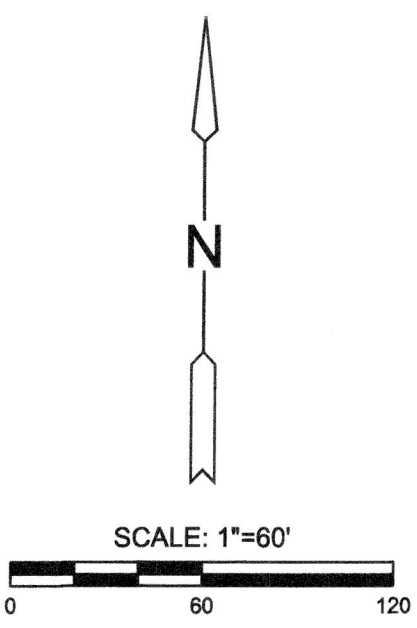
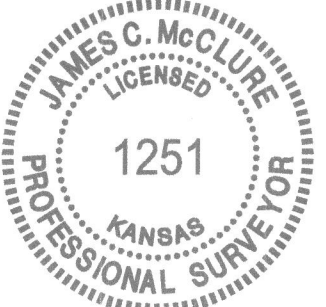
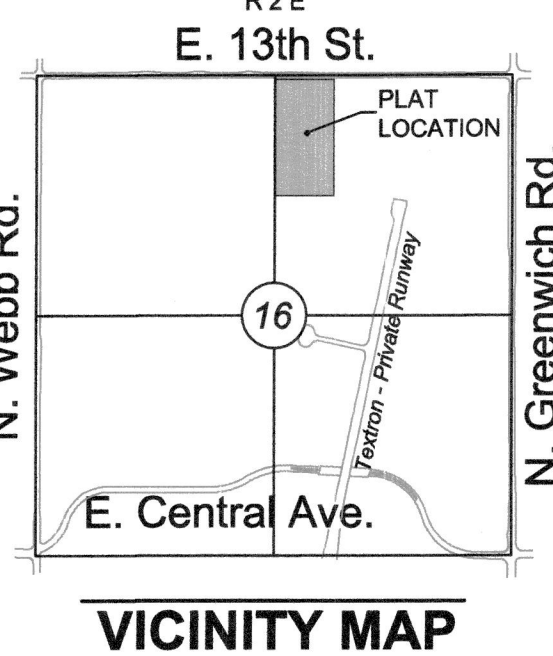
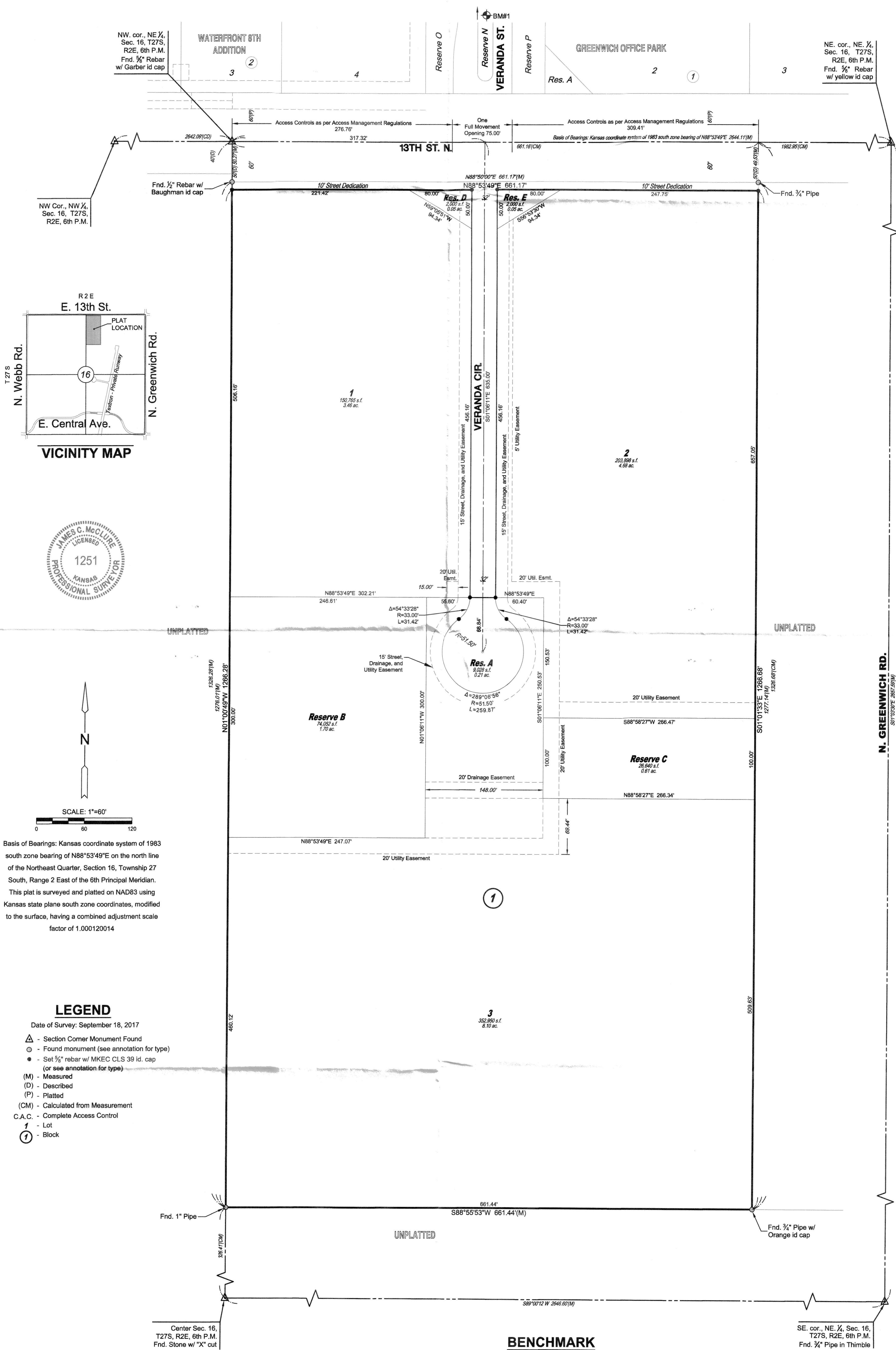


