

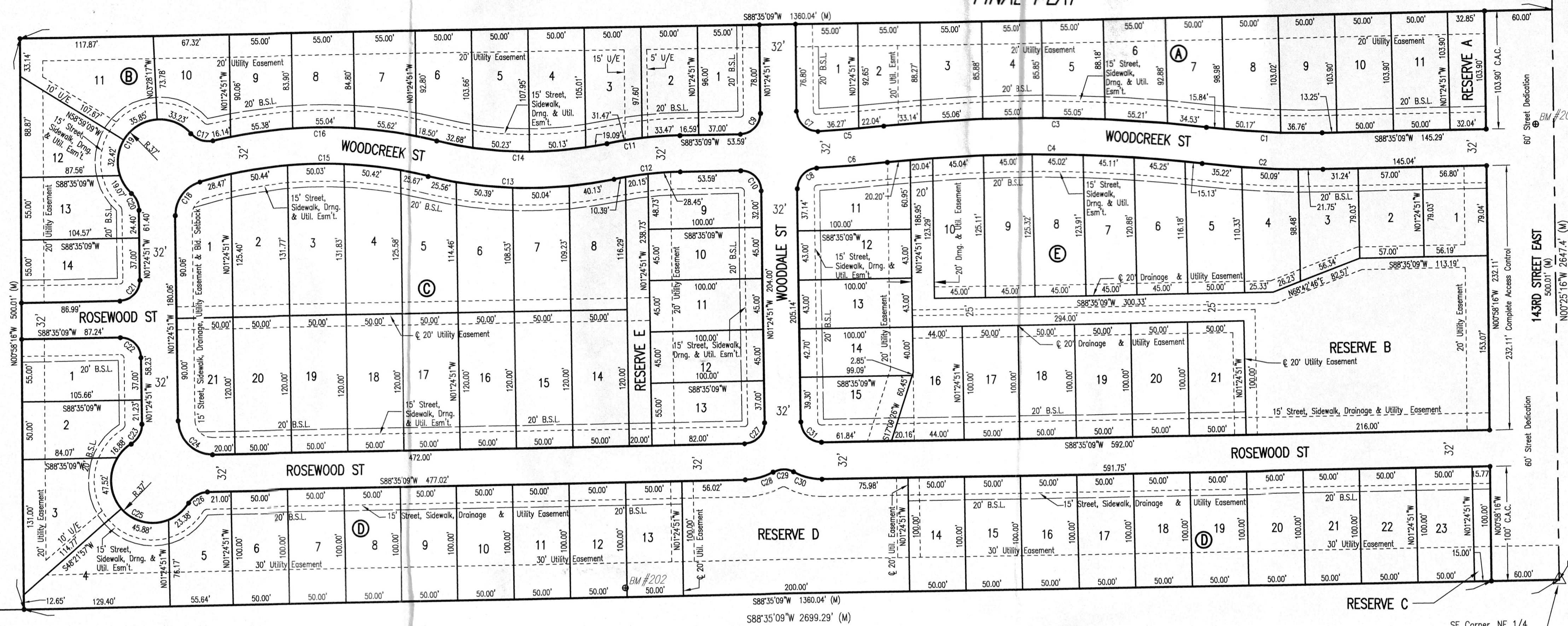
FINAL TRACING REC'D 8-07-18

HOME BASE ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

NE Corner
Sec. 35, T27S, R2E
Found 1/2" Iron Pipe



CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
C1	768.00'	74°03'	102.78'	C12	318.00'	103°37'48"	64.93'	C22	18.00'	90°00'00"	28.27'
C2	800.00'	74°03'	107.06'	C13	380.00'	25°02'49"	166.12'	C24	30.00'	90°00'00"	47.12'
C3	1282.00'	12°52'15"	287.99'	C14	400.00'	29°22'03"	205.02'	C25	37.00'	206°59'15"	133.67'
C4	1250.00'	2°40'21"	58.31'	C15	432.00'	28°37'00"	200.69'	C26	20.00'	57°28'31"	20.06'
C5	1282.00'	2°48'40"	62.90'	C16	20.00'	61°36'28"	21.51'	C27	18.00'	90°00'00"	28.27'
C6	18.00'	92°31'50"	28.07'	C17	30.00'	75°02'58"	39.30'	C28	50.00'	30°00'01"	26.18'
C7	18.00'	87°36'07"	27.52'	C18	20.00'	47°18'05"	16.51'	C29	18.00'	60°00'00"	18.85'
C8	18.00'	90°00'00"	28.27'	C19	18.00'	90°00'00"	28.27'	C30	50.00'	30°00'02"	26.18'
C9	18.00'	90°00'00"	28.27'	C20	18.00'	90°00'00"	28.27'	C31	18.00'	90°00'00"	28.27'
C10	18.00'	90°00'00"	28.27'	C21	18.00'	90°00'00"	28.27'	C32	18.00'	90°00'00"	28.27'

