

FINAL PLAT

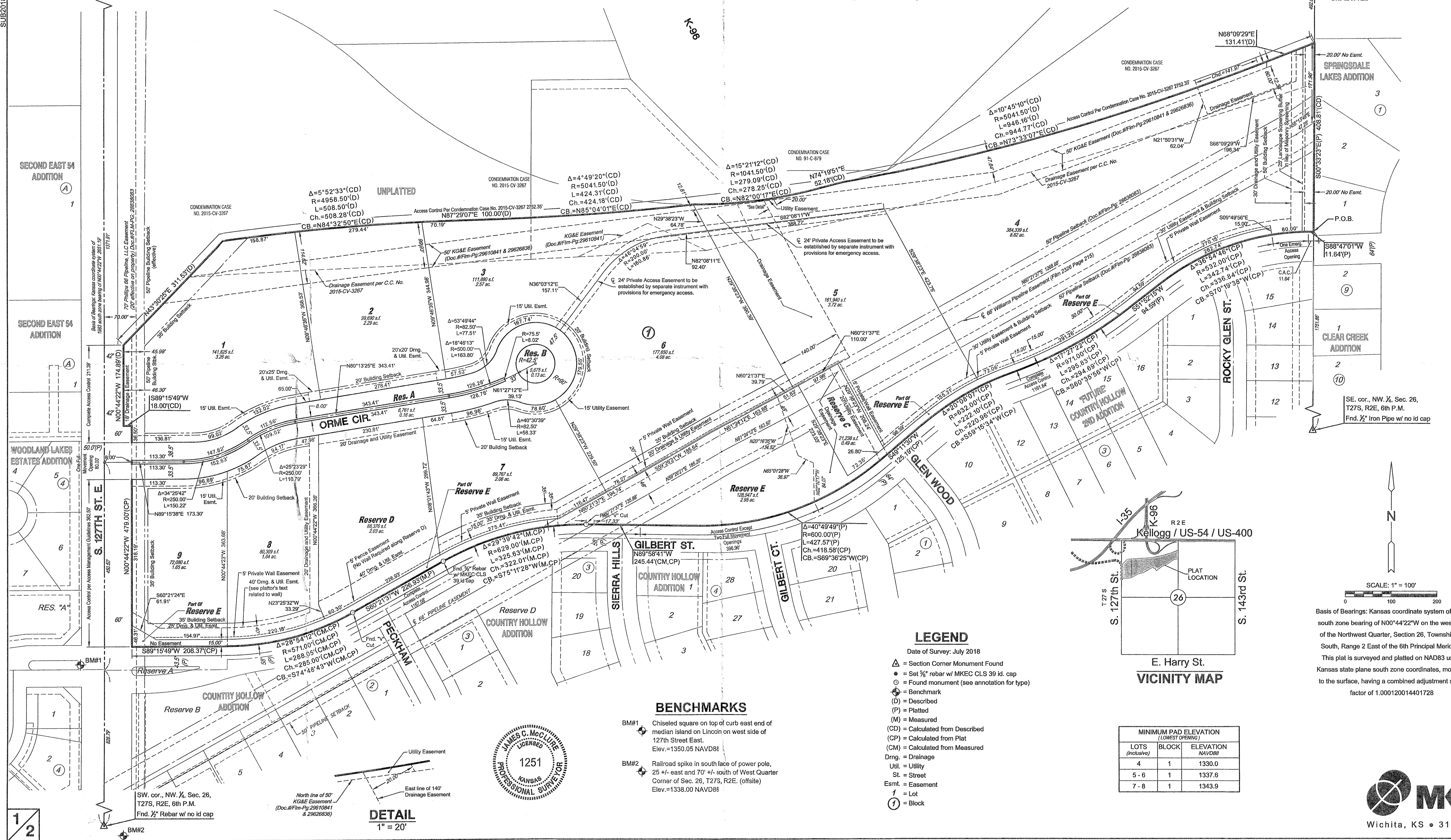
KELLOGG CROSSING ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
a replat of a portion of Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas
TOGETHER WITH, an unplatted portion in the Northwest Quarter, Section 26, Township 27 South,
Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas

SUB2018-00024 Kellogg Crossing Addition

NW cor., NW 1/4, Sec. 26,
T27S, R2E, 6th P.M.
Fnd. 3/4" Rebar w/ MKEC
CLS 39 id cap

