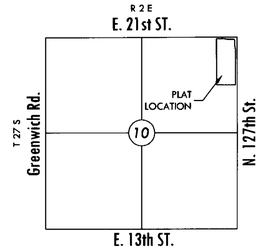
FINAL TRACING REQD

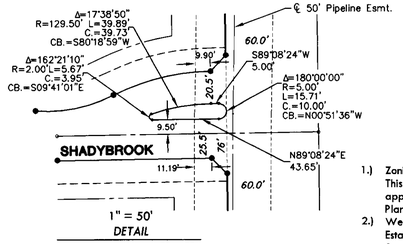
2-24-09 FILE COPY

Sub 2008-88

FINAL PLAT
SUMMIT CROSSING ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP



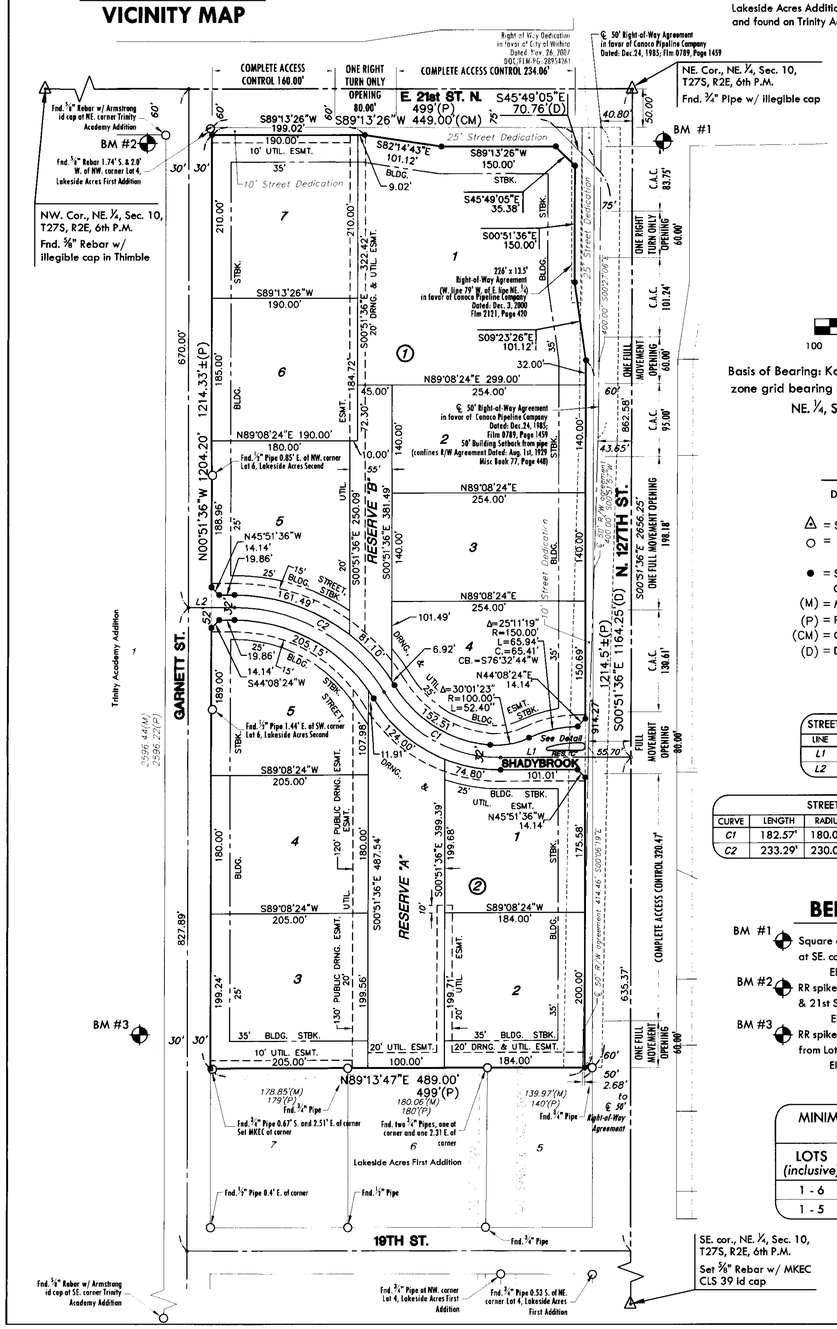
1" = 50'
DETAIL

RESERVE "C"

NOTES

1.) Zoning:
This plat shall adhere and conform to the recitals of CUP DP-317 as approved and recorded at the Wichita-Sedgwick County Metropolitan Planning Area Department.

2.) West line of Replat:
Established the east right of way line of Ridge Drive now Garnett Street by offsetting the east line of the Northeast Quarter the platted distance of 579.00 feet, which was confirmed by monuments found in Lakeside Acres Addition to the south and the two monuments as shown and found on Trinity Academy Addition to the west .



