

Cedar View Village 2nd Addition (SUB2025-00028)

# FINAL PLAT

## CEDAR VIEW VILLAGE 2ND ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

#### CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CEDAR VIEW VILLAGE 2ND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and Blocks the same being accurately set forth in the accompanying plat and described herein:

Lot 1, 2, 3, 4, and 5, Block 1, and Lots 13, 14, 15, 16, and 17, Block 2, Cedar View Village Addition, an addition to Wichita, Sedgwick County, Kansas,

CONTAINS: 75,244 square feet or 1.73 acres of land, more or less.

All 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.

Ernest Patrick Fink, P.S. #1459  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206

#### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_, Deputy County Surveyor

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

#### 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 and Blocks, the same to be known as "CEDAR VIEW VILLAGE 2ND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of street, drainage, utilities, and sanitary sewer, as indicated hereon or if any, are hereby granted to the public. No signs, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage.

Each Lot where abutting and adjoining another lot line shall provide a minimum of a 6-foot maintenance and access easement for zero-lot line dwellings and 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, residence construction and residence maintenance, the extension of the footings, and for a 2-foot overhang of the structures on the adjoining lot.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

This plat shall conform to the recitals of Planned Unit Development No. 141 on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.

Bennett Group, LLC,  
a Kansas limited liability company

Jeff S. Bennett, Owner

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2025, by Jeff S. Bennett, Owner, of Bennett Group, LLC, a Kansas limited liability company

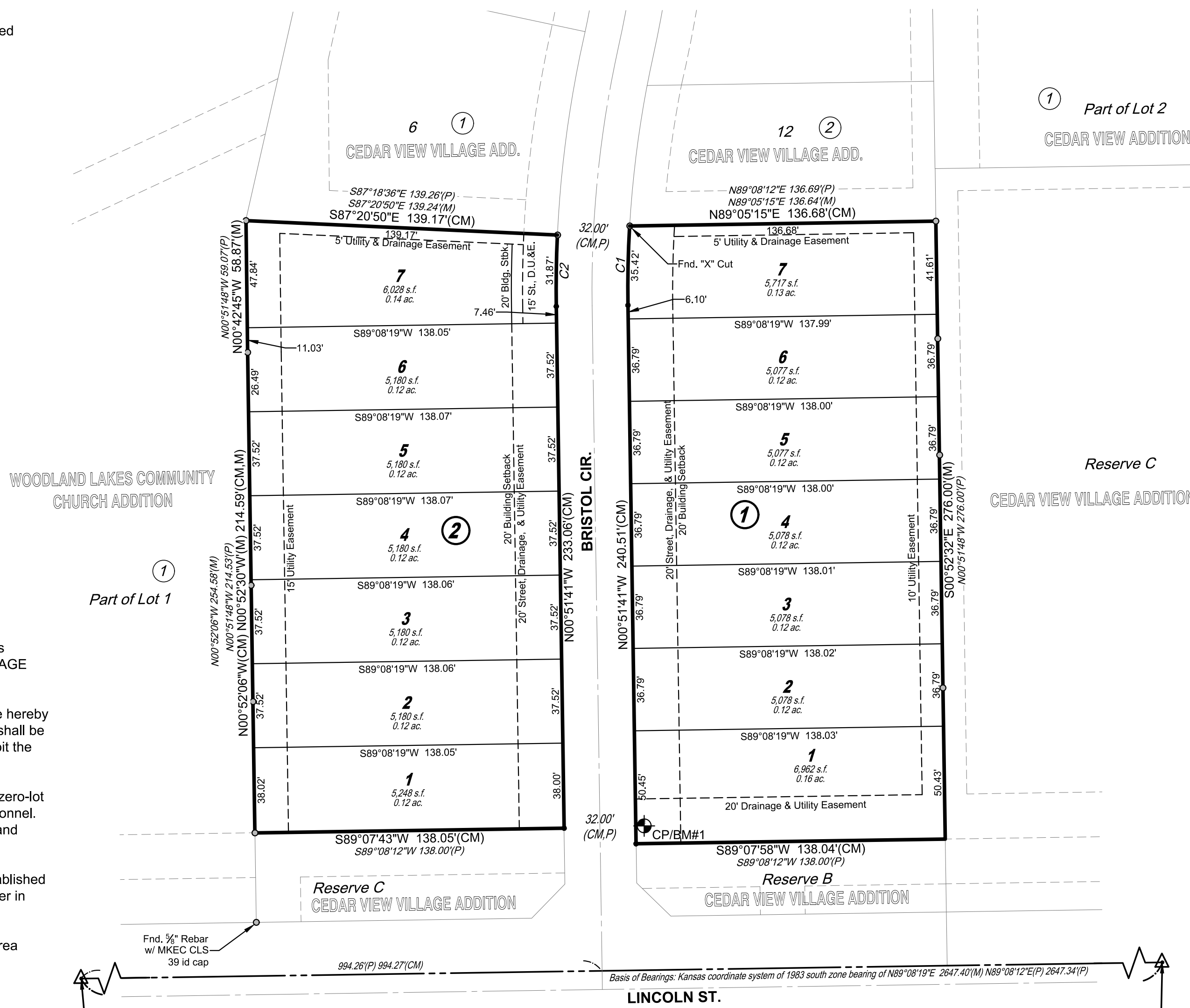
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

