

FINAL PLAT

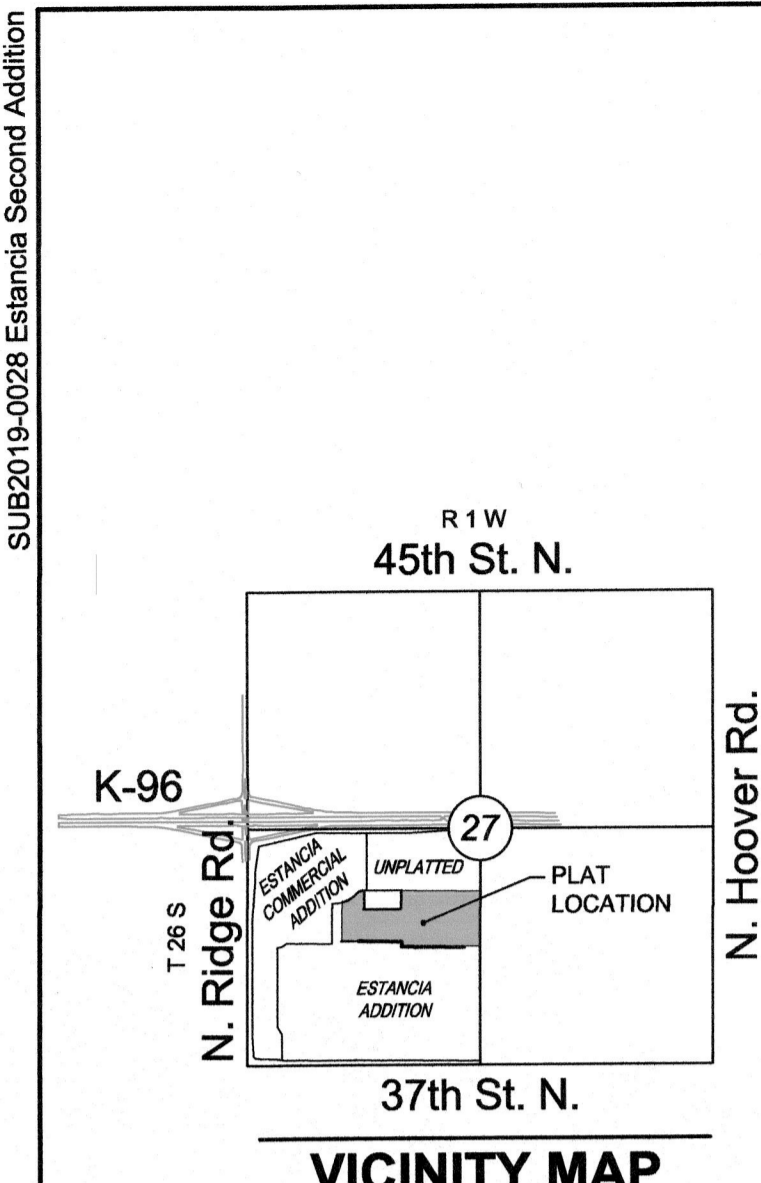
ESTANCIA SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

UNPLATTED

N88°55'10"E 902.78'(D,CM)

