88



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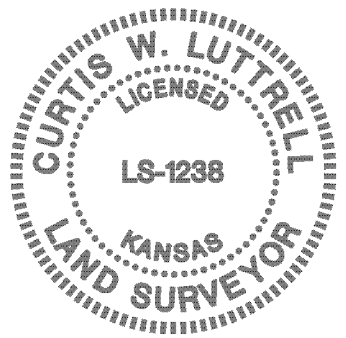
LEGEND
Date of Survey: April 29, 2015
● = Set 5/8" rebar w/ MKEC CLS 39 id. cap

CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	335.26'	400.00'	048°01'22"	S25°14'20"E	325.53'
C2	402.44'	275.00'	083°50'53"	N07°19'35"W	367.48'
C3	471.10'	225.00'	119°57'57"	S25°23'07"E	389.64'
C4	249.58'	180.00'	079°26'39"	S45°38'46"E	230.06'
C5	178.69'	200.00'	051°11'23"	S71°08'34"W	172.80'
C6	272.29'	1000.00'	015°36'03"	S88°56'14"W	271.45'
C7	301.65'	1000.00'	017°16'59"	S89°46'42"W	300.51'
C8	248.77'	1000.00'	014°15'12"	N88°42'24"W	248.13'
C9	127.76'	200.00'	036°36'06"	S81°43'41"E	125.60'
C10	243.64'	600.00'	023°15'59"	S88°23'45"E	241.97'
C11	377.47'	900.00'	024°01'50"	S88°46'40"E	374.71'
C12	184.35'	600.00'	017°36'16"	N88°00'33"E	183.63'
C13	297.78'	300.00'	056°52'17"	N70°02'17"E	285.70'
C14	209.44'	1000.00'	011°59'59"	S87°31'35"E	209.05'

CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	169.83'	234.00'	041°35'03"	S78°24'54"W	166.13'
C16	163.91'	900.00'	010°26'05"	N86°00'37"W	163.68'
C17	285.65'	160.00'	102°17'32"	S37°37'35"W	249.20'
C18	119.71'	150.00'	045°43'36"	N24°05'28"W	116.56'
C19	201.00'	450.00'	025°35'31"	S00°43'26"E	199.33'
C20	229.57'	159.50'	082°27'59"	N00°43'26"W	210.26'
C21	132.45'	450.00'	016°51'49"	N80°23'11"E	131.97'
C22	278.45'	450.00'	035°27'12"	N89°40'53"E	274.03'
C23	170.07'	450.00'	021°39'13"	S83°25'08"E	169.06'
C24	259.96'	130.00'	114°34'23"	N45°12'51"W	218.76'
C25	104.82'	150.00'	040°02'22"	N18°40'30"E	102.70'
C26	221.14'	600.00'	021°07'01"	N88°03'28"E	219.89'
C27	351.91'	800.00'	025°12'14"	S86°00'52"W	349.08'

CENTERLINE TABLE		
Line #	Length	Direction
L1	73.20'	S01°13'40"E
L2	148.97'	S34°35'52"W
L3	109.61'	S85°22'05"E
L4	33.81'	S43°59'52"W
L5	10.23'	S84°10'00"W
L6	20.72'	S63°25'38"E
L8	49.09'	N41°36'08"E
L9	256.01'	N86°28'26"E
L10	69.33'	S57°37'23"W
L11	128.50'	N80°47'34"W
L12	90.61'	S88°46'20"W

CENTERLINE TABLE		
Line #	Length	Direction
L13	9.89'	N46°57'16"W
L15	135.67'	S13°31'11"E
L16	75.43'	N85°45'16"E
L17	34.00'	S04°14'44"E
L18	168.75'	S12°04'20"W
L19	16.14'	N38°41'41"E
L20	112.28'	N01°20'41"W
L21	75.68'	N73°24'45"E



FINAL PLAT

ESTANCIA ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell a Professional Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "ESTANCIA ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

