

FINAL PLAT

UNIVERSITY GARDENS 3RD ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
a replat of Lot 2, University Gardens 2nd Addition, an addition to Wichita, Sedgwick County, Kansas

PLANNING COMMISSION CERTIFICATE

This plat of "UNIVERSITY GARDENS 3RD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.
Dated this ___ day of ___, 2018.
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

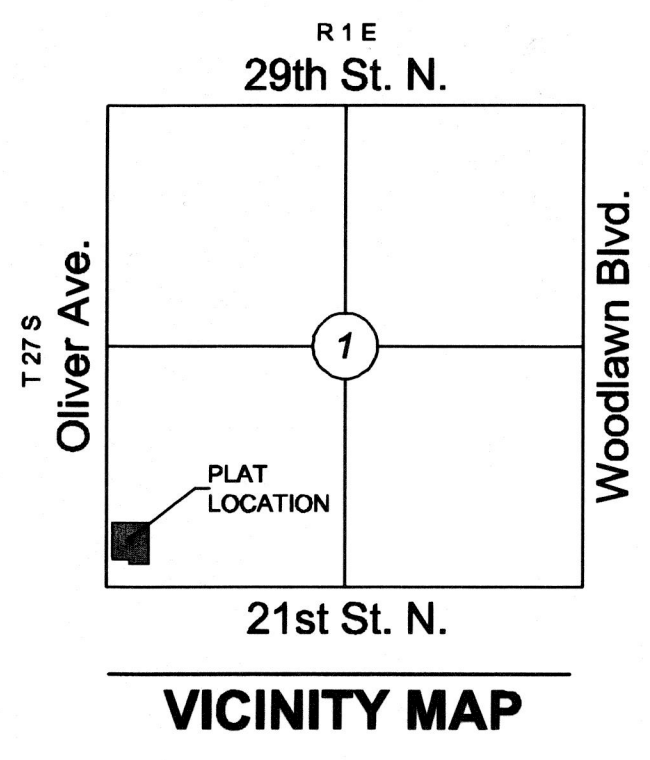
COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2018.

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

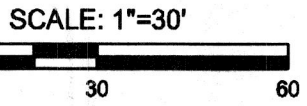


(SUB2018-00001) University Gardens 3rd Addition



LEGEND

- Date of Survey: November 28, 2017
= Section Corner Monument Found
= Found 3/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
= Set 3/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
= Benchmark
(M) = Measured
(P) = Platted
(CM) = Calculated from Measured
(CP) = Calculated from Plat
1 = Lot
1 = Block



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°32'20"W on the west line of the Southwest Quarter, Section 1, Township 27 South, Range 1 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

BENCHMARKS

- BM#1 Chiseled square cut on SE corner of stairs going to apartments on north side of site. Elev. = 1396.94 NAVD88
BM#2 Chiseled square on top of curb at south PC of island at southwest corner of "Books to Go" building (4860 E. 21st St. N.), 470' east and 114' north of southwest corner of Sec 1, T27S, R1E (21st and Oliver) Elev. = 1404.93 NAVD 88

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 "UNIVERSITY GARDENS 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lot 2, University Gardens 2nd Addition, Wichita, Sedgwick County, Kansas.
CONTAINS: 170,311 square feet or 3.91 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 ___, 2018.



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 a Lot and a Block, the same to be known as "UNIVERSITY GARDENS 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, water, electric and sanitary sewer, 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 permitted by the Public Works Department of the appropriate governing body. The wall easement is non-exclusive and is hereby platted for the construction and maintenance of a private wall; utilities may cross under the private wall. The wall shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

All abutters rights of access to or from Oliver Avenue over and across the west line of "UNIVERSITY GARDENS 3RD 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, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

This plat shall comply with the recitals of the University Gardens Community Unit Plat (DP-8) on file at the Wichita-Sedgwick County Planning Department.