N

1"=100' / 1 : 1200

100 0 100

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S00°51'36"E along the east line of NE. ¼, Sec. 10, T27S, R2E, 6th P.M.

LEGEND

Date of Survey: October 2008

△ = Section corner Monument Found
○ = Found monument see annotation for type
● = Set ⅝" Rebar w/ MKEC CLS 39 id. cap
(M) = Measured
(P) = Platted
(CM) = Calculated from measured
(D) = Described or record

STREET CENTERLINE CURVE TABLE

LINE	LENGTH	BEARING
L1	171.01'	S89°08'24"W
L2	59.86'	S89°08'24"W

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	182.57'	180.00'	174.85'	N61°48'10"W	58°06'52"
C2	233.29'	230.00'	223.41'	N61°48'10"W	58°06'52"

BENCH MARKS

BM #1 Square cut NE. corner traffic signal MH pad at SE. corner 21st St. & 127th St. E.
Elev. = 1383.69 (NGVD 29)

BM #2 RR spike N. face PP at SW corner Garnett & 21st St. N.
Elev. = 1377.14 (NGVD 29)

BM #3 RR spike E. face PP, W. side Garnett, across from Lot 9, Lakeside Acres 2nd Addition.
Elev.= 1373.97 (NGVD 29)

MINIMUM PAD ELEVATIONS
LOWEST OPENINGS

LOTS (inclusive)	BLOCK	ELEVATION NGVD 29
1 - 6	1	1373.0
1 - 5	2	1371.3

CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SUMMIT CROSSING ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Lakeside Acres Second Addition, Sedgwick County, Kansas, EXCEPT that part of said Lot 5, being described as follows: BEGINNING at the northeast corner of said Lot 5, thence west along the north line of said Lot 5, a distance of 50 feet; thence southeasterly a distance of 70.76 feet to a point on the east line of said Lot 5; thence north along said east line, a distance of 50 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, access controls, and dedications, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____ 2009.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
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 Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "SUMMIT CROSSING ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public and or private utilities are hereby granted to and for the use of the public.

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

Reserves "A" and "B" are platted for drainage facilities, utilities confined by easements, sidewalks, monuments, landscaping, irrigation, open space and parking lots. Reserves "A" and "B" are also granted as permanent easements to the public for the purpose of constructing and financing stormwater mitigation, drainage, and detention improvements. Reserve "C" is platted for monuments, signs, sidewalks, berms, landscaping, and irrigation. The Reserves shall be owned and maintained by the undersigned developer and/or its successors or assigns or a Lot Owner's Association and is reserved for the stated uses.

All abutters rights of access to or from 21th Street, over and across the north line of Block 1, "SUMMIT CROSSING ADDITION", are hereby granted to the City of Wichita, provided however, Lots 1 and 7, shall have one right turn only movement opening as indicated hereon. All abutters rights of access to or from 127th Street, over and across the east line of Blocks 1 and 2, "SUMMIT CROSSING ADDITION", are hereby granted to the City of Wichita, provided however, Lot 1, Block 1 shall have one full movement opening and one right turn only opening; Lots 2 and 3, Block 1, shall have one full movement opening; and Lot 2, Block 2 shall have one full movement opening, all as indicated hereon.

A drainage plan has been developed for this plat. Drainage easements, rights-of-way, or 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 storm water.

This plat shall adhere and conform to the recitals of C.U.P. DP-317 as approved and recorded at the Wichita-Sedgwick County Metropolitan Area Planning Department.

ACCN ENTERPRISES, LLC, a Kansas limited liability company

_____, Managing Partner
D. Craig Nelson, Managing Partner
ACCN Properties, a Kansas General Partnership, Member, ACCN Enterprises, LLC, a Kansas limited liability company

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ____ day of _____, 2009, D. Craig Nelson, Managing Partner of ACCN Properties, a Kansas General Partnership, Member of ACCN Enterprises, 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
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 plat of "SUMMIT CROSSING ADDITION."

INTRUST Bank, N.A.

_____, Executive Vice President
Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this ____ day of _____, 2009, by Gary D. Schmitt, Executive Vice President, 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
Notary Public:
My Term Expires: _____.

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2009

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Darrell A. Downing, Chair

Attest:
_____, Secretary
John L. Schlegel, Secretary

Affix MAPC Seal

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ____ day of _____, 2009

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest:
_____, City Clerk
Karen Sublett, City Clerk

Affix City Seal

TRANSFER RECORD

Entered on transfer record this ____ day of _____, 2009

_____, County Clerk
Kelly B. Arnold, County Clerk

Affix County Clerk Seal

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2009, at _____ o'clock _M; and is duly recorded.

Affix Register of Deeds Seal

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:
_____, Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2009.

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

MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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