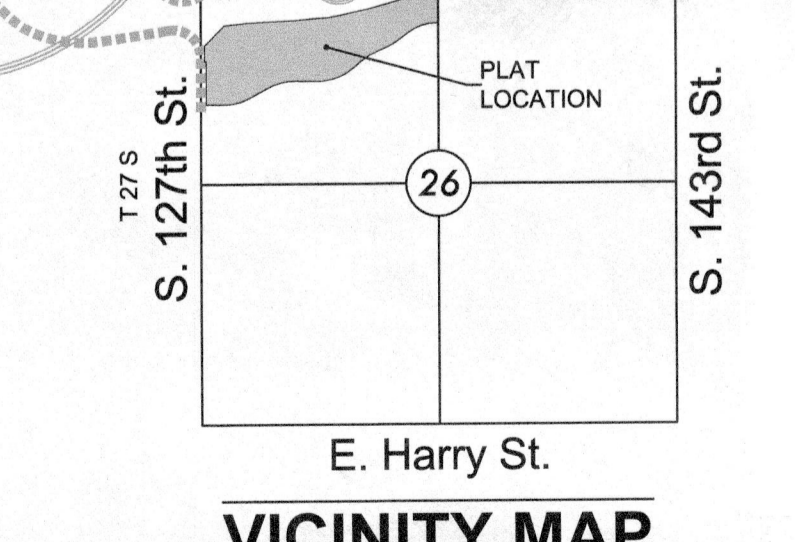
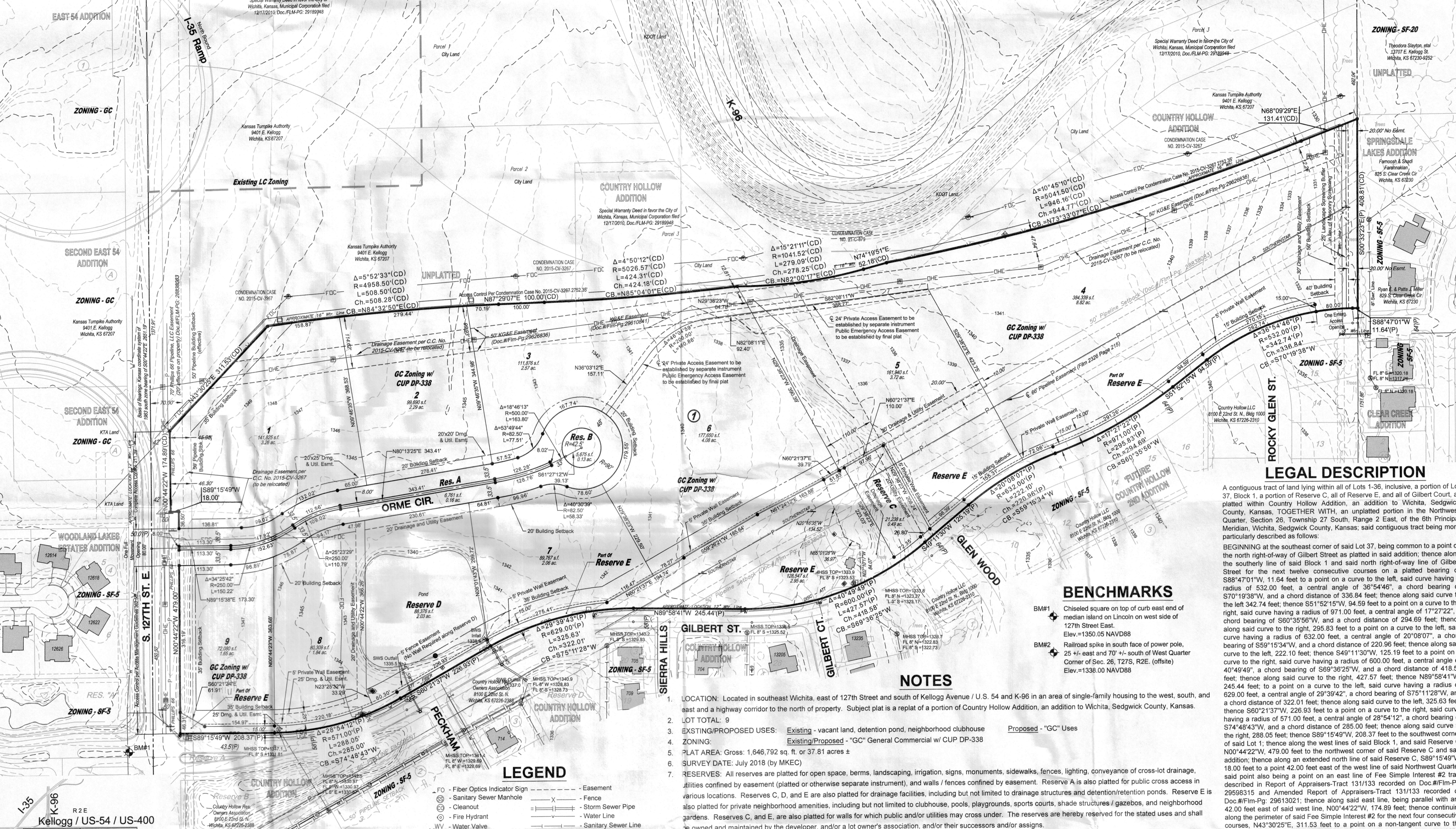