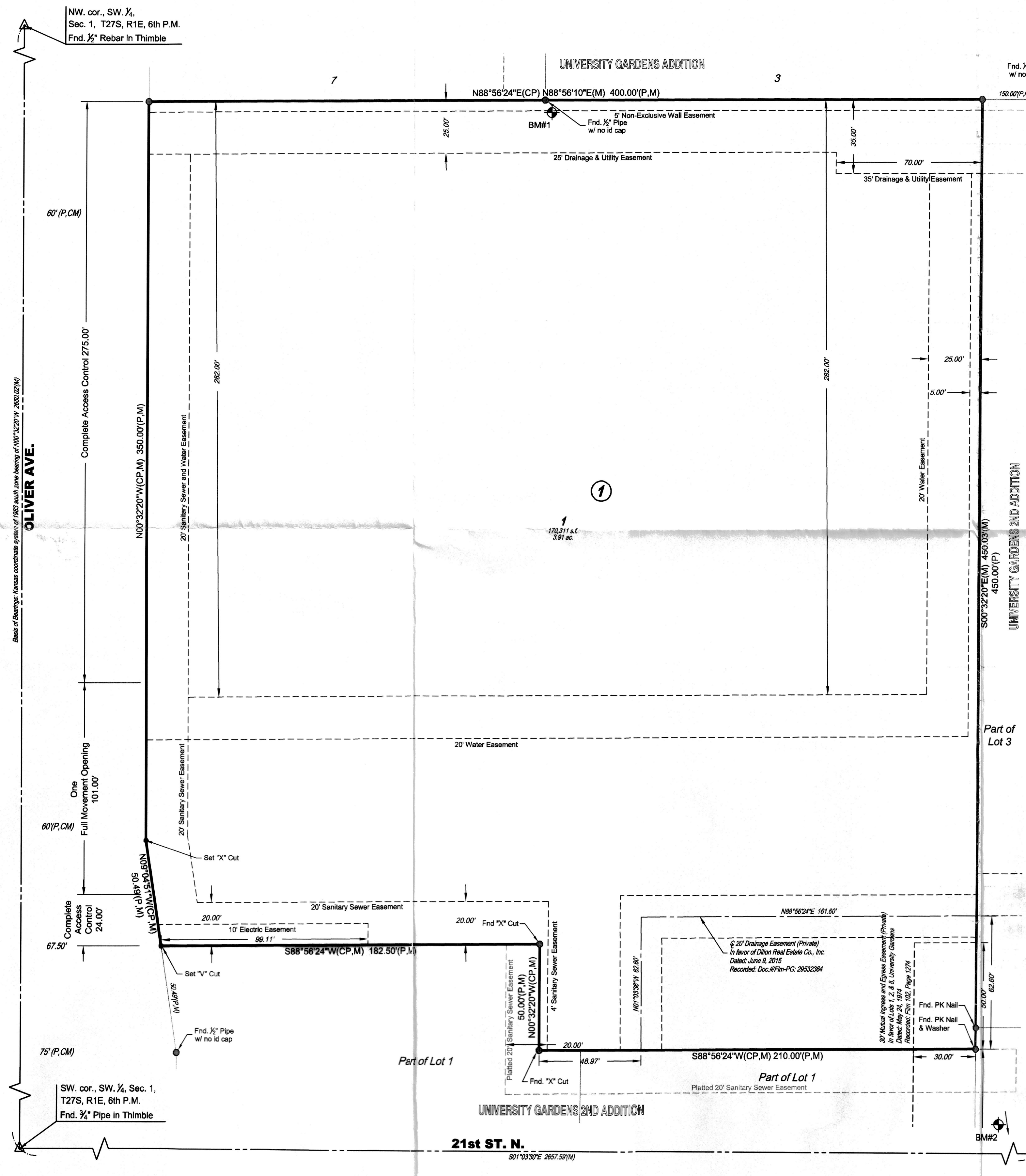
ME ENTERPRISES V, LLC,
a Kansas limited liability company

Masoud Etezazi, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ___ day of ___, 2018, by Masoud Etezazi, President of ME Enterprises V, LLC, a Kansas limited liability company.

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

Notary Public:
print name
My Term Expires:



SE cor., SW 1/4, Sec. 1, T27S, R1E, 6th P.M.
Fnd. 1/2" Pipe in Thimble

Vertical text on the right edge: University Gardens 3rd Addition (SUB2018-00001)