

PLAT OF HODSON PLACE ADDITION

A PORTION OF SOUTHWEST QUARTER OF SECTION 34, T27S, R1E,
CITY OF WICHITA, COUNTY OF SEDGWICK, KANSAS

RECORDED DESCRIPTION (PER DEED FLM-PG: 29672831):

PARCEL 7:
A TRACT IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1663 FEET NORTH AND 912.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING IN THE CENTER OF CHISHOLM CREEK AND NORTH LINE OF STAFFORD AND STANCER'S ADDITION TO THE CITY OF WICHITA; THENCE EAST ALONG THE NORTH LINE OF SAID ADDITION, 282 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 92 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID STAFFORD AND STANCER'S ADDITION A DISTANCE OF 126 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 55 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID STAFFORD AND STANCER'S ADDITION A DISTANCE OF 126 FEET; THENCE SOUTH 48 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID STAFFORD AND STANCER'S ADDITION, 143.5 FEET MORE OR LESS TO THE CENTER LINE OF CHISHOLM CREEK; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID CREEK TO THE PLACE OF BEGINNING.

GENERAL NOTE:

- ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.
- 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.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS AND A BLOCK AND TO BE KNOWN AS "HODSON PLACE ADDITION," CITY OF WICHITA, COUNTY OF SEDGWICK, KANSAS.

BY VIRTUE OF K.S.A 512b, ALL EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE HEREBY VACATED AND RE-DEDICATED AS DEPICTED BY THIS PLAT.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES 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.

SURVEYED PARCEL IS SHOWN TO BE LOCATED IN ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS, MAP NO. 20173003686, EFFECTIVE DATE DECEMBER 22, 2016. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

NAME:
TITLE:
COMPANY:

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____, BY _____ (PRINTED NAME), _____ (TITLE) OF _____ (COMPANY)

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT OF "HODSON PLACE ADDITION", CITY OF WICHITA, COUNTY OF SEDGWICK, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS DAY OF _____, 20____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

_____, CHAIRPERSON
MICHAEL C. GREENE

ATTEST:
_____, SECRETARY
SCOTT A. WADLE

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS ____ DAY OF _____, 20____.

AT THE DIRECTION OF THE CITY COUNCIL

_____, MAYOR
BRANDON J. WHIPPLE

ATTEST:
_____, CITY CLERK
KAREN SUBLETT

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ M. ON _____ DAY OF _____, 20____.

_____, REGISTER OF DEEDS
TONYA E. BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 20____.

_____,
TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KS

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20____.

_____, COUNTY CLERK
KELLY B. ARNOLD

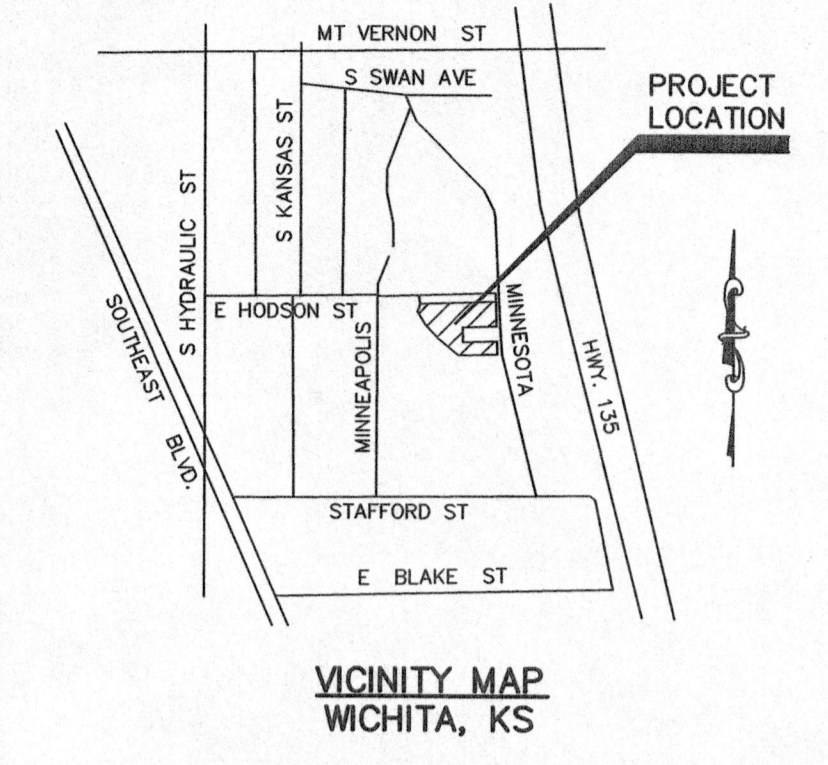
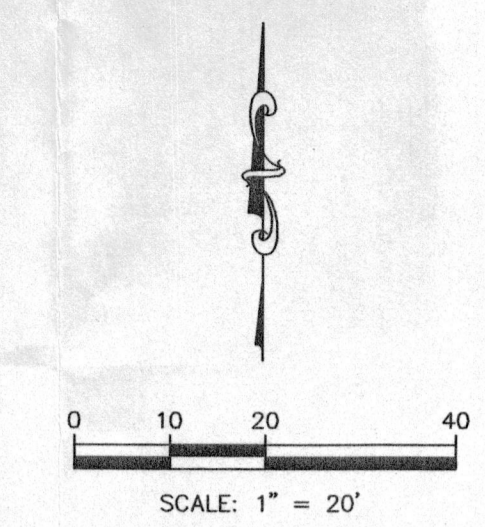
SURVEYOR'S CERTIFICATION:

I, JASON R. LOADER, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS ____ DAY OF _____, 2021.

DATE OF SURVEY: SEPTEMBER 23, 2020

	PROJECT NO: C20-1625	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveg.com www.kveg.com
	DRAWN BY: AL	CHECKED BY: JRL
PROJECT: FINAL PLAT OF HODSON PLACE ADDITION	PREPARED FOR: THE RESIDENCES AT LINWOOD, LLC 2008 S. HYDRAULIC WICHITA, KS 67211	SHEET 2 OF 2
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22		

PLAT OF
HODSON PLACE ADDITION
 A PORTION OF SOUTHWEST QUARTER OF SECTION 34, T27S, R1E,
 OF THE 6TH P.M., CITY OF WICHITA, COUNTY OF SEDGWICK, KANSAS

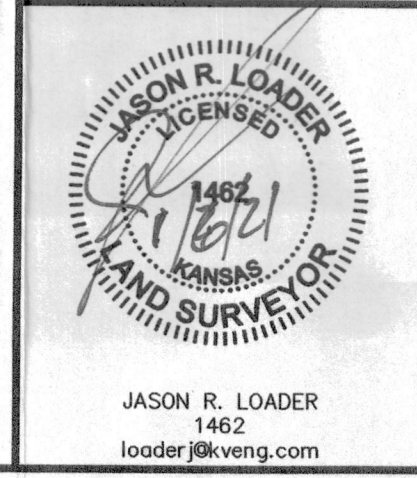


- