

FINAL TRACING REC'D 6.17.14

PW-ENGINEERING 1-71
Kim Pelton
FOR YOUR FILES

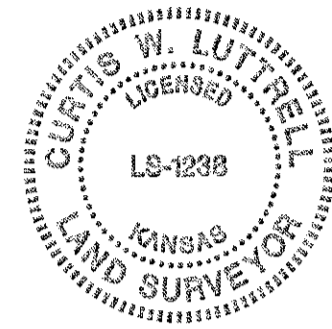
CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WESTGATE VILLAGE THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, a Street, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 2, Westgate Village 2nd Addition, Wichita, Sedgwick County, Kansas.

All streets, easements, rights-of-way, building setbacks, access controls, minimum pad elevations, 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 this ___ day of ___, 2014.



Curtis W. Luttrell, R.L.S. #1238
MKEC Engineering, 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, a Street, and a Reserve, the same to be known as "WESTGATE VILLAGE THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

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

Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from 13th Street Avenue over and across the south line of "WESTGATE VILLAGE THIRD ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening as indicated on adjoining Lot hereon. All abutters rights of access to or from Westgate Street over and across the west line of "WESTGATE VILLAGE THIRD ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, 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.

Lot 1, Block 1, shall adhere to the minimum pad elevation table shown hereon.

Reserve "A" is platted for landscaping, irrigation, signs, monuments, walls / fences, parking, drainage, and utilities confined to easements. The reserve shall be owned and maintained by the owner of Lot 1, Block 1, and/or their successors and assigns.

Credit Union of America

Bob Thurman, President

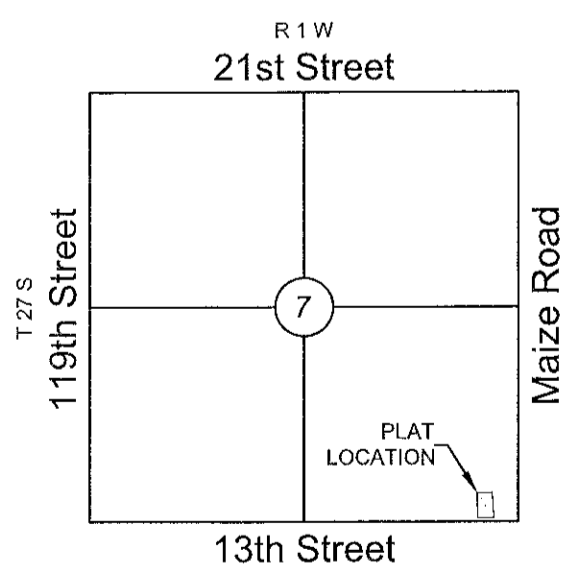
STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of ___, 2014, by Bob Thurman, President, Credit Union of America.

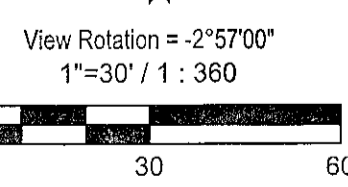
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public:

