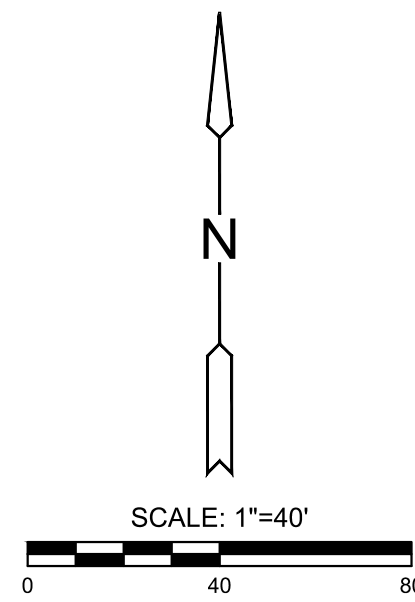


### NOTES

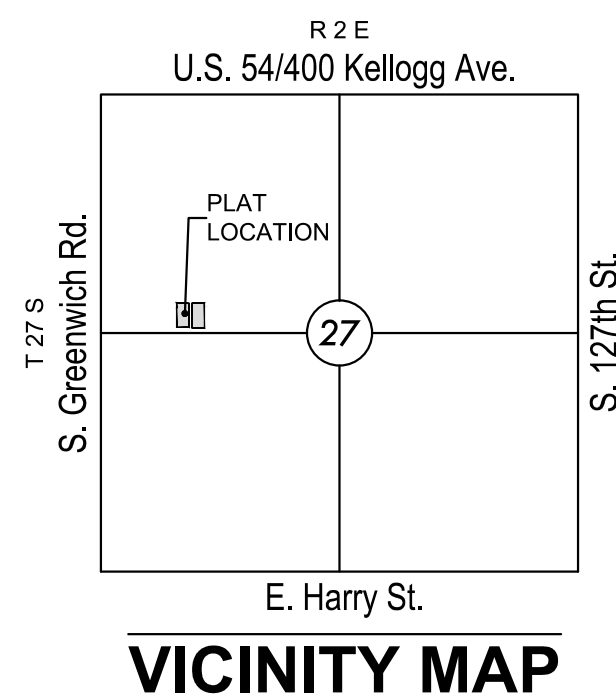
1. LOCATION: Located in east Wichita, south of Highway I-35, east of Greenwich Road, and north of Lincoln Street. Adjacent land uses include single-family residential to the south, duplex development to the north, an elementary school to the east, and an existing church property to the west/northwest of subject property. Currently the site is platted as 10 single-family residential lots. The proposed development will allow for a zero-lot line development, providing four additional single-family residential lots.
2. LOT TOTAL: 14
3. EXISTING/PROPOSED USES:  
Existing/Proposed - Single-Family Residential Lots
4. ZONING: Existing - SF-5 Single Family Residential  
Proposed: Planned Unit Development PUD No. 141
5. PLAT AREA: Gross: 75,244 sq. ft. or 1.73 acres ±
6. SURVEY DATE: May, 2025 (by MKEC)
7. UTILITIES: The sanitary sewer shall be provided by existing public sewer systems along Bristol Court; no extensions are anticipated at this time. The water shall be provided by existing public waterline on the west sides of Bristol Court; no extensions are anticipated at this time. The properties shall be served by the existing public stormwater systems. Private gas, private electric and private telecommunications, shall service the property by existing infrastructure.
8. ACCESS: The Subject property is benefited by an offsite emergency access easement to South Greenwich Road recorded on Doc.#Flm/PG: 28937071, dated 12/06/2007.
9. FLOOD: According to FEMA FIRM Community Unit Panels 2017C0387G, effective date December 22, 2016; this property lies outside flood zones.
10. DRAINAGE: A drainage report shall accompany this final plat.
11. BUILDING SETBACKS: As per the Planned Unit Development PUD No. 141 and/or shown hereon.



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

### LEGAL DESCRIPTION

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.