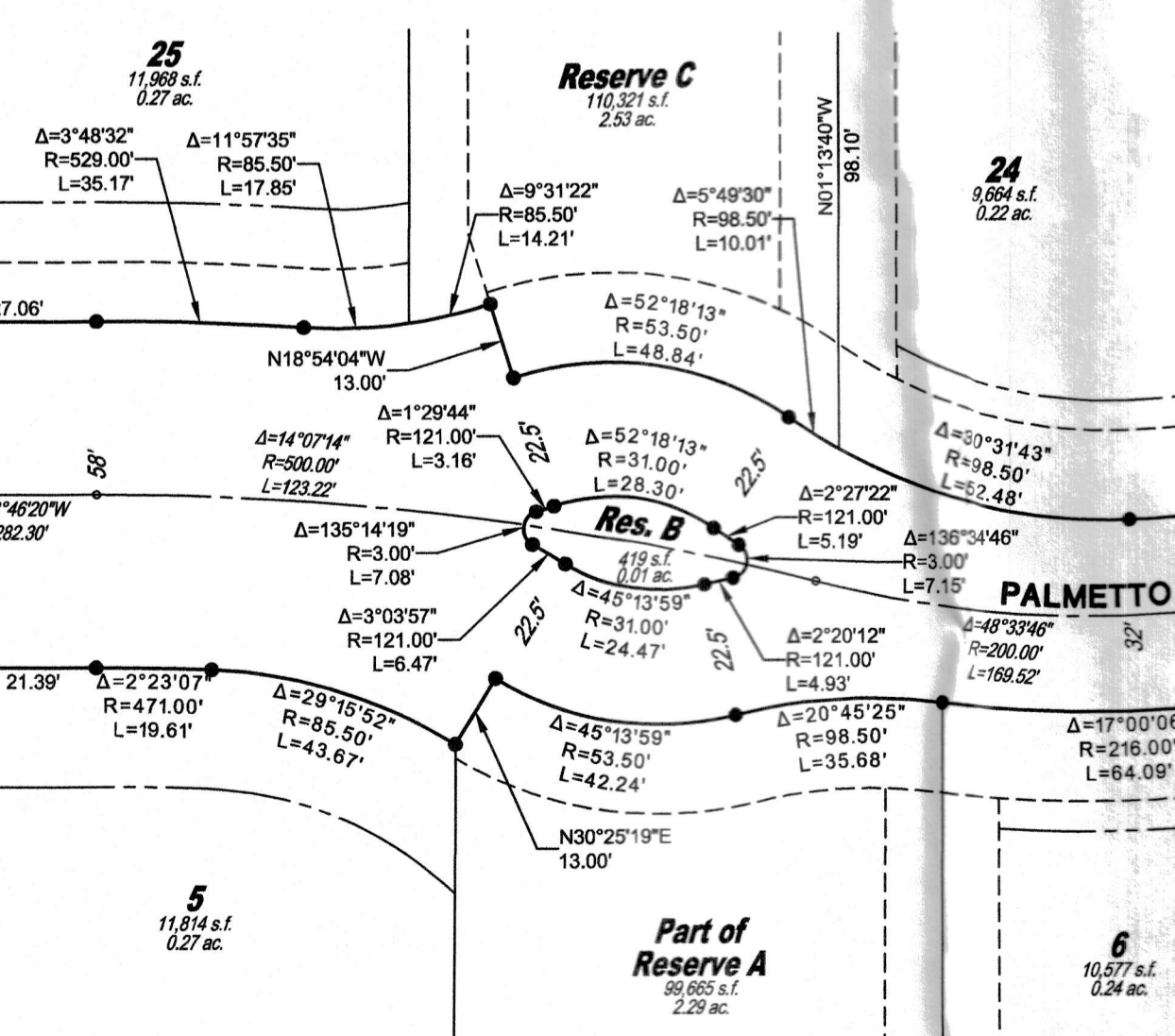
NE. cor., SW 1/4, Sec. 27,
T26S, R1W, 6th P.M.
Fnd. Limestone 1.5' deep
with diot in center



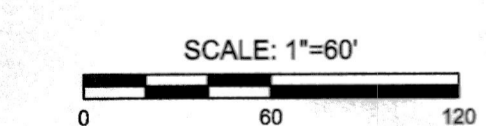
LEGEND

Date of Survey: 3/22/17

- △ Section Corner Monument Found
- Found 3/4" rebar w/ MKEC CLS 39 id. cap
- Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ Benchmark
- (M) = Measured
- (P) = Platted
- (D) = Described
- (CM) = Calculated from Measurement
- (CP) = Calculated from Plat
- Sdwk. = Sidewalk
- St. = Street
- Dmg. = Drainage
- Util. = Utility
- Esmt. = Easement
- ① = Lot
- ② = Block



PLAT DETAIL
1"=30'



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S01°20'41"E on the east line of the Southwest Quarter, Section 27, Township 26 South, Range 1 West 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

The boundary monuments shown hereon have been set in accordance with the Kansas Statutes, all other interior monuments shown shall be set in accordance with the developers phased improvement plans and/or before at their request/discretion.

BENCHMARKS

- BM#50 3/4" rebar with MKEC Aluminum cap, 1300 feet east of Ridge Rd., on the south side of Village Cir., 80 feet west of concrete entrance drive to farm house, 15 feet south of sidewalk. Elev. = 1335.95' NAVD 88
- BM#53 Plus out on City of Wichita Disc at top of curb, west side of Estancia Street, three feet south of curb inlet, 600 feet north of main entrance at 37th St. North. (offsite) Elev. = 1333.50' NAVD 88
- BM#57 PKN and Washer drilled into top of curb at northwest corner of 8 car parking bay on east side of clubhouse, west side of Solano St. Elev. = 1334.48' NAVD 88
- BM#58 PKN and Washer drilled into northeast corner of curb inlet, east side of Estancia St., 70 feet north of Collina St. Elev. = 1333.63' NAVD 88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT(S) inclusive	BLOCK	ELEVATION NAVD 88
5-20	1	1334.1
10 & 11	2	1334.1
14-25	2	1334.1
29-33	2	1334.1