SUB2016-00024 Kellogg Crossing Addition

NW cor. NW 1/4, Sec. 26, T27S, R2E, 6th P.M. End: 1/2" Rebar w/ MKEC CLS 39 id cap

E KELLOGG / U.S. 54

NE cor. NW 1/4, Sec. 26, T27S, R2E, 6th P.M. End: 1/2" Rebar w/ id cap in thimble



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

- FO - Fiber Optics Indicator Sign
S - Sanitary Sewer Manhole
C - Cleanout
FH - Fire Hydrant
WV - Water Valve
WM - Water Meter
BOA - Blow Off Assembly
ICV - Irrigation Control Valve
SSM - Storm Sewer Manhole
I - Inlet
GI - Grate Inlet
SM - Sign
G - Gate
PP - Power Pole and Deadman
PP - Power Pole
LP - Light Pole
ET - Electric Transformer
P - Pole
GR - Gas Meter
GR - Gas Meter
TV - Telephone Vault
TV - Telephone Vault
CVR - Cable TV Riser
E - Existing Structure

- Easement
F - Fence
SWP - Storm Sewer Pipe
WL - Water Line
SSL - Sanitary Sewer Line
GL - Gas Line
OET - Overhead Electric
UT - Underground Telephone
SC - Section Corner
F39 - Found 3/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
F39 - Set 1/2" rebar w/ MKEC CLS 39 id. cap
P - Platted
D - Described
CD - Calculated from Plat
CD - Calculated from Described
Dmg. - Drainage
Utl. - Utility
Easmt. - Easement
L - Lot
B - Block

PRELIMINARY PLAT
A replat of a portion of Country Hollow Addition, and also a portion of the NW 1/4, Sec. 26, T27S, R2E, 6th P.M.

KELLOGG CROSSING ADDITION

OWNER / DEVELOPER: Country Hollow Investments, LLC and Country Hollow, LLC (Ritchie Associates, Inc.) Attn: Kevin Mullen 8100 E. 22nd St. N., Bldg. 1000., Wichita, KS 67226 (316) 684-7300

LEGAL DESCRIPTION

A contiguous tract of land lying within all of Lots 1-16, inclusive, a portion of Lot 37, Block 1, a portion of Reserve C, all of Reserve E, and all of Gilbert Court, 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 most 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 532.00 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 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, and thence 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.#/Fim-Pg: 29598315 and Amended Report of Appraisers-Tract 131/133 recorded on Doc.#/Fim-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, 18°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 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, 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.

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

NOTES

- 1. LOCATION: Located in southeast Wichita, east of 127th Street and south of Kellogg Avenue / U.S. 54 and K-96 in an area of single-family housing to the west, south, and east and a highway corridor to the north of property. Subject plat is a replat of a portion of Country Hollow Addition, an addition to Wichita, Sedgwick County, Kansas.
2. LOT TOTAL: 9
3. EXISTING/PROPOSED USES: Existing - vacant land, detention pond, neighborhood clubhouse Proposed - "GC" Uses
4. ZONING: Existing/Proposed - "GC" General Commercial w/ CUP DP-338
5. PLAT AREA: Gross: 1,646,792 sq. ft. or 37.81 acres +/-
6. SURVEY DATE: July 2018 (by MKEC)
7. RESERVES: 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, D, and E, are 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.
8. PUBLIC UTILITIES: Municipal sanitary sewer shall be extended from an existing manhole that lies near the southwest corner of Lot 8, north of Gilbert Street. Sewer shall also be extended to site from existing lines south of Gilbert Street near Glenwood Street. Municipal water is provided and will be extended from an existing sixteen inch main on the north side of the property, south of Highway K96 and Kellogg interchange. Water will also be provided and extended from an existing twelve inch main that runs parallel with and is on the west side of 127th Street East.
9. EASEMENTS: 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. The emergency access easement is non-exclusive and is hereby platted for the ingress and egress of vehicular and pedestrian emergency traffic along and across those parts of Lots 3, 4, 5, and 6, Block 1, as shown hereon and is hereby granted to and for the use of the public. Private Cross-Lot Access Easements shall be established per separate instrument.
10. FLOOD: According to FEMA FIRM Community Unit Panel 2017C0387G and 2017C0391G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
11. ACCESS CONTROLS: 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. 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 per Condemnation Case No. 15CV-3267. emergency access opening shall be allowed as indicated hereon. All abutters rights of access to or from East Kellogg / U.S. Highway 54/400 and Kansas Highway 96 over and across the north line of "KELLOGG CROSSING ADDITION," are hereby granted to the appropriate governing body per Condemnation Case No. 15CV-3267.
12. DRAINAGE: A drainage report shall accompany this final plat. All drainage easements, rights-of-way, 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. Drainage Easements set forth in Condemnation Case No. 2015-CV-3267 shall be relocated/released to accommodate to proposed drainage patterns. Lots 5 - 8, inclusive, are required to adhere to the minimum pad elevations as per the "Minimum Pad Elevations" table shown hereon.
13. BUILDING SETBACKS: As per zoning district and CUP DP-338

Table with 3 columns: LOTS (inclusive), BLOCK, ELEVATION NAVD88. Row 1: 5-8, 1, 1334.8. Row 2: 7-8, 1, 1343.9.

Subdivision Meeting: August 16, 2018 Date submitted: July 30, 2018



Wichita, KS • 316.684.9600

SUB2016-00024 Kellogg Crossing Addition