

# BELRIV ADDITION

## SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
 Sedgwick County) We, Baughman Company, P.A., Surveyors in  
 aforesaid county and state do hereby certify that we have surveyed and  
 platted "BELRIV ADDITION", Sedgwick County, Kansas and that the  
 accompanying plat is a true and correct exhibit of the property surveyed,  
 described as and being a replat of Lots 12, 13, 14, 15, and 16, Block 3,  
 Belle Terre South, an Addition to Sedgwick County, Kansas.  
 All being situated in the SE 1/4 of Sec. 24, Twp. 27-S,  
 R-2-E of the 6th P.M., Sedgwick County, Kansas.  
 Existing easements and dedications being vacated by virtue  
 of K.S.A. 12-512(b).  
 Baughman Company, P.A.

Michael G. Conroy, Surveyor  
 18-974-2699

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, a Street, and Reserves, to be known as "BELRIV ADDITION", Sedgwick County, Kansas. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes to or from Reserve "A" and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. Reserve "A" is hereby reserved for floodway, lakes, drainage, sidewalks, landscaping, and berms. Reserve "B" is hereby reserved for drainage, sidewalks, and landscaping. Reserve "C" & "F" are hereby reserved for screening walls, entry monuments, sidewalks, landscaping, berms, and streets, drainage, and utilities as confined to easements. Reserves "D" & "E" are hereby reserved for streets, entry monuments, landscaping, and utilities. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 159th Street East over and across the east line of Reserves "B", "C", and "F", and over and across the east line of Lots 1 through 12, inclusive, Block B, are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

K. Todd Allam, Member  
 K. Todd Allam

State of Kansas) SS  
 Sedgwick County) The foregoing instrument acknowledged before  
 me, this 21st day of April, 1999, by K. Todd Allam,  
 Member of K. Todd Allam Construction, LLC, on behalf of the company.

Judith M. Terhune, Notary Public  
 My App. Exp. 11-7-2001

This plat approved and all dedications  
 shown hereon accepted by the Board of Commissioners of  
 Sedgwick County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1999.

Bill Hancock, Chairman

James Alford, County Clerk

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 1999.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications  
 shown hereon accepted by the City Council of the City of Wichita,  
 Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_ day  
 of \_\_\_\_\_, 1999.

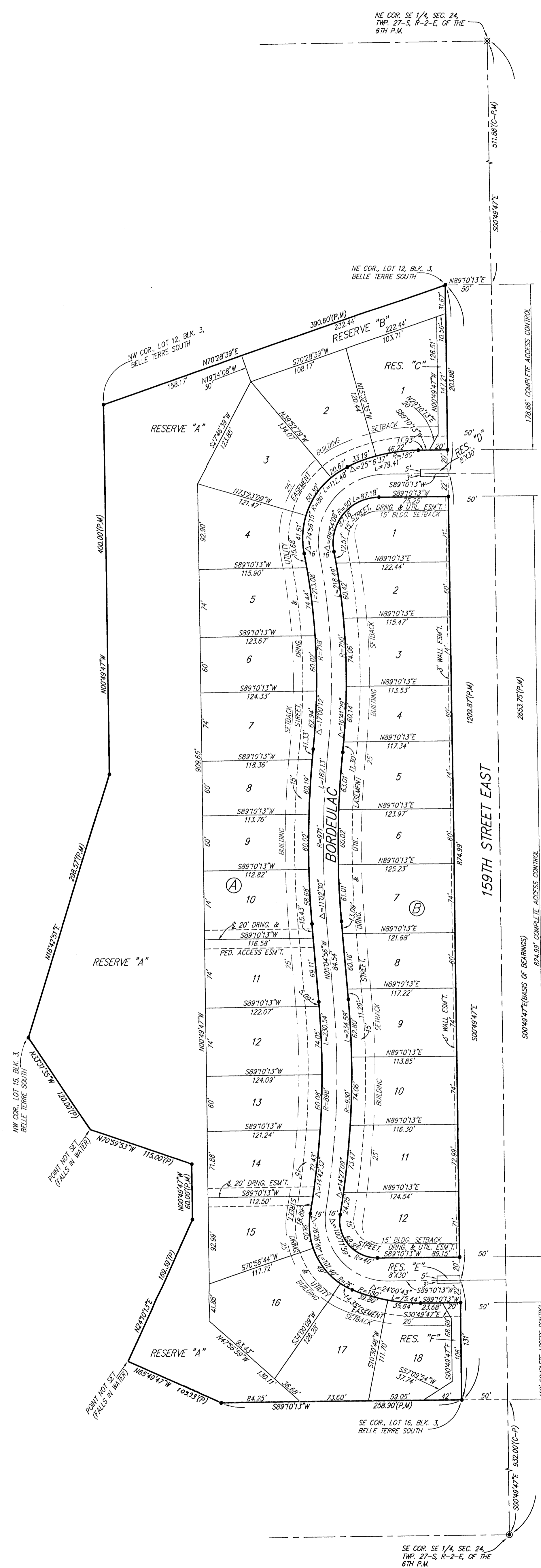
James Alford, County Clerk

State of Kansas) SS  
 Sedgwick County) This is to certify that this plat has been  
 filed for record in the office of the Register of Deeds, this \_\_\_\_ day  
 of \_\_\_\_\_, 1999, at \_\_\_\_ o'clock \_\_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P. A.  
 ENGINEERING, SURVEYING, & PLANNING  
 316-252-1211 • 315 BELLEVILLE • MO-KAN • KANSAS 67211



Legend:  
 ● #1 REBAR W/ BAUGHMAN CAP (FOUND)  
 ● #4 REBAR W/ BAUGHMAN CAP (SET)  
 ● #5 REBAR IN TRIMBLE (FOUND)  
 ✕ R.R. SPIRE (FOUND)

(M) = MEASURED  
 (P) = PLATTED  
 (C-1) = CALCULATED PER PLATTED INFO.

BENCHMARK:  
 U.S.G.C.S. STANDARD TABLET 75' NORTH AND 42'  
 EAST OF S.E. CORNER SEC. 24, AT U.S.  
 HIGHWAY 54 AND 159TH STREET EAST.  
 ELEV=1301.83 NGVD.

LOT	BLOCK	ELEVATION
1,2,3	A	1307
4-17	A	1306

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED  
 IN THE SPECIAL FLOOD HAZARD AREA WITHIN "BELRIV ADDITION" UNLESS  
 THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE ELEVATION  
 SHOWN ABOVE, OR UNLESS A LETTER OF MAP REVISION HAS BEEN ISSUED  
 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THAT REMOVES THE  
 SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD  
 THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS  
 SPECIFIED ABOVE.

NOTE:  
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
 SUBDIVISION AND IS ON FILE WITH THE APPROPRIATE GOVERNING BODY.  
 ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
 AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE  
 APPROPRIATE CITY OR COUNTY ENGINEER. NO OBSTRUCTIONS WHICH  
 WOULD INFLUENCE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.