SE. cor., SW 1/4, Sec. 27,
T26S, R1W, 6th P.M.
Fnd. 1/2" Rebar



SUB2019-0028 Estancia Second Addition

SUB2019-0028 Estancia Second Addition

FINAL PLAT

ESTANCIA SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "ESTANCIA SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within a portion of the Southwest Quarter, Section 27, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of Lot 74, Block 3, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, said corner also being a point on an east line of Reserve P, said Estancia Addition; thence along said east line of said Reserve P, N01°13'40"W, 428.98 feet to a point on a non-tangent curve to the left said point also being on the south street right-of-way of Village Circle, Estancia Commercial Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a radius of 400.00 feet, a central angle of 28°08'01", a chord bearing of N57°57'21"E, and a chord distance of 194.44 feet, thence along said non-tangent curve to the left and said right-of-way for the next two courses, 196.41 feet to a point on a curve to the right; said curve having a radius of 117.00 feet, a central angle of 45°01'49", a chord bearing of N66°24'15"E, and a chord distance of 89.61 feet, thence along said curve to the right, 91.95 feet to the northwest corner of an exception tract described on Doc.#/Flm-Pg: 29523460; thence along the boundary of said exception tract for the next three courses, S01°27'56"E, 208.71 feet; thence N88°55'10"E, 417.42 feet; thence N01°27'56"W, 208.71 feet to the northeast corner of said exception tract; thence N88°55'10"E, 902.78 feet to a point on the east line of said Southwest Quarter; thence along said east line, S01°20'41"E, 613.42 feet to the northeast corner of Lot 34, Block 1, said Estancia Addition; thence along the north line of said Estancia Addition, S88°46'20"W, 187.00 feet to a point on the west right-of-way of said Solano Street; thence along said west right-of-way line, S01°20'41"E, 8.10 feet to the northeast corner of Lot 1, Block 4, said addition; thence along said north line of Estancia Addition, S88°46'20"W, 705.39 feet to the northwest corner of Lot 13, said Block 4; thence along the northerly line of said Estancia Addition, N01°13'40"W, 62.22 feet to the northeast corner of Reserve O, said addition; thence continuing along said north line of Estancia Addition, S88°46'20"W, 676.93 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 831,967 square feet or 19.10 acres of land, more or less.

All easements, rights-of-way, building setbacks, access controls, together with an easement for drainage systems recorded on Doc.#/Flm-Pg: 29803716, together with an easement for all public and/or franchised utilities, and drainage ways recorded on Doc.#/Flm-Pg: 29803717, 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.

An easement for sidewalks recorded on Doc.#/Flm-Pg: 29585748 and an easement for stormwater systems recorded on Doc.#/Flm-Pg: 29585749 are not replatted by 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 _____, 2019.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



MORTGAGE CERTIFICATE

Legacy Bank, holder of a mortgage on the above described property, does hereby consent to the "ESTANCIA SECOND ADDITION" final plat.

LEGACY BANK

Brad Yaeger, President / CEO

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ____ day of _____, 2019, by Brad Yaeger, President / CEO of Legacy Bank.

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

My Term Expires: _____

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, Blocks, Reserves, and Streets, the same to be known as "ESTANCIA SECOND 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 sidewalks, streets, drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works and Utilities Department. The wall easements are non-exclusive and are hereby platted for the construction and maintenance of private walls; utilities may cross under the private walls. The walls shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

The Emergency access easement is platted for the ingress and egress of vehicular emergency traffic along and across that part of Reserve D, as shown hereon, and is hereby granted to and for the use of the public. The emergency access easement's paving surface, gating apparatus, and sign installation shall meet the minimum standards required by the City of Wichita Fire Department. The Developer shall be responsible for the installation of the paving surface, gating apparatus, and sign installation within the emergency access easement area. The Homeowners Association shall be responsible for the continued maintenance of the emergency access easement area. The City of Wichita is hereby granted the right to enter upon said premises at any time for the purpose of constructing, maintaining, and repairing such emergency access easement.

As to Lots 6-20, inclusive, Block 1, and Lots 1-24 inclusive, Block 2: Each Lot where abutting and adjoining another lot line within the aforesaid Lots and Blocks shall provide a minimum of a 6-foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footing, and for a 2-foot overhang of the structure on the adjoining lot. Opposite of the zero lot line, the minimum sideyard setback shall be 6-feet, except where abutting a reserve. The minimum rear setback shall be 11.5 feet, except where abutting a reserve may be reduced to 5-feet, as needed. And as to said Lots, a minimum of 1.5% side lot drainage is required.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. Lots 5-20 (inclusive), Block 1, Lots 10, 11, 14-25 (inclusive), Lots 29-33 (inclusive), Block 2 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross-lot drainage, drainage facilities, including but not limited to drainage structures and detention/retention ponds, utilities confined by easement (platted or otherwise separate instrument), and parking confined by easement. Reserve C is also platted for walls for which public and/or utilities may cross under. 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.

Estancia LLC, a Kansas limited liability company
By: Premier Realty, LLC D/B/A
Schellenberg Development Company, its manager

By: _____
Marvin Schellenberg, Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Be it remembered that on this ____ day of _____, 2019, Marvin Schellenberg, Member of Premier Realty, LLC, D/B/A, Schellenberg Development Company, as manager of Estancia LLC, a Kansas limited liability company, before me, a notary public in and to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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

_____, Notary Public

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2019.

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 _____, 2019.

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 _____, 2019, at ____ o'clock ____ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2019.

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 _____, 2019.

_____, Deputy County Surveyor

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