

Chapel Hill 3rd Addition (SUB2018-00020)

CERTIFICATE OF SURVEY

FINAL TRACING REC'D 11-06-18

CITY HALL - ENGINEERING MAIL STOP 1-71 Arceli Rosas FOR YOUR FILES

FINAL PLAT

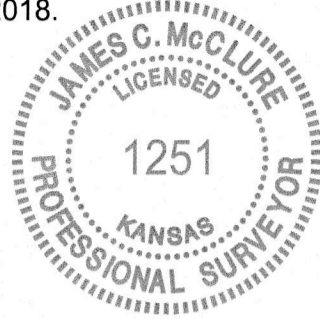
CHAPEL HILL 3RD ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CHAPEL HILL 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lots 1, 2, and 3, Block 1, Chapel Hill 2nd Addition to Wichita, Sedgwick County, Kansas. CONTAINS: 225,493 square feet or 5.18 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 Lots and a Block, the same to be known as "CHAPEL HILL 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works and Utilities Department.

All abutters rights of access to or from East 13th Street over and across the south line of CHAPEL HILL 3RD ADDITION, are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements and rights-of-way shall remain at established grades and unobstructed to allow for the conveyance of stormwater or as modified with the approval of the applicable City or County Engineer.

This plat shall comply with the recitals of the Chapel Hill Community Unit Plan DP-349 on file at the Wichita-Sedgwick County Planning Department. Building Setbacks shall be as per CUP DP-349.

CH PARTNERS, L.L.C., a Kansas limited liability company

By: Laham Development Company, L.L.C., a Kansas limited liability company, Manager

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 CH Partners, 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

My Term Expires: ___

MORTGAGE CERTIFICATE

Fidelity Bank, holder of a mortgage on the above described property, does hereby consent to the "CHAPEL HILL 3RD ADDITION" final plat.

FIDELITY BANK

Timothy B. Nelson, Executive Vice President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of ___, 2018, by Timothy B. Nelson, Executive Vice President of Fidelity Bank.