My Term Expires: _____

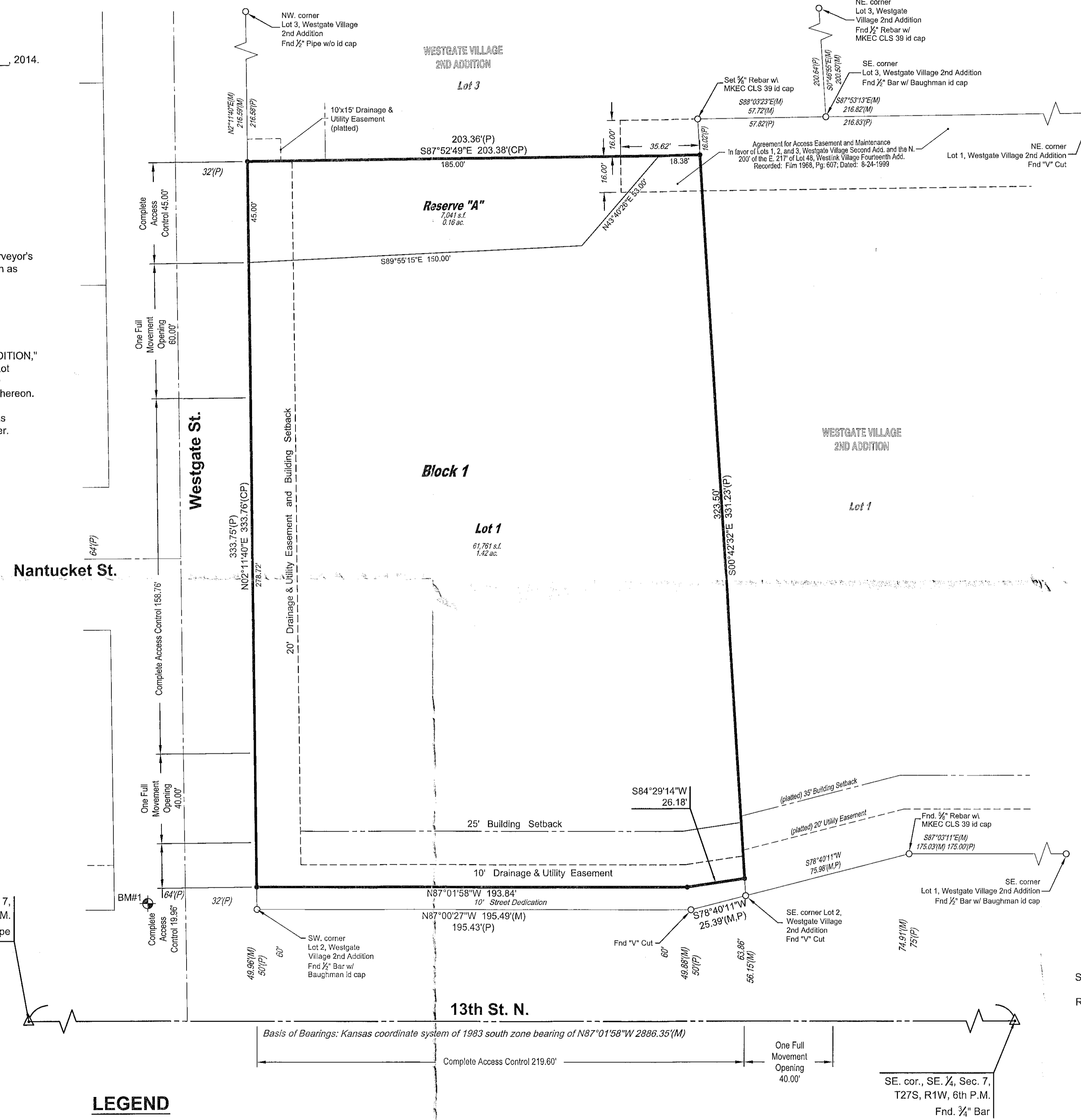


VICINITY MAP



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N87°01'58"W on the south line of the SE 1/4, Sec. 7, T27S, R1W, 6th P.M. This plat is surveyed and platted on NAVD88-09 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

FINAL PLAT
WESTGATE VILLAGE THIRD ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

Date of Survey: April 23, 2014

- Section Corner Monument Found
- Set 3/4" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- Found 3/4" rebar w/ MKEC CLS 39 id cap or see annotation for type
- Benchmark
- (M) = Measured
- (CP) = Calculated from platted
- (P) = Platted

BENCHMARK

BMH#1 Chiseled square on top of curb at the north return near the northwest corner of Westgate and 13th Street. Elev.=1346.63 NAVD 88.

MINIMUM PAD ELEVATION LOWEST OPENING

LOT	BLOCK	ELEVATION (NAVD88)
1	1	1350.0

PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of ___, 2014

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By: Don Klausmeyer, Chair

Attest:

John L. Schlegel, 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 ___, 2014.

At the direction of the City Council.

Carl Brewer, Mayor

Attest:

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of ___, 2014

Kelly B. Arnold, County 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 ___, 2014, at ___ o'clock ___ M; and is duly recorded.

Bill Meek, Register of Deeds

Attest:

Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2014.

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



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