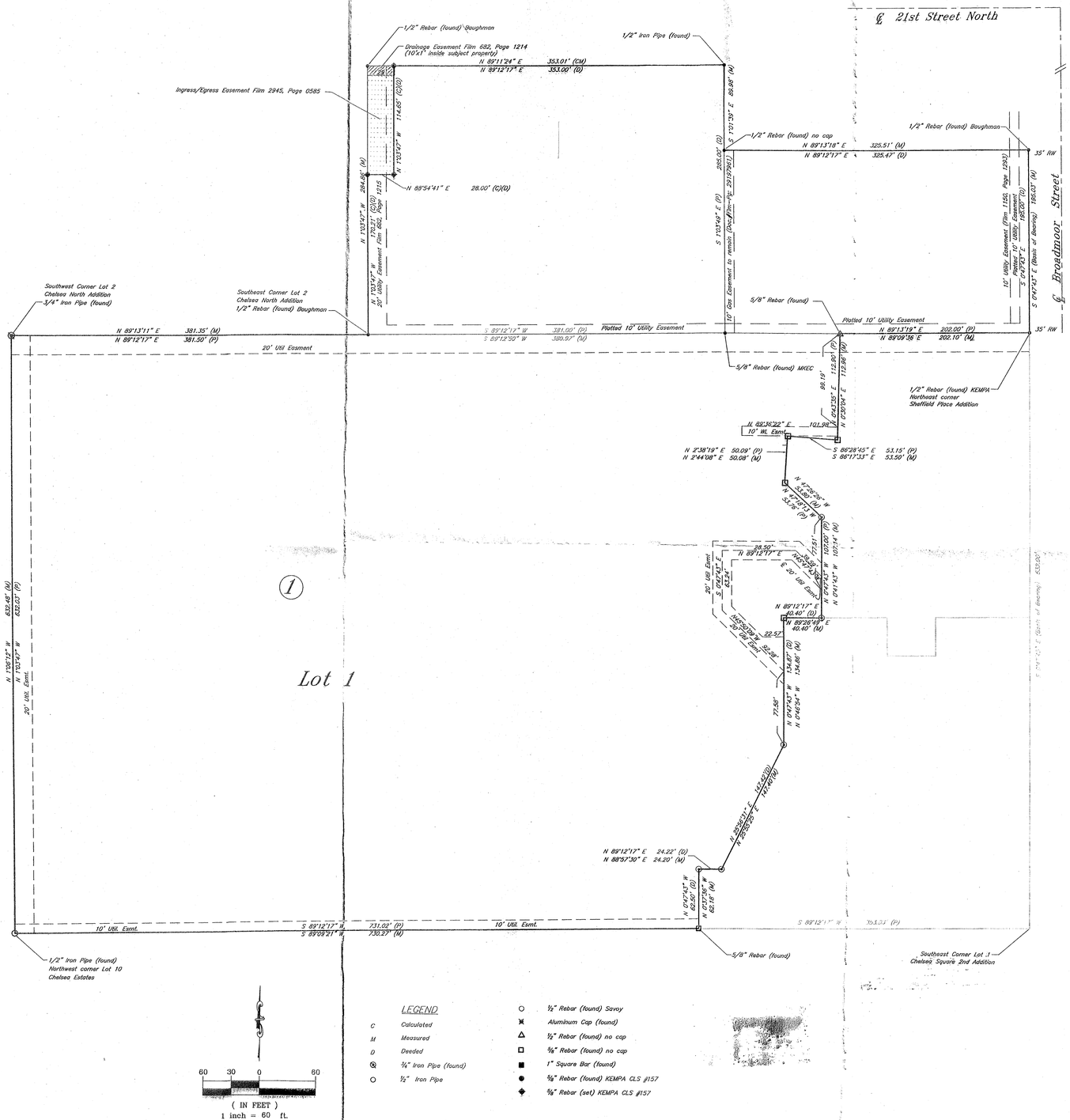
CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING REC'D 7-22-19

Union Mill Addition
Wichita, Sedgwick County, Kansas
Part of the NE ¼, Section 7, Township 27 South, Range 2 East



60 30 0 60
(IN FEET)
1 inch = 60 ft.