\_\_\_\_\_, Notary Public:

My Term Expires: \_\_\_\_\_

CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.42'	484.00'	4°11'33"	N01°14'05"E	35.41'
C2	31.87'	516.00'	3°32'21"	N00°54'29"E	31.87'



SW. cor., NW 1/4, Sec. 27, T27S, R2E, 6th P.M.  
Fnd. PK Nail with washer  
"MKEC CLS 39"

SE. cor., NW 1/4, Sec. 14, T27S, R2W, 6th P.M.  
Fnd. 3/8" Renar w/ Yellow  
MKEC CLS 39 id Cap

#### LEGEND

- ▲ - Section Corner Monument Found
- - Found 1/2 Rebar with MKEC CLS 39 id cap (or see annotation for type)
- - Set Monument (see annotation for type)
- ⊕ - Benchmark
- (M) - Measured
- (P) - Platted
- (CM) - Calculated from Measured
- Util. - Utility
- Esmt. - Easement
- ① - Lot
- ② - Block

#### NOTES:

This plat of is subject to the conditions of the Planned Unit Development PUD No. 141. The platted building setbacks are established with the PUD and/or as shown hereon.

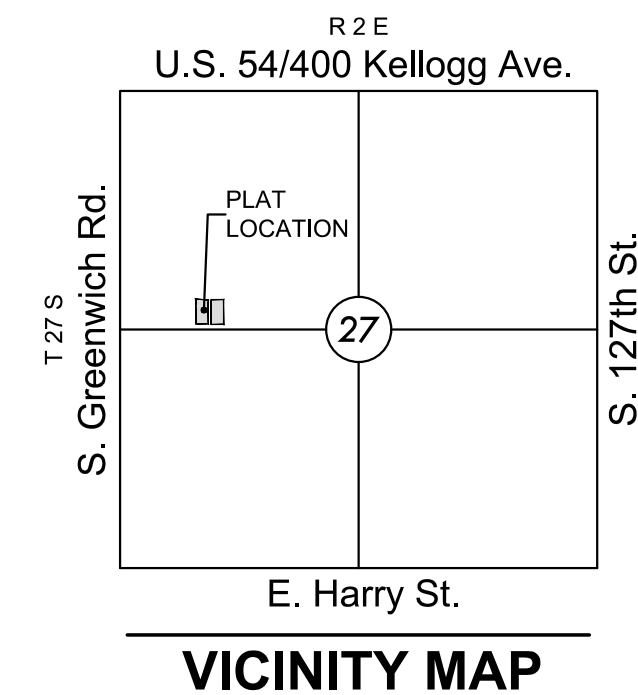
The Subject property is benefited by an offsite emergency access easement to South Greenwich Road recorded on Doc.#FIm/PG: 28937071, dated 12/06/2007.

#### BENCHMARKS

- CP/BM#1 "X" cut at the northeast corner of curb inlet on the east side of Bristol Circle and 73 feet +/- north of the centerline of Lincoln. Elev.=1345.41 NGVD29
- CP/BM#2 "X" cut top of curb west return southwest corner of Lincoln and Bristol Terrace. Elev.=1342.35 NGVD29

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°08'19"E on the south line of the Northwest Quarter, Section 27, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas.  
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

SCALE: 1"=40'



#### PLANNING COMMISSION CERTIFICATE

This plat of "CEDAR VIEW VILLAGE 2ND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,  
Wichita, Kansas.

By \_\_\_\_\_  
Bryan Frye, Chair

Attest:

\_\_\_\_\_  
Scott A. Wadle, 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 \_\_\_\_\_, 2025.

At the direction of the City Council.

\_\_\_\_\_  
Lily Wu, Mayor

Attest:

\_\_\_\_\_  
Paul Leeker, 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 \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_M; and is duly recorded.

\_\_\_\_\_  
Tonya E. Buckingham, Register of Deeds

Attest:

\_\_\_\_\_  
Kenly Zehring, Deputy

#### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kelly B. Arnold, County Clerk



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