

Morris Addition, SUB2016-00005

PW-ENGINEERING 1-71  
Arceli Rosas  
FOR YOUR FILES

**CERTIFICATE OF SURVEY**

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MORRIS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Street, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°38'46"E, 987.08 feet to the POINT OF BEGINNING; thence continuing along said east line, S00°38'46"E, 340.21 feet; thence along an extended north line of Block 3, Monarch Landing Third Addition, an addition to Wichita, Sedgwick County, Kansas, S88°56'59"W, 933.12 feet to the southeast corner of Lot 3, Block 5, Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas, and said Monarch Landing addition, N00°34'25"W, 255.00 feet; thence N88°56'35"E, 200.00 feet; thence S13°03'25"E, 100.00 feet; thence N81°56'35"E, 276.12 feet; thence N51°56'35"E, 250.87 feet to a point on the north line of an Urban Easement Grant recorded on Film 1320, Page 1984; thence along said north line N89°21'14"E, 238.20 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 237,451 square feet of 5.451 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. 12-1512b, 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.



James C. McClure, P.S. 1251  
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, a Street, and Reserves, the same to be known as "MORRIS 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. No signs, light poles, private drainage systems, masonry trash enclosures, or other structures shall be located within public utility easements.

All abutters rights of access to or from 159th Street East over and across the east line of "MORRIS ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening 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. Lots 1, 2, and 3, Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

Reserve A is platted for berms, drainage, open space, landscaping, irrigation, signs/monuments, sidewalks, parking, entry gate, fencing/walls and utilities confined by easement (platted or otherwise separate instrument). Reserve B is platted for entry gate, private drive, call box, signs/monuments, irrigation, landscaping, utilities (public and private), and private access. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the owner/developer, and/or their successors and/or assigns.

Robert J. Morris \_\_\_\_\_  
Jessica C. Morris \_\_\_\_\_

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2017, by Robert J. Morris and Jessica C. Morris, husband and wife.