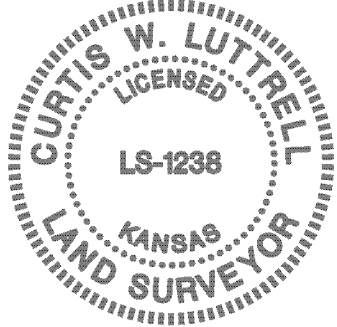
A tract of land lying in the Southwest Quarter, Section 27, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:
COMMENCING at the southwest corner of said Southwest Quarter; thence along the south line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone bearing of N88°46'20"E, 390.01 feet to the POINT OF BEGINNING; thence N01°35'09"W, 350.00 feet; thence N33°14'40"W, 100.98 feet to a point lying 337.00 feet east of the west line of said Southwest Quarter; thence parallel with and 337.00 feet east of said west line, N01°35'09"W, 878.65 feet to a point on a non-tangent curve to the left; said curve having a radius of 166.00 feet, a central angle of 39°45'34", a chord bearing of N64°23'19"E, and a chord distance of 112.90 feet, thence along said non-tangent curve to the left 115.19 feet; thence N88°55'10"E, 512.88 feet; thence N01°35'09"W, 440.24 feet; thence N88°24'51"E, 3.61 feet to a point on a curve to the left; said curve having a radius of 400.00 feet, a central angle of 16°23'29", a chord bearing of N80°13'06"E, and a chord distance of 114.04 feet, thence along said curve to the left 114.43 feet; thence S01°13'40"E, 428.98 feet; thence N88°46'20"E, 678.93 feet; thence S01°13'40"E, 62.22 feet; thence N88°46'20"E, 705.39 feet; thence N01°20'41"W, 8.10 feet; thence N88°46'20"E, 187.00 feet to the East line of said Southwest Quarter; thence along said East line, S01°20'41"E, 1333.66 feet to the Southeast corner of said Southwest Quarter; thence along the South line of said Southwest Quarter, S88°46'20"W, 2242.15 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 3,142,382 square feet or 72.14 acres of land, more or less.

All alleys, 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 _____, 2015.

Curtis W. Luttrell, P.L.S. #1238
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 Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "ESTANCIA 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 sidewalks, streets, drainage, and utilities, as indicated hereon, are hereby granted to the public.

The emergency access easement is non-exclusive and is platted for the ingress and egress of vehicular and pedestrian emergency traffic along and across that part of Reserve B as depicted hereon, and is hereby granted to and for the use of the public. Parking easements are non-exclusive and are granted for short term overflow residential parking only. No utility obstructions or other vertical obstructions shall prohibit the placement of paved parking within said parking easement. The parking easements as indicated hereon are hereby granted to and for the use of the public.

As to all Lots within Block 1, all Lots within Block 2, and Lots 1-13 inclusive, Block 4: Each Lot where abutting and adjoining another lot line lot within the aforesaid Lots and Blocks shall provide a minimum 3.0 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, construction, and maintenance of the structure on the adjoining lot. The minimum side yard setback shall be 3 feet, provided such that no structures are placed closer than 6 feet from another adjoining structure.

All abutters rights of access to or from 37th Street North over and across the south line of "ESTANCIA ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon and one full movement emergency access opening as indicated hereon (sheets 1/4 and 2/4).

A drainage plan has been developed for this 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 1-48 (inclusive), Block 2, and Lots 15-41 (inclusive), 49-56 (inclusive), 64-72 (inclusive), and 74, Block 3, and 5, 6, 13, 14, Block 4 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross-lot drainage, and utilities confined by easement (platted or otherwise separate instrument). Reserves B, C, F, G, L, P, and O are also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserves L and G are also platted for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sports courts, shade structures / gazebos, neighborhood gardens, and parking. Reserves B, C, and P, are also platted for walls for which public and/or utilities may cross under. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

Reserve "P" shall adhere and conform to the recitals of CUP DP-337 as approved, as amended, and filed at the Wichita-Sedgwick County Metropolitan Area Planning Department.

TIER 1, LLC

By: Schellenberg Properties, LLC, Member

By: _____
Marvin L. Schellenberg, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ____ day of _____, 2015, by Marvin L. Schellenberg, as Manager of Schellenberg Properties, LLC, being a Member of Tier 1, 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.

_____, Notary Public

Notary Public:

My Term Expires: _____

MORTGAGE CERTIFICATE

Peoples Bank and Trust Company, holder of a mortgage on the above described property, does hereby consent to the "ESTANCIA ADDITION" final plat.

PEOPLES BANK AND TRUST COMPANY

Paul Caffrey, Vice President

STATE OF KANSAS, RENO COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2015, by Paul Caffrey, Vice President, of Peoples Bank and Trust 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

Notary Public:

print name

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This plat of "ESTANCIA ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2015.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Matthew J. Goolsby, Chair

Attest:

W. Dave Barber, Interim Secretary

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2015.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2015.

Kelly B. Arnold, County 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 _____, 2015, at _____ o'clock __M; and is duly recorded.

Bill Meek, Register of Deeds

Attest:

Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2015.

_____, Deputy County Surveyor

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