

SW32017-00015

PW-ENGINEERING 1-71
Arcele Rosas
FOR YOUR FILES

FINAL TRACING REC'D 6.05.17

FINAL PLAT

FOUR MILE CREEK SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A Replat of Four Mile Creek Addition to Sedgwick County, Kansas, TOGETHER WITH, an unplatted tract lying in a portion of the Southeast Quarter, Section 25, Township 27 South, Range 2 East, of the 6th Principal Meridian.

PLANNING COMMISSION CERTIFICATE

This plat of "FOUR MILE CREEK 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.

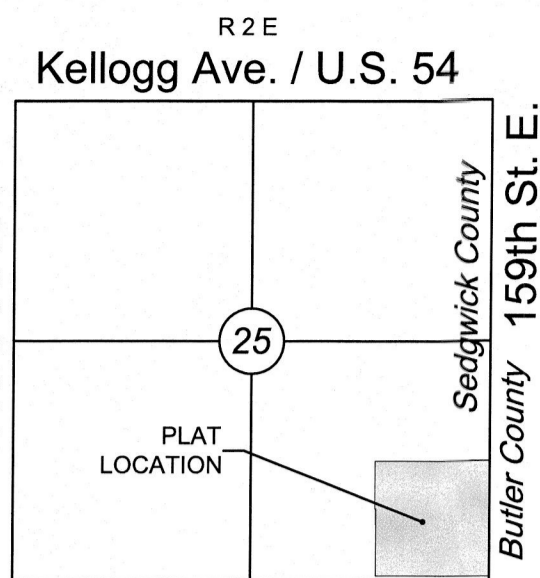
Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

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

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



VICINITY MAP

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 "FOUR MILE CREEK SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Street, the same being accurately set forth in the accompanying plat and described herein.

The Southeast Quarter of the Southeast Quarter of Section 25, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; EXCEPT that portion taken for county road in Road Book C, Page 54; AND EXCEPT Four Mile Creek Addition to Sedgwick County, Kansas. TOGETHER WITH, Lot 1, Block 1, Four Mile Creek Addition to Sedgwick County, Kansas.

CONTAINS: 1,598,865 square feet or 36.70 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; 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 _____, 2017.



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 replatted into Lots, a Block, and a Street, the same to be known as "FOUR MILE CREEK SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street, Brookhaven Drive, is hereby dedicated to and for the use of the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements, unless approved by City of Wichita Public Works Department.

All abutters rights of access to or from Harry Street over and across the south line of "FOUR MILE CREEK SECOND ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.

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. No permanent buildings shall be constructed within the floodway reserve, nor shall any fill, or change in grad, creation of channel, or other work be carried out without the written permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. Lots 1 and 2 shall adhere to the established minimum pad elevations or lowest openings as per the table shown hereon.

CITY OF WICHITA
At the direction of the City Council

Jeff Longwell, Mayor

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ___ day of _____, 2017, Jeff Longwell, Mayor, City of Wichita.

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

Notary Public:
print name _____
My Term Expires: _____

FLOODWAY RESERVE NOTE

The depicted floodway shown hereon represents the approximate location of the base flood elevation at the time of platting per development plans. The base flood elevation for this location varies from *1287.3 - 1289.0 NAVD 88 / 1286.7 - 1288.4 NGVD29.

* Owner/Developer(s) shall refer to the Base Flood Elevations published upon the current and effective Federal Emergency Management Agency Flood Insurance Rate Maps prior to any construction activities.

SW cor., SE 1/4, Sec. 25,
T27S, R2E, 6th P.M.
Fnd. 1" Pipe

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION NGVD 29 / NAVD88
1	1	1291.6 / 1292.2
2	1	1291.1 / 1291.7

DATUM BM Chiseled square cut southeast corner of RCB, east of 159th St. E. and Kellogg (U.S. 54), 1345± east of section corner and 61'± south of section line.
Elev.=1304.47 NGVD 29, 1305.02 NAVD 88.

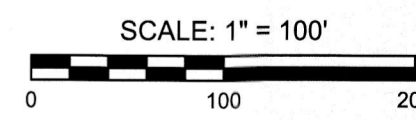
BM#1 Chiseled square cut southeast corner of light pole, 112'± North and 286'± East of southwest corner of plat.
Elev.=1294.35 NGVD 29, 1294.90 NAVD 88.

BM#2 Chiseled square cut w/ + cut northeast corner of Anaerobic and Anoxic Basins, 577'± North and 324'± East of southwest corner of plat.
Elev.=1299.00 NGVD 29, 1299.55 NAVD 88.

BM#3 Brass Disk southwest corner of Sludge Pump Station, 602'± North and 679'± East of southwest corner of plat. (stamped on "1296.17", said elevation appears to be on local vertical datum).
Elev.=1295.87 NGVD 29, 1296.42 NAVD 88.

BENCHMARKS

UNPLATTED



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S01°03'05"E on the east line of the Southeast Quarter, Section 25, 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 1.00011871513836

LEGEND

Date of Survey: 2/2/17

- △ = Section Corner Monument Found
- = Found Monument (see annotation for type)
- = Set 1/2" 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
- ② = Block

Four Mile Creek Second Addition

Project: 201610101411_Cow_Cons/Survey/160411 CAD/SIT/SEC/Chap/Patt/16116.dwg 06/20/2017 11:29:10 AM CST