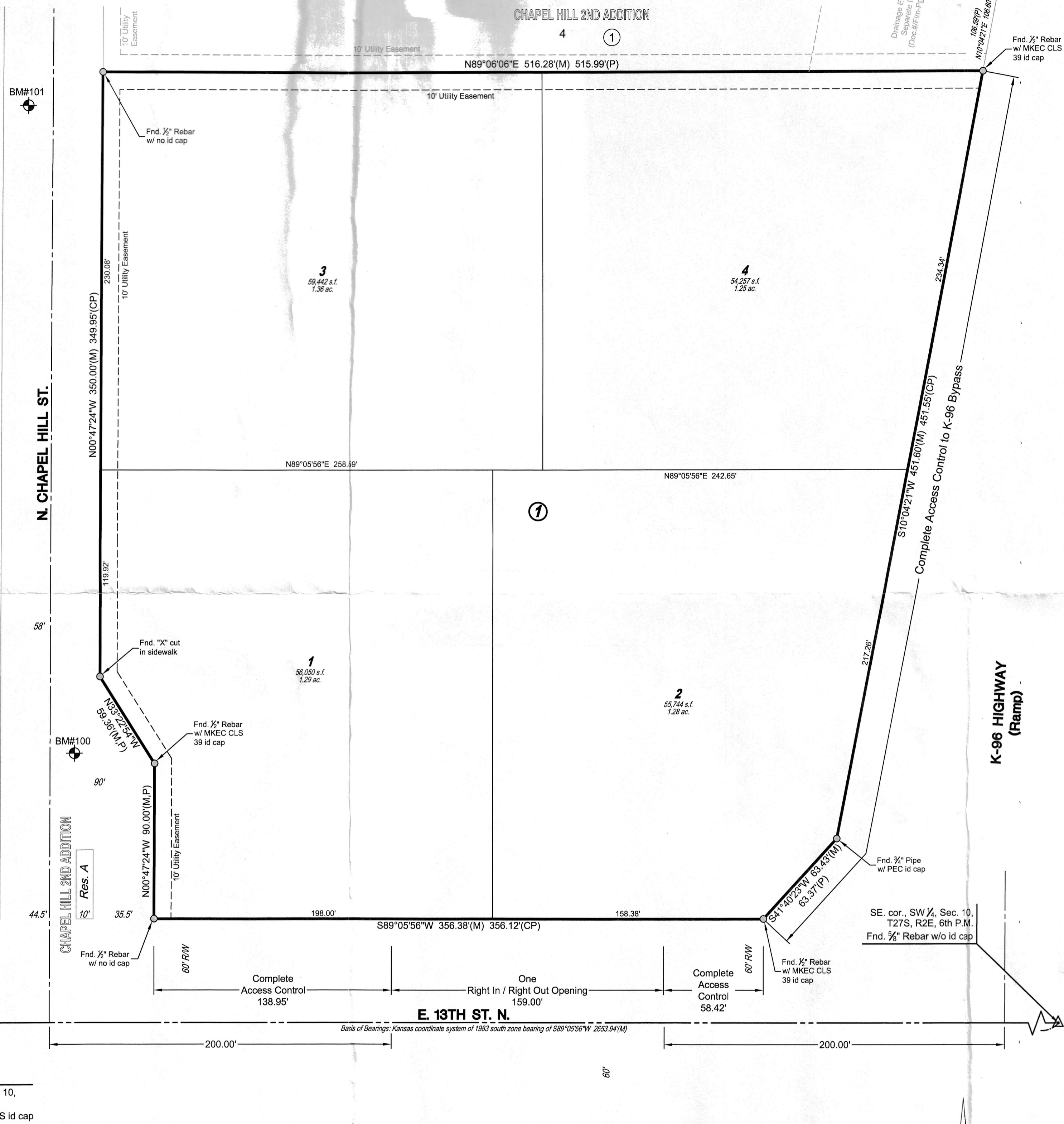
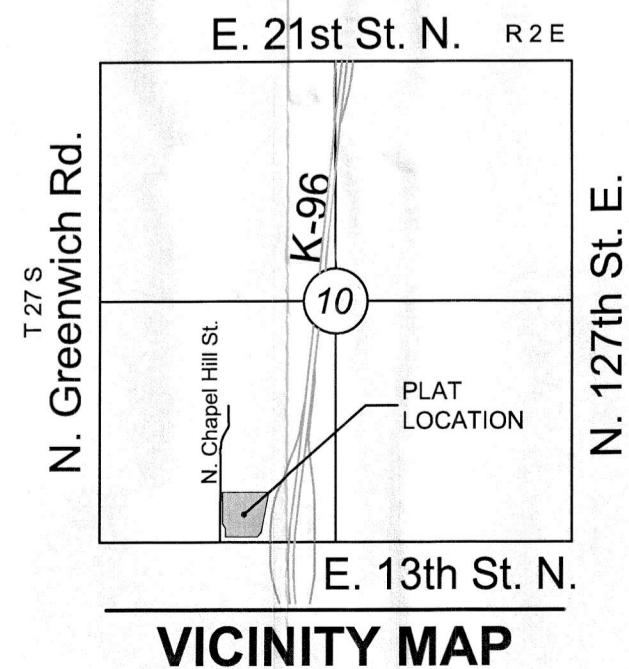
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Notary Public

My Term Expires: ___

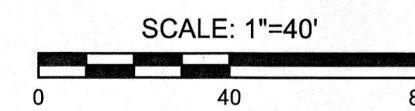
LEGEND

- Date of Survey: 4/12/2018
Delta symbol = Section Corner Monument Found
Circle with dot = Found monument
Circle with cross = Set 3/8" rebar w/ MKEC CLS 39 id. cap
Circle with cross and dot = Benchmark
(M) = Measured
(P) = Platted
(CP) = Calculated from Plat
1 = Lot
1 in circle = Block



BENCHMARKS

- BM#100: Chiseled "+" on top of curb at northwest curb return on north end of median island in Chapel Hill St., north of 13th Street. Elev.=1389.19 NAVD88
BM#101: Chiseled "+" on top of west curb of Chapel Hill St., 530' north of centerline of 13th Street. Elev.=1378.65 NAVD88



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°05'56"E on the south line of the Southwest Quarter, Section 10, 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

PLANNING COMMISSION CERTIFICATE

This plat of "CHAPEL HILL 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: Cindy Miles, 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 ___, 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.

Deputy County Surveyor

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



Vertical text on the right edge: Chapel Hill 3rd Addition (SUB2018-00020)