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

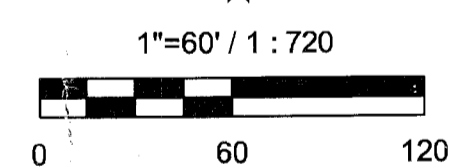
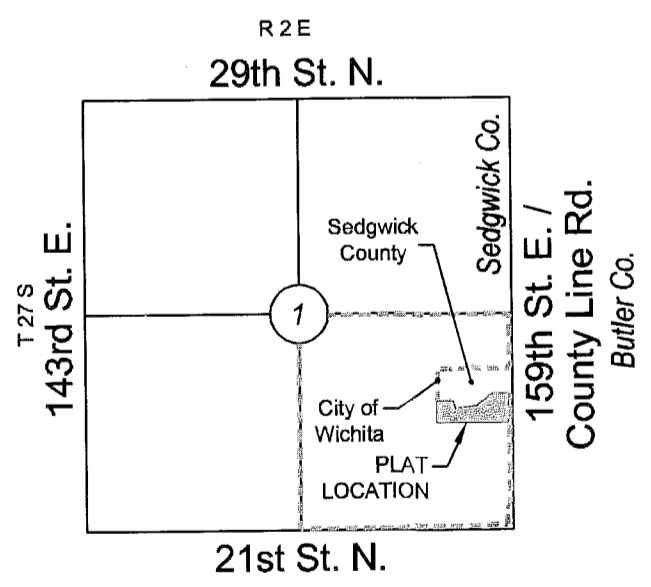
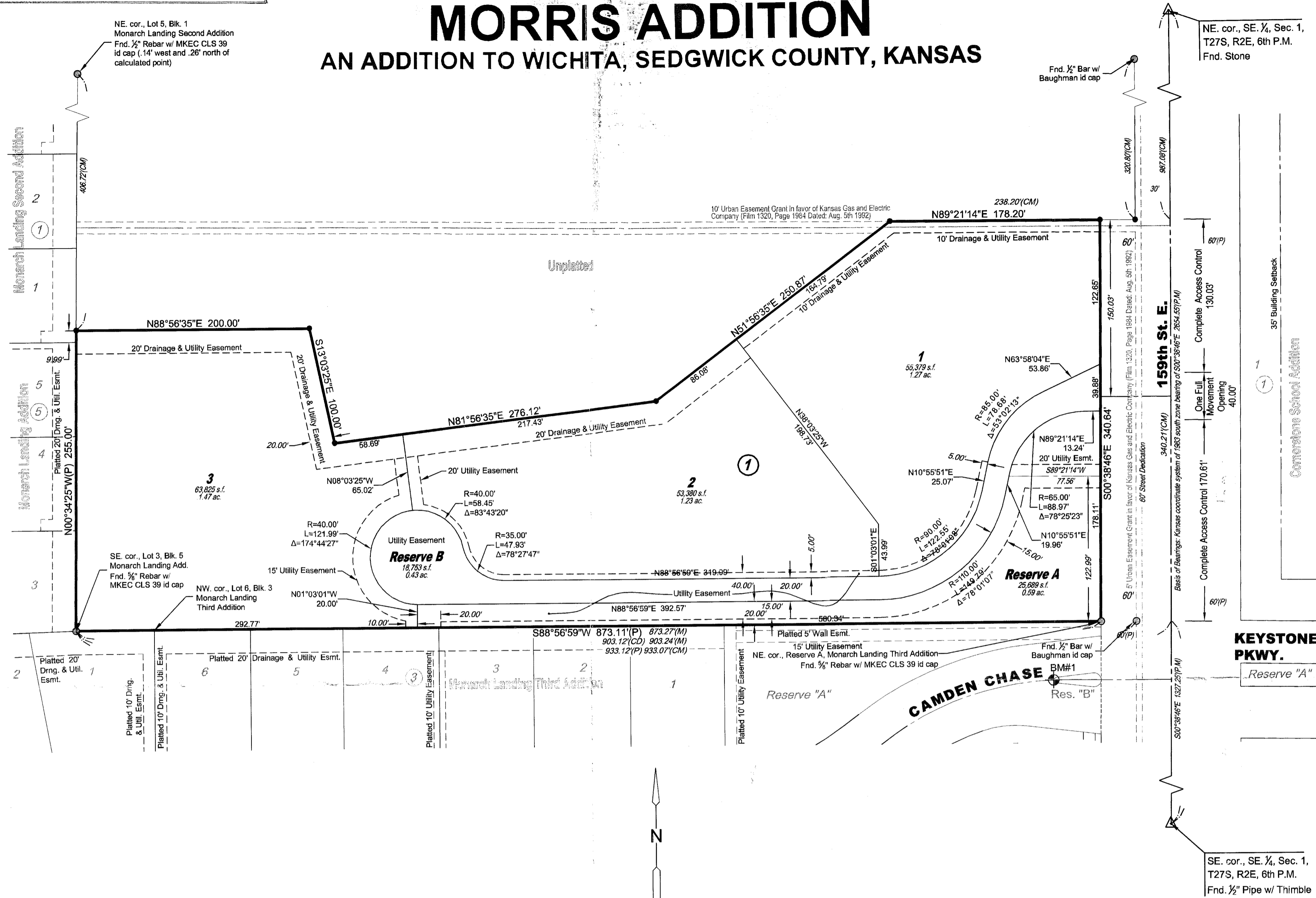
Arceli Rosas

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

FINAL TRACING REC'D 6.23.17

**FINAL PLAT**  
**MORRIS ADDITION**  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°38'46"E on the east line of the Southeast Quarter, Section 1, 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

**LEGEND**

Date of Survey: 11/10/15

- △ = Section Corner Monument Found
- ⊙ = Found monument (see annotation for type)
- = Set 3/4" 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

**BENCHMARKS**

- BM#1 Square cut on west end of median of Camden Chase entrance (Reserve B, Monarch Landing Third Addition). 100 feet west of 159th St. E. Elev. = 1366.69 NAVD 88.
- BM#2 Square cut on top of curb between Lots 2 and 3, Block 5, Monarch Landing Addition. Elev. = 1377.19 NAVD 88.

MINIMUM PAD ELEVATION (LOWEST OPENING)	
LOTS	BLOCK ELEVATION NAVD 88
1, 2, & 3	1 1369.5

**PLANNING COMMISSION CERTIFICATE**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By \_\_\_\_\_  
David W. Foster, Chair

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

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2017.

**KEYSTONE PKWY.**

\_\_\_\_\_  
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 \_\_\_\_\_, 2017, at \_\_\_\_ o'clock \_\_\_\_ M; and is duly recorded.

\_\_\_\_\_  
Tonya E. Buckingham, Register of Deeds

**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



Vertical text on the right edge: WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, MORRIS ADDITION, 159th St. E., 2nd Block, 5th Addition, Sedgwick County, Kansas