NE cor., NW 1/4, Sec. 26,
T27S, R2E, 6th P.M.
Fnd. 3/4" Rebar w/ no id cap
in thimble
UNPLATTED



SECOND EAST 54
ADDITION

SECOND EAST 54
ADDITION

WOODLAND LAKES
ESTATES ADDITION

RES. "A"

SW cor., NW 1/4, Sec. 26,
T27S, R2E, 6th P.M.
Fnd. 1/2" Rebar w/ no id cap

SE cor., NW 1/4, Sec. 26,
T27S, R2E, 6th P.M.
Fnd. 1/2" Iron Pipe w/ no id cap

SPRINGSDALE
LAKES ADDITION

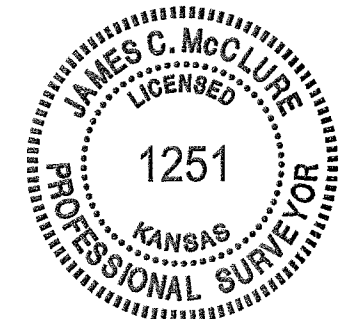
CLEAR CREEK
ADDITION

LEGEND

- Date of Survey: July 2018
- △ = Section Corner Monument Found
 - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
 - = Found monument (see annotation for type)
 - ⊕ = Benchmark
 - (D) = Described
 - (P) = Platted
 - (M) = Measured
 - (CD) = Calculated from Described
 - (CP) = Calculated from Plat
 - (CM) = Calculated from Measured
 - Drng. = Drainage
 - Util. = Utility
 - St. = Street
 - Esmt. = Easement
 - 1 = Lot
 - ① = Block

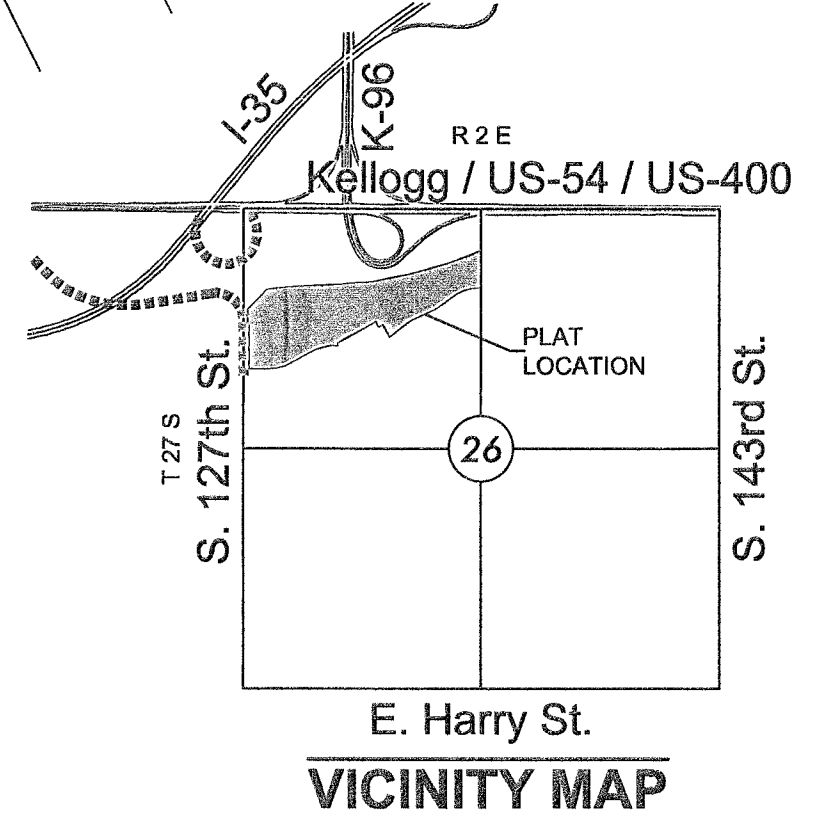
BENCHMARKS

- BM#1 Chiseled square on top of curb east end of median island on Lincoln on west side of 127th Street East. Elev. = 1350.05 NAVD88
- BM#2 Railroad spike in south face of power pole, 25 +/- east and 70' +/- south of West Quarter Corner of Sec. 26, T27S, R2E. (offsite) Elev. = 1338.00 NAVD88