LEGEND

C	Calculated	○	½" Rebar (found) Savoy
M	Measured	⊠	Aluminum Cap (found)
D	Deeded	△	½" Rebar (found) no cap
⊗	¾" Iron Pipe (found)	□	⅝" Rebar (found) no cap
○	½" Iron Pipe	■	1" Square Bar (found)
		●	⅝" Rebar (found) KEMPA CLS #157
		◆	⅝" Rebar (set) KEMPA CLS #157

State of Kansas) SS
County of Sedgwick)

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 20th day of May, 2018 and the accompanying one-step final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 7, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as:

Lot 1, Block 1, Chelsea Square 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas. EXCEPT beginning at the Southeast corner of said Lot 1; thence S 89°12'17" W, on the South line of said Lot 1, a distance of 353.03' thence N 0°47'43" W, a distance of 62.50 feet; thence N 89°12'17" E, a distance of 24.22 feet; thence N 25°56'31" E, a distance of 147.42 feet; thence N 0°47'43" W, a distance of 134.87 feet; thence N 89°12'17 E, a distance of 40.40 feet; thence N 0°47'43" W, a distance of 107.00 feet; thence N 47°18'13" W, a distance of 53.76 feet; thence N 2°38'19" E, a distance of 50.09 feet; thence S 86°28'45" E, a distance of 53.15 feet; thence N 0°43'35" E, a distance of 112.90 feet to the North line of said Lot 1 and being the Northwest corner of the Exception platted as Sheffield Place Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N 89°13'19" E, on the North line of Sheffield Place Addition, a distance of 202.00 feet to the Northeast corner of said Sheffield Place Addition; thence S 0°47'43" E, a distance of 303.00 feet, to the Southeast corner of said Sheffield Place Addition; thence continuing S 0°47'43" E, on the East line of Lot 1, Chelsea Square 2nd Addition, a distance of 329.00 feet to the Southeast corner of said Lot 1 and the Point of Beginning.

AND
Lot 1, Block 1, Broadmoor at 21st Street, an Addition to Wichita, Sedgwick County, Kansas. EXCEPT the North 343.01 feet thereof. And EXCEPT the West 28 feet of the South 114.79 feet of the North 457.8 feet.

AND
Lot 5, Block 1, Broadmoor at 21st Street, an Addition to Wichita, Sedgwick County, Kansas. EXCEPT the North 40 feet thereof.

All easements and rights-of-way within said tract are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Keith A. Severns, PS #1355

State of Missouri) SS
County of Christian)

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block to be known as the Union Mill Addition, Wichita, Sedgwick County, Kansas. The utility and waterline easements are hereby granted for the construction and maintenance of all public utilities. Any street dedications shown are dedicated to and for the use of the public. 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. 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. Union Mill Addition is subject to the general provisions of the Chelsea Station Community Unit Plan (DP-62). And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds for Sedgwick County, Kansas.

By: _____ 6.19.19
Sam Coryell, Manager — Date
Broadmoor Development Company, LLC

State of Missouri) SS
County of Christian)

This instrument was acknowledged before me on this 19 day of June, 2019, Sam Coryell, Manager, Broadmoor Development Company, LLC.

_____
Notary Public

My Commission Expires: 4-42-22

KATHRYN CHARROW
CHRISTIAN COUNTY
STATE OF MO
COMMISSION # 14889713
EXP 4-42-22

State of Kansas) SS
City of Wichita)

This plat of the Union Mill Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2018. Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____
Cindy Miles, Chair

_____
Dale Miller, Secretary

State of Kansas) SS
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2019.

At the Direction of the City Council

_____
Jeff Longwell, Mayor

_____
Karen Sublett, City Clerk

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

_____
Kelly B. Arnold, County Clerk

State of Kansas) SS
County of Sedgwick)

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2019, at _____ o'clock __M; and is duly recorded.

_____
Tonya Buckingham, Register of Deeds

_____
Kenly Zehring, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2019.

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

18121\@broadmoor Apartment Addition FINAL PLAT.dwg Prepared: 3/14/19

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242