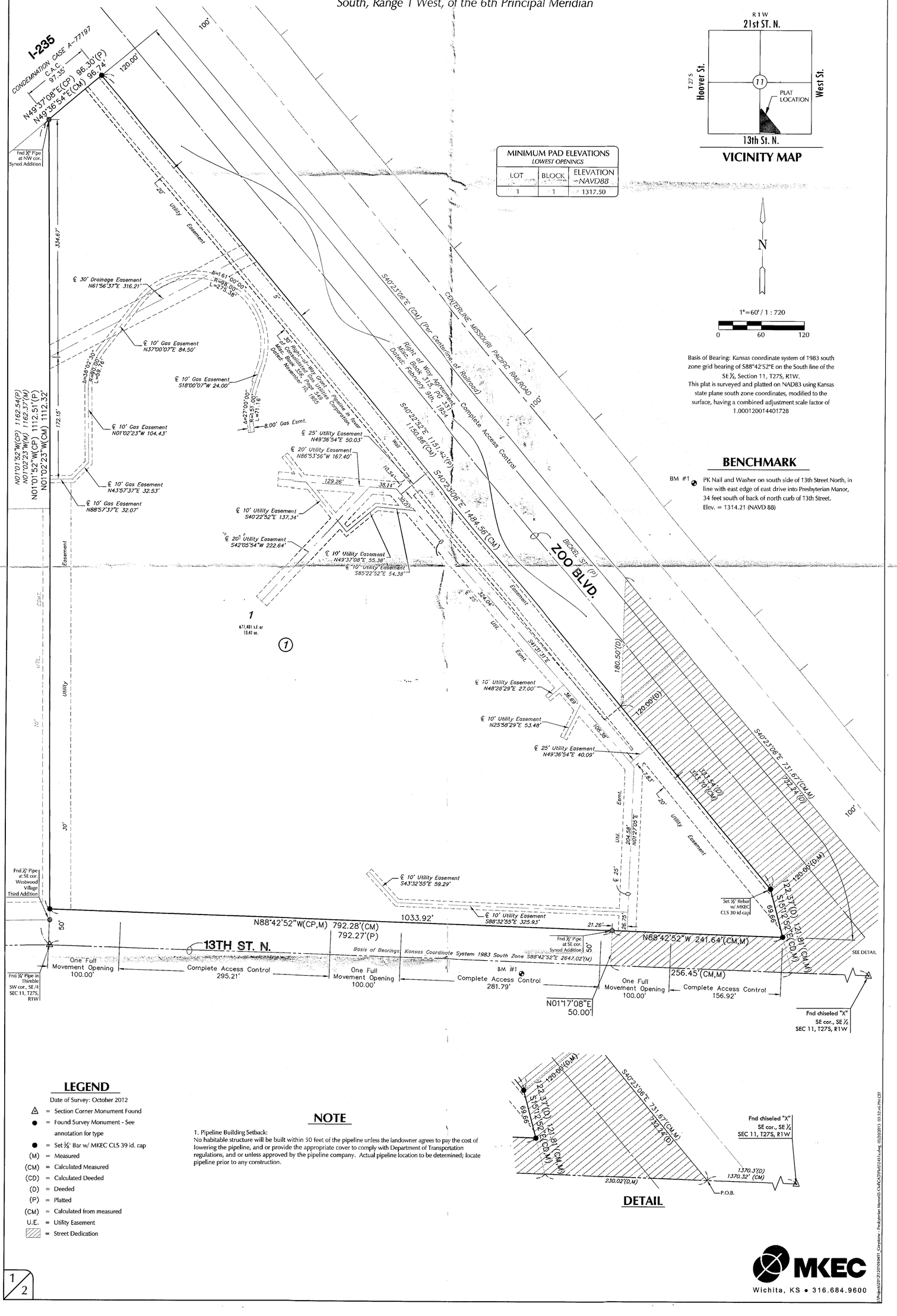
PW-ENGINEERING 1-71
Kim Pelton
FOR YOUR FILES

FINAL TRACING REC'D 5-23-13

FINAL PLAT
PRESBYTERIAN MANOR ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A Replat of Synod Addition, to Wichita, Sedgwick County, Kansas, and also a tract lying in a portion of the Southeast Quarter, Section 11, Township 27 South, Range 1 West, of the 6th Principal Meridian



VICINITY MAP

MINIMUM PAD ELEVATIONS *LOWEST OPENINGS*		
LOT	BLOCK	ELEVATION *NAVD88*
1	1	1317.50

N

1"=60' / 1 : 720

0 60 120

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S88°42'52"E on the South line of the SE ¼, Section 11, T27S, R1W.
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

BENCHMARK

BM #1 PK Nail and Washer on south side of 13th Street North, in line with east edge of east drive into Presbyterian Manor, 34 feet south of back of north curb of 13th Street. Elev. = 1314.21 (NAVD 88)

LEGEND

Date of Survey: October 2012

- △ = Section Corner Monument Found
- ● = Found Survey Monument - See annotation for type
- ● = Set ⅜" Bar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (CM) = Calculated Measured
- (CD) = Calculated Deeded
- (D) = Deeded
- (P) = Platted
- (CM) = Calculated from measured
- U.E. = Utility Easement
- ▨ = Street Dedication

NOTE

1. Pipeline Building Setback:
No habitable structure will be built within 50 feet of the pipeline unless the landowner agrees to pay the cost of lowering the pipeline, and or provide the appropriate cover to comply with Department of Transportation regulations, and or unless approved by the pipeline company. Actual pipeline location to be determined; locate pipeline prior to any construction.

