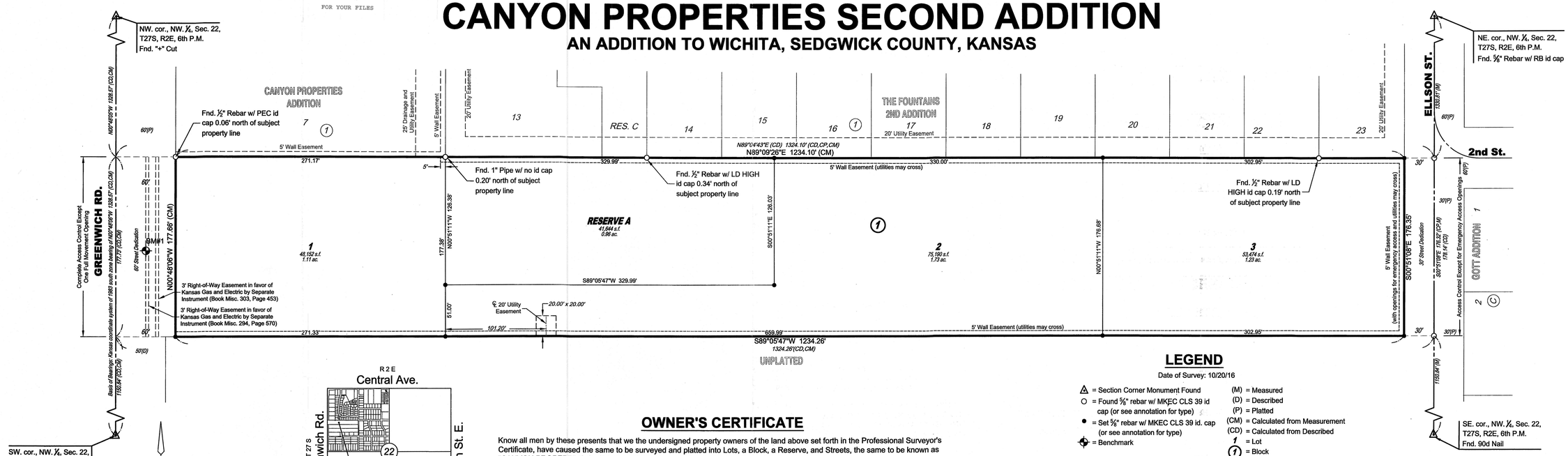
FINAL TRACING REC'D 3.07.17

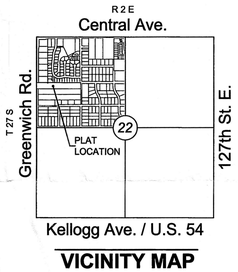
SUB2017-00007

PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES

Canyon Properties Second Addition

FINAL PLAT
CANYON PROPERTIES SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





VICINITY MAP

BENCHMARK

BM#1 ⊕ Chiseled square cut top of curb at FH, 1200' ± North of Center Line of Douglas Ave. on East side of Greenwich Rd. Elev.=1386.71 NAVD 88.

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°48'06"W on the west line of the Northwest Quarter, Section 22, Township 27 South, Range 2 East of the 6th Principal Meridian. 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

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CANYON PROPERTIES SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

The Southwest Quarter of the Northwest Quarter of Section 22, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the south 35 acres thereof.

Said contiguous tract CONTAINS: 234,413 square feet or 5.381 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with an easement for right-of-way recorded on Book Misc. 301, Page 453, together with an easement for sanitary sewer recorded on Film 1550, Page 257, together with an easement for temporary construction recorded on Film 1550, Page 259, together with an easement for temporary construction recorded on Film 1704, Page 2418, together with an easement for right-of-way recorded on Film 1704, Page 2419, 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 2nd day of March, 2017.

CURTIS W. LUTTRELL LICENSED 3/2/17 PS-1238 KANSAS PROFESSIONAL SURVEYOR

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
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 Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, a Reserve, and Streets, the same to be known as "CANYON PROPERTIES SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets, Greenwich Road and Ellson Street, are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of sanitary sewer, utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash, enclosures or other structures shall be located within public utility easements. The wall easements are non-exclusive and are hereby platted for the construction and maintenance of private walls; utilities may cross under and over the private walls.

All abutters rights of access to or from Greenwich Road over and across the west line of "CANYON PROPERTIES SECOND ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon. All abutters rights of access to or from Ellson Street over and across the east line of "CANYON PROPERTIES SECOND ADDITION," are hereby granted to the appropriate governing body, provided however emergency access openings shall be allowed as indicated hereon

Reserve A is platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, shade structures, parking, conveyance of cross-lot drainage, utilities confined to easements, and any uses as deemed appropriate by the undersigned owner's association and allowed by zoning regulations. The reserve is hereby reserved for the stated uses and shall be owned and maintained by the developer and/or a lot owner's association, and/or their successors or assigns.

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 shall remain unobstructed to allow for the conveyance of stormwater.

This plat shall comply with the recitals of the Canyon Properties Community Unit Plan (DP-229) on file at the Wichita-Sedgwick County Planning Department.

At the direction of the Board of Trustees
Minneha Township,
a Kansas Corporation

Donald E. Gragg, Trustee

Paula Jabara, Secretary

STATE OF KANSAS, SEDGWICK COUNTY} ss:
This instrument was acknowledged before me on 3 day of March, 2017, by Donald E. Gragg, Trustee, Board of Trustees, Minneha Township, a Kansas corporation.

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

CYNTHIA A. WOMACK Notary Public, State of Kansas My Appt. Expires 2/7/2021

Notary Public
print name
My Term Expires: February 7, 2021

STATE OF KANSAS, SEDGWICK COUNTY} ss:
This instrument was acknowledged before me on 3 day of March, 2017, by Paula Jabara, Secretary, Board of Trustees, Minneha Township, a Kansas corporation.

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

CYNTHIA A. WOMACK Notary Public, State of Kansas My Appt. Expires 2/7/2021

Notary Public
print name
My Term Expires: February 7, 2021

LEGEND

Date of Survey: 10/20/16

△ = Section Corner Monument Found
○ = Found ¾" rebar w/ MKEC CLS 39 id cap (or see annotation for type)
● = Set ⅝" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
⊕ = Benchmark

(M) = Measured
(D) = Described
(P) = Platted
(CM) = Calculated from Measurement
(CD) = Calculated from Described
1 = Lot
(1) = Block

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By_____
David W. Foster, Chairman

Attest:

_____
Dale Miller, 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 _____, 2017.

At the direction of the City Council.

_____
Jeff Longwell, Mayor

Attest:

_____
Karen Sublett, City 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 _____, 2017, at _____ o'clock __M; and is duly recorded.

_____
Tonya E. Buckingham, Register of Deeds

Attest:

_____
Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2017.

_____
Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2017.

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

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2016\16510702_Minneha_Canyon_Second_Platting_\16708 CAD\SHEETS\16708_Plat.dwg 03/22/2017 09:40:47 AM CST

Canyon Properties Second Addition