LOT AREAS - CLUSTER PROPERTIES		LOT AREAS - CLUSTER PROPERTIES	
LOT 2	4972.30 S.F.	LOT 9	4918.43 S.F.
LOT 3	4778.24 S.F.	LOT 10	4500.00 S.F.
LOT 4	4771.59 S.F.	LOT 11	4500.00 S.F.
LOT 5	4774.80 S.F.	LOT 12	4500.00 S.F.
LOT 6	4968.24 S.F.	LOT 13	4300.00 S.F.
LOT 7	4793.51 S.F.	LOT 14	4268.69 S.F.

Center
Sec. 35, T27S, R2E
1/2" Bar with PEC Cap

SE Corner, NE 1/4
Sec. 35, T27S, R2E
Found 1/2" Iron Pipe

STATE OF KANSAS }
 } SS
COUNTY OF SEDGWICK }

RESERVES "A" AND "C" ARE HEREBY PLATTED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIGNAGE, PUBLIC SIDEWALKS, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "B" AND "D" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, PUBLIC SIDEWALKS, PEDESTRIAN TRAILS, PARKING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "E" IS HEREBY PLATTED FOR OPEN SPACE, LANDSCAPING, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "E" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS HOME BASE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: MURFIN ACRES, LLP

ROBERT D. YOUNG, MANAGING MEMBER

STATE OF KANSAS }
 } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY ROBERT D. YOUNG, MANAGING MEMBER OF MURFIN ACRES, LLP.

_____, NOTARY PUBLIC
DEBBIE SHAHAN

MY APPOINTMENT EXPIRES _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2018.

_____, COUNTY CLERK
KELLY B. ARNOLD

THIS PLAT OF HOME BASE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2018.

JOSEPH A. JOHNSON, CHAIRMAN

DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2018.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2018.

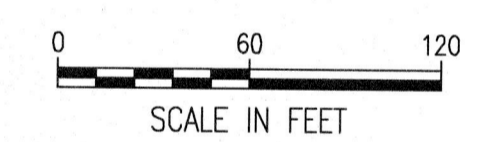
JEFF LONGWELL, MAYOR

KAREN SUBLETT, CITY CLERK

BENCH MARK LIST BM #1

BM #201 - CHISELED SQUARE ON CENTER OF WEST HURGUARD OVER CORRUGATED METAL PIPE UNDER 143RD STREET EAST. ELEV. = 1326.38 (NAVD88)

BM #202 - TOP OF "T" POST NORTH NORTHWEST OF HORIZONTAL CONTROL POINT #104. ELEV. = 1329.68 (NAVD88)



LEGEND

- △ FOUND SECTION CORNER AS NOTED
- SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
- B.S.L. = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- (M) = MEASURED

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2018.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
JUDY J. PAGET

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS DAY OF _____, 2018, THAT WE HAVE SURVEYED AND PLATTED HOME BASE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
THE SOUTH 500 FEET OF THE EAST 1360 FEET OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, SAID TRACT CONTAINING 15.61 ACRES, MORE OR LESS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

STREET, SIDEWALK, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET, SIDEWALK AND DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE STREET STUBS PROVIDING FUTURE ACCESS TO ADJACENT PROPERTIES.

DRAINAGE AND UTILITY EASEMENTS AS SHOWN ARE HEREBY GRANTED AS INDICATED FOR DRAINAGE PURPOSES AND FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK A LOTS 1-11	1300.0
BLOCK B LOTS 1-14	1300.0
BLOCK C LOTS 1-21	1300.0
BLOCK D LOTS 1-23	1300.0
BLOCK E LOTS 1-21	1300.0

Plot Date: 08-07-2018 11:40:40 AM by REBECCA GRIFE
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