DETAIL

MKEC
Wichita, KS • 316.684.9600

1/2

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FINAL PLAT

PRESBYTERIAN MANOR ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A Replat of Synod Addition, to Wichita, Sedgwick County, Kansas, and also a tract lying in a portion of the Southeast Quarter, Section 11, Township 27 South, Range 1 West, of the 6th Principal Meridian

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 "PRESBYTERIAN MANOR ADDITION," an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street the same being accurately set forth in the accompanying plat and described herein:

Lot 1, Block 1, Synod Addition, to Wichita, Sedgwick County, Kansas,
AND ALSO
A tract in the Southeast Quarter of Section 11, Township 27 South, Range 1 West of the 6th Principal Meridian, in Sedgwick County, Kansas described as follows: Beginning at a point at the intersection of the west line of the Missouri-Pacific Railroad right of way, and the south line of said Southeast Quarter, said point being 1370.3 feet west of the Southeast corner of said Section 11; thence west along the south line of said Section 11, a distance of 486.22 feet; thence north at right angles a distance of 547 feet to a point in the west line of the Missouri-Pacific Railroad right of way; thence in a southeasterly direction along said west right of way line to the POINT OF BEGINNING.

CONTAINING: 671,401 square feet or 15.41 acres of land, more or less.

All lots, blocks, streets, easements, setbacks, and access controls, together with a Right of Way Agreement found in Miscellaneous Book, Page 143, together with an easement for drainage of surface water found on Film 696, Page 511, together with an easement found on Film 552, Page 582, together with an easement found on Film 194, Page 965 and corrected on Film 208, Page 848, together with an easement found on Film 196, Page 843, together with a drainage easement found on DOC.#/FLM-PG: 28706124, together with an easement found on Film 174, Page 638 a corrected on Film 214, Page 654, together with a 16.5' easement found on DOC.#/FLM-PG: 28917621, together with all other public dedications or rights-of-way(s) within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b) amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___day of ____________2013.

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 a Lot, a Block, and a street the same to be known as "PRESBYTERIAN MANOR ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, drainage and a wall, as indicated on the accompanying plat are hereby granted to the public. The gas easement is granted to and for the use of Kansas Gas Service, and/or its successors and assigns.

The street is hereby dedicated to and for the use of the public.

A drainage plan has been developed for this plat. All 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 stormwater.

All abutters rights of access to or from Zoo Boulevard, over and across the east line of Block 1, of "PRESBYTERIAN MANOR ADDITION", are hereby granted to the appropriate governing body. All abutters rights of access to or from I-235, over and across the north line of Block 1, of "PRESBYTERIAN MANOR ADDITION", are hereby granted to the appropriate governing body. All abutters rights of access to or from 13th Street north, over and across the the south line of Block 1, of "PRESBYTERIAN MANOR ADDITION", are hereby granted to the appropriate governing body, provided however, Lot 1 shall be allowed three full movement openings as indicated hereon. Access controls are dedicated to and for the use of the public.

Lot 1, Block 1 is required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table.

PRESBYTERIAN MANORS, INC.

____________________,President/CEO
Bruce H. Shogren, President/CEO

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of __________, 2013, by Bruce H. Shogren, President/CEO, Presbyterian Manors, Inc.

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: __________.

CITY OF WICHITA, KANSAS
At the direction of the City Council
Owner to Interest

____________________,Mayor
Carl Brewer, Mayor

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of __________, 2013, by Carl Brewer, Mayor, City of Wichita, Kansas.

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

STATE OF KANSAS, SEDGWICK COUNTY} SS:

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

Dated this ____ day of __________, 2013.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

____________________, Chair
David Dennis, Chair

Attest:
____________________, Secretary
John L. Schlegel, Secretary

Affix MAPC Seal

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} SS:

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 __________, 2013.

At the direction of the City Council.

____________________, Mayor
Carl Brewer, Mayor

Affix City Seal

Attest:
____________________, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of __________, 2013.

____________________, County Clerk
Kelly B. Arnold, County Clerk

Affix County Clerk Seal

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 ________, 2013, at __________ o'clock _M; and is duly recorded.

____________________, Register of Deeds
Bill Meek, Register of Deeds

Attest:
____________________, Deputy
Tonya E. Buckingham, Deputy

Affix Register of Deeds Seal

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} SS:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of ________, 2013.

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

MKEC
Wichita, KS • 316.684.9600

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