DETAIL

1" = 20'



SCALE: 1" = 100'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°44'22"W on the west line of the Northwest Quarter, Section 26, 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

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS (inclusive)	BLOCK	ELEVATION NAVD88
4	1	1330.0
5-6	1	1337.6
7-8	1	1343.9



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 "KELLOGG CROSSING 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 contiguous tract of land lying within all of Lots 1-36, inclusive, a portion of Lot 37, Block 1, a portion of Reserve C, all of Reserve E, and all of Gilbert Courts, bound by said Block 1, all platted within Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, an unplatted portion in the Northwest Quarter, Section 26, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said contiguous tract being more particularly described as follows:

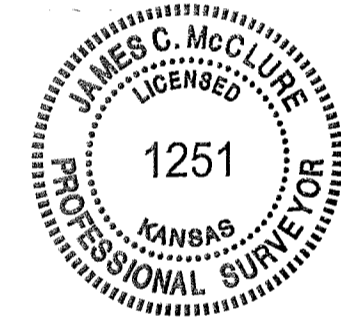
BEGINNING at the southeast corner of said Lot 37, being common to a point on the north right-of-way of Gilbert Street as platted in said addition; thence along the southerly line of said Block 1 and said north right-of-way line of Gilbert Street for the next twelve consecutive courses on a platted bearing of S88°47'01"W, 11.64 feet to a point on a curve to the left, said curve having a radius of 532.00 feet, a central angle of 36°54'46", a chord bearing of S70°19'38"W, and a chord distance of 336.84 feet; thence along said curve to the left 342.74 feet; thence S51°52'15"W, 94.59 feet to a point on a curve to the right, said curve having a radius of 971.00 feet, a central angle of 17°27'22", a chord bearing of S60°35'56"W, and a chord distance of 294.69 feet; thence along said curve to the right, 295.83 feet to a point on a curve to the left, said curve having a radius of 632.00 feet, a central angle of 20°08'07", a chord bearing of S59°15'34"W, and a chord distance of 220.96 feet; thence along said curve to the left, 222.10 feet; thence S49°11'30"W, 125.19 feet to a point on a curve to the right, said curve having a radius of 600.00 feet, a central angle of 40°49'49", a chord bearing of S69°36'25"W, and a chord distance of 418.58 feet; thence along said curve to the right, 427.57 feet; thence N89°58'41"W, 245.44 feet to a point on a curve to the left, said curve having a radius of 629.00 feet, a central angle of 29°39'42", a chord bearing of S74°48'43"W, and a chord distance of 322.01 feet; thence along said curve to the left, 325.63 feet; thence S60°21'37"W, 226.93 feet to a point on a curve to the right, said curve having a radius of 571.00 feet, a central angle of 28°54'12", a chord bearing of S74°48'43"W, and a chord distance of 285.00 feet; thence along said curve to the right, 288.05 feet; thence S89°15'49"W, 208.37 feet to the southwest corner of said Lot 1; thence along the west lines of said Block 1, and said Reserve C, N00°44'22"W, 479.00 feet to the northwest corner of said Reserve C and said addition; thence along an extended north line of said Reserve C, S89°15'49"W, 18.00 feet to a point 42.00 feet east of the west line of said Northwest Quarter, said point also being a point on an east line of Fee Simple Interest #2 tract described in Report of Appraisers-Tract 131/133 recorded on Doc.#/Flm-Pg: 29598315 and Amended Report of Appraisers-Tract 131/133 recorded on Doc.#/Flm-Pg: 29613021; thence along said east line, being parallel with and 42.00 feet east of said west line, N00°44'22"W, 174.89 feet; thence continuing along the perimeter of said Fee Simple Interest #2, for the next four consecutive courses; thence N43°30'25"E, 311.53 feet to a point on a non-tangent curve to the right, said curve having a radius of 4958.50 feet, a central angle of 05°52'33", a chord bearing of N84°32'50"E, and a chord distance of 508.28 feet; thence along said non-tangent curve to the right, 508.50 feet; thence N87°29'07"E, 100.00 feet to a point on a non-tangent curve to the left, said curve having a radius of 5041.50 feet, a central angle of 04°49'20", a chord bearing of N85°04'01"E, and a chord distance of 424.18 feet; thence along said non-tangent curve to the left, 424.31 feet to a point on a non-tangent curve to the left and being a point on a south line of a tract of land described in Special Warranty Deed recorded on Doc.#/Flm-Pg: 29189948, said curve having a radius of 1041.50 feet, a central angle of 15°21'12", a chord bearing of N82°00'17"E, and a chord distance of 278.25 feet; thence along said south line and said non-tangent curve to the left, 279.09 feet; thence continuing along said south line of a tract of land described in Special Warranty Deed recorded on Doc.#/Flm-Pg: 29189948, N74°19'51"E, 52.18 feet to a point on a non-tangent curve to the left and being a point on a south line of Fee Simple Interest #3 tract described in said Report of Appraisers-Tract 131/133 and Amended Report of Appraisers-Tract 131/133, said curve having a radius of 5041.50 feet, a central angle of 10°45'10", a chord bearing of N73°33'07"E, and a chord distance of 944.77 feet; thence along said south line and non-tangent curve to the left, 946.16 feet; thence continuing along said south line, N68°09'29"E, 131.41 feet to a point on the east line of said Northwest Quarter, being common to the east line of said Lot 37; thence along said east line of said Lot 37, being common to the east line of said Northwest Quarter, S00°33'23"E, 408.81 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 1,646,792 square feet or 37.81 acres more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with that portion of drainage easement not depicted taken by Condemnation Case No. 15CV-3267 recorded on Doc.#/Flm-Pg: 29598315 and amended on Doc.#/Flm-Pg: 29613021, 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 ___, 2019.

