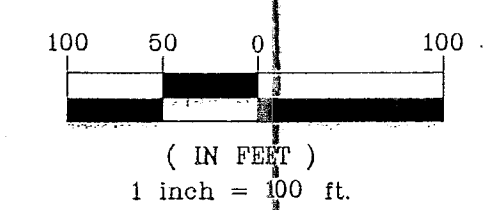
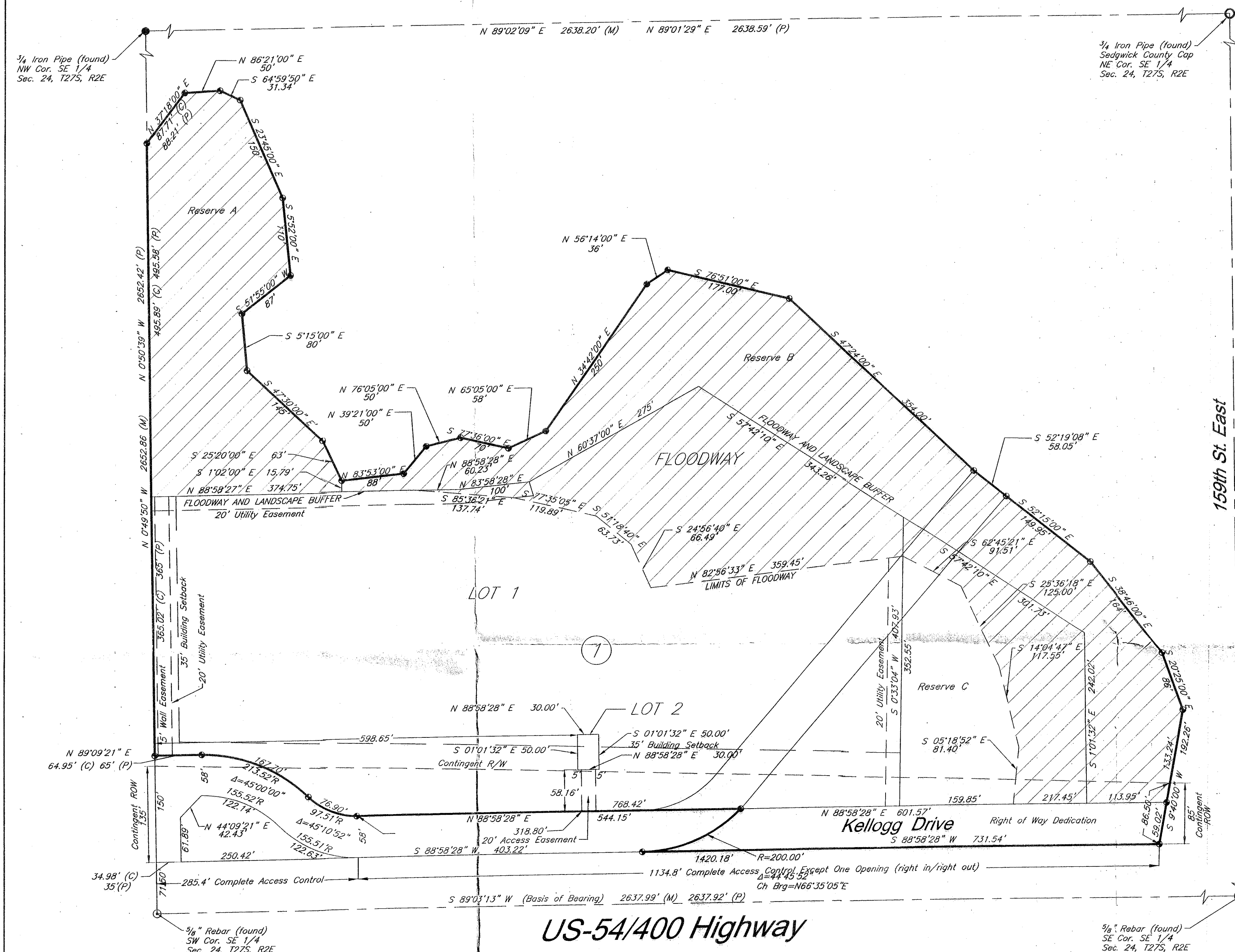


# Belle Terre Commercial Addition A Replat of a Portion of Belle Terre South Addition Wichita, Sedgwick County, Kansas

SE 1/4, Section 24, Township 27 South, Range 2 East of the 6th. P.M.



- PLAT LEGEND**
- 1/4" Iron Pipe (found)
  - 5/8" Rebar (found)
  - 1/4" Iron Pipe (found) Sedgwick Co. Cap
  - 5/8" Rebar (set) KEMPA CLS #157
  - ▨ 100-yr Floodway

**Benchmarks**

#1 Square cut on RCP approximately 168' south and 36.5' east of the southwest property corner. Elevation=1320.08 (NAVD 88)

#2 The northwest corner of the wingwall at the west end of the bridge approximately 100' east and 34' south of the southeast property corner. Elevation=1302.53 (NAVD 88)

Minimum Pad Elevation = 1305.0 (NAVD 88)

This addition is subject to the conditions of Planned Unit Development PUD2016-01.