FINAL TRACING REC'D 12-07-17

# FINAL PLAT VERANDA ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Veranda Addition SUB2017-00044



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°53'49"E on the north line of the Northeast Quarter, Section 16, 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 1.000120014

- LEGEND**  
 Date of Survey: September 18, 2017
- △ - 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)
  - (M) - Measured
  - (D) - Described
  - (P) - Platted
  - (CM) - Calculated from Measurement
  - C.A.C. - Complete Access Control
  - 1 - Lot
  - ① - Block

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION NAVD 88
1, 2, & 3	1	1387.1

**BENCHMARK**  
 BM#1  
 Chiselled square on top of curb at north end of island in N. Veranda St.,  
 460' north of centerline of 13th St. N.  
 ELEV.=1387.03 NAVD 88



C:\Users\jmcclure\Documents\Projects\2017\20170918\2017091800044.dwg 10/26/2017 9:58:34 AM CDT  
 Veranda Addition SUB2017-00044

Veranda Addition SUB2017-0004

# FINAL PLAT VERANDA ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

## 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 "VERANDA ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:  
The East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 50 feet thereof for road,  
TOGETHER WITH,  
The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 50 feet thereof for road.  
CONTAINING: 844,208 square feet or 19.38 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 \_\_\_\_\_, 201\_\_.

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 platted into Lots, a Block, Reserves, and a Street, the same to be known as "VERANDA ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of 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, unless approved by City of Wichita Public Works Department.

All abutters rights of access to or from 13th Street North over and across the north line of "VERANDA ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon, and additional openings as per access management regulations.

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. The lots adjoining Reserves B and C, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon. Cross-lot drainage easements are hereby granted to all Lots platted hereon.

Reserve A is platted for access and vehicular cul-de-sac turnaround, wayfinding signage, remote entry / call box, monuments, landscaping, and irrigation. The minimum paved radius within Reserve A shall be not less than 48.00 feet. Reserves B and C are platted for open space, berms, lighting, landscaping, irrigation, monuments, private sidewalks, fences, walls, private amenities such as shade structures, parking, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument), and drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserves D and E are platted for signs, open space, berms, lighting, landscaping, irrigation, monuments, sidewalks, walls, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument). The reserves are 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 and/or assigns.

This plat shall adhere and conform to the recitals of CUP DP-346 as approved and filed at the Wichita-Sedgwick County Metropolitan Area Planning Department.

Dublin Trust, L.L.C.  
By: Laham Development Company, L.L.C.  
Its Manager

By: \_\_\_\_\_  
George E. Laham, II, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2018, before me appeared George E. Laham, II, to me personally known, who being by me duly sworn, did say that he is the Manager of Laham Development Company, L.L.C., which is the Manager of Dublin Trust, L.L.C. and that said instrument was signed on behalf of said limited liability company, and said George E. Laham, II, acknowledges said instrument to be the free act and deed of said limited liability company.

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: \_\_\_\_\_

## PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By: \_\_\_\_\_  
Joseph A. Johnson, 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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 \_\_\_\_\_, 201\_\_.

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