James C. McClure, P.S. #1251
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



MORTGAGE CERTIFICATE

Intrust Bank, N.A., holder of a mortgage on the above described property, does hereby consent to the "KELLOGG CROSSING ADDITION" final plat.

INTRUST BANK, N.A.

Gary D. Schmitt, Managing Director

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ___ day of ___, 2019, by Gary D. Schmitt, Managing Director of Intrust Bank, N.A.

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: _____

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

LEGACY BANK

Brad Yaeger, Executive Vice President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ___ day of ___, 2019, by Brad Yaeger, Executive Vice President 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: _____

FINAL PLAT

KELLOGG CROSSING ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

a replat of a portion of Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas TOGETHER WITH, an unplatted portion in the Northwest Quarter, Section 26, Township 27 South, Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas

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 "KELLOGG CROSSING 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 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 & Utilities Department.

The wall and fence easements are non-exclusive and are hereby platted for the construction and maintenance of private walls and fences; utilities may cross under the private walls and fences. The walls and fences 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 South 127th Street East over and across the west line of "KELLOGG CROSSING ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon (sheet 1 of 2). All abutters rights of access to or from Gilbert Street over and across the south line of "KELLOGG CROSSING ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings along with one emergency access opening shall be allowed as indicated hereon (sheet 1 of 2).

The 24 foot Private Access Easement is shown for reference and shall be established by separate instrument with provisions for emergency access. The private access easement shall grant access for the benefit of Lots 4 and 5 through Lots 3 and 6. Cross-Lot Access Easements shall be established by separate instrument as per CUP DP-338 general provisions.

A 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. Lots 5 - 8, inclusive, are required to adhere to the minimum pad elevations as per the "Minimum Pad Elevations" table shown hereon (Page 1 of 2).

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), and walls / fences confined by easement. Reserve A is also platted for public cross access in various locations. Reserves C, D, and E are also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserve E is also platted for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sports courts, shade structures / gazebos, and neighborhood gardens. Reserves C and E are also platted for walls for which public and/or private 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.

This plat shall comply with the recitals of the Kellogg Crossing Community Unit Plan (DP-338) on file at the Wichita-Sedgwick County Planning Department.

COUNTRY HOLLOW, LLC,
a Kansas limited liability company
by: Ritchie Development Corporation, a Kansas corporation, Manager

Kevin M. Mullen, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on this ___ day of ___, 2019, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, manager of Country Hollow, 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

My Term Expires: _____

COUNTRY HOLLOW INVESTMENTS, LLC,
a Kansas limited liability company
by: Ritchie Development Corporation, a Kansas corporation, Manager

Kevin M. Mullen, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on this ___ day of ___, 2019, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, manager of Country Hollow Investments, 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

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of ___, 20__.

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



Wichita, KS • 316.684.9600