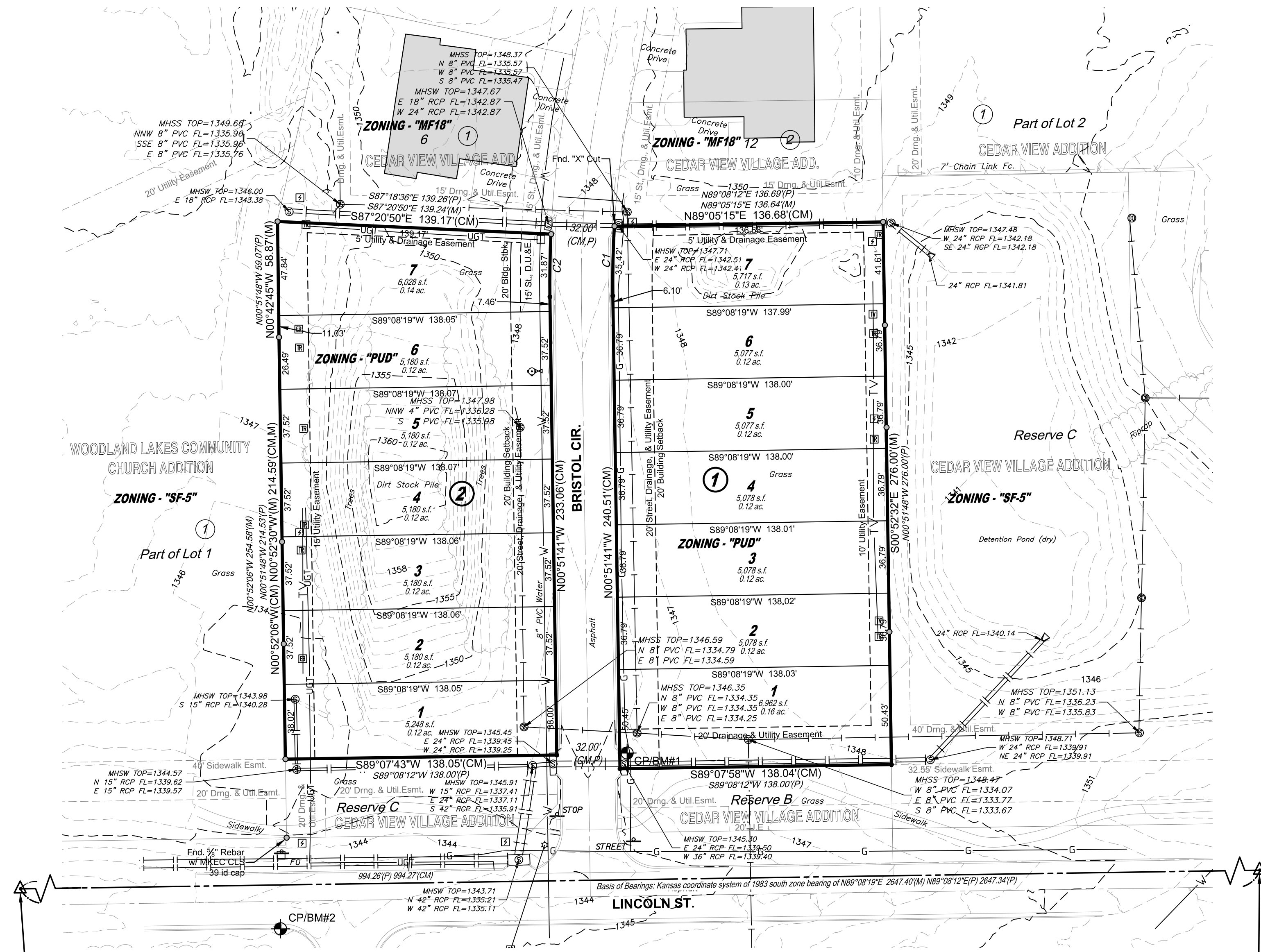
CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.42'	484.00'	4°11'33"	N01°14'05"E	35.41'
C2	31.87'	516.00'	3°32'21"	N00°54'29"E	31.87'

### 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

### LEGEND

- Existing Structure
- Easement
- Existing Fence
- Storm Sewer Pipe
- Water Line
- Overhead Electric
- Underground Electric
- Water Valve
- Water Meter
- Fiber Optics Indicator Sign
- Power Pole and Deadman
- Power Pole
- Section Corner Monument Found
- Found 3/4" rebar w/ MKEC CLS 39 id. cap Monument (or see annotation for type)
- Set 3/4" rebar w/ MKEC CLS 39 id. cap
- Benchmark
- (M) - Measured
- (D) - Described
- (CM) - Calculated from Measured
- Util. - Utility
- Esmt. - Easement
- Lot
- Block



# PRELIMINARY PLAT

A Replat of portions of Cedar View Village, Addition, an addition to Wichita, Sedgwick County, Kansas.

# CEDAR VIEW VILLAGE 2ND ADDITION

OWNER/DEVELOPER: Bennett Group, LLC 2109 W. Harborlight Ct. Wichita, KS 67204-2571 (316) 648-2003



Subdivision Meeting: June 18, 2025  
Date submitted: June 2, 2025