State of Kansas }  
County of Sedgwick } SS

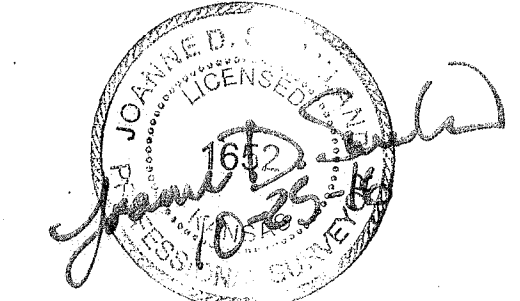
I, Joanne D. Swanland, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 1st day of September, 2016 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

**LEGAL DESCRIPTION**

A tract of land generally located in the Southeast 1/4 of Section 24, Township 27 South, Range 2 East, of the Sixth Principal Meridian, Sedgwick County, Kansas, except that portion on the south for U.S. 54 Highway, being more particularly described as:

Lot 1, Block 1, Belle Terre South Addition, and Lot 1, Block 2, Belle Terre South Addition and a part of Kellogg Drive located between Lot 1, Block 1 and Lot 1, Block 2 being more particularly described as:  
Commencing at the Southwest corner of the Southeast Quarter, Section 24, Township 27 South, Range 2 East, of the 6th Principal Meridian; thence N 89°03'13" E, on the South line of said Quarter, a distance of 688.77 feet; thence N 0°56'47" W, a distance of 130.45 feet, to a PC of a curve, said point being the Point of Beginning and a point on the South line of Lot 1, Block 1, Belle Terre South; thence on the Southerly line of said Lot 1, on a curve to the left with a delta of 48°55'16" and a radius of 142 feet, on a chord bearing of N 64°30'19" E, a chord distance of 117.60 feet, to the end of said curve; thence continuing on the Southeastly line of Lot 1, Block 1, Belle Terre South Addition, N 40°03'13" E, a distance of 561.48 feet, to the Southeastly line of Reserve B in Belle Terre South Addition; thence S 52°19'08" E, to the North corner of said Lot 1, Block 2, a distance of 58.05 feet; thence S 40°03'13" W, on the Northwestly line of Lot 1, Block 2, Belle Terre South Addition, a distance of 563.87 feet, to the PC of a curve; thence on a curve to the right, continuing on the Northwestly line of Lot 1, Block 2, Belle Terre South Addition, with a delta of 4°09'55" and a radius of 200 feet, on a chord bearing of S 42°07'39" W and a chord distance of 14.54 feet, to the end of said curve; thence S 88°58'28" W, a distance of 140.82 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.



Joanne D. Swanland, L.S. #1652  
State of Kansas }  
County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, a Street, and Reserves to be known as Belle Terre Commercial Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are hereby granted as indicated for the public. Any utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The 5 foot wall easement along the West line of Lot 1, Block 1, as shown, is hereby platted for the construction and maintenance of a private wall. Utilities may cross the wall easement. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within the public utility easements.

A drainage plan has been developed for the plat and that all 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. A minimum pad elevation of 1305.0 NAVD 88 has been established. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Reserves A, B, and C are hereby platted for drainage, stormwater detention, landscaping, signage, and utilities confined to easements. Reserve A, B, and C shall be owned and maintained by the owners of Belle Terre Commercial Addition.

The contingent Right of Way (as shown on the plat) shall be for the use by KDOT or the City of Wichita for the improvement of US-54/400 Highway (Kellogg).

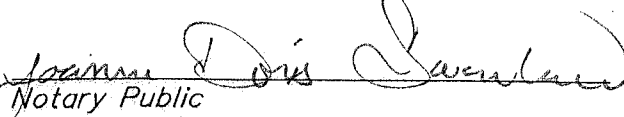
At such time as Kellogg Drive (Proposed Frontage Road) is constructed from the East line of 143rd Street East, to the West line of Belle Terre Commercial Addition, the Kansas Department of Transportation shall have the right to close the access to and from U.S. 54 Highway at Kellogg Drive.

The Kansas Department of Transportation reserves the right to close the median crossover in U.S. 54 Highway at the West line of Lot 1, Block 1 at such time as they deem necessary.

By:   
Nazir Jesri, Manager  
Jesri Investments, LLC

State of Kansas }  
County of Sedgwick } SS

This instrument was acknowledged before me on this 31st day of October, 2016, by Nazir Jesri, Manager of Jesri Investments, L.L.C., on behalf of Jesri Investments, L.L.C.

  
Joanne D. Swanland  
Notary Public

My Commission Expires: Nov 18, 2017

State of Kansas }  
City of Wichita } SS

This plat of Belle Terre Commercial Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016. Wichita-Sedgwick County Metropolitan Area Planning Commission.

David W. Foster, Chair

Dale Miller, Secretary

State of Kansas }  
City of Wichita } SS

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

At the Direction of the City Council

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Kelly B. Arnold, County Clerk

State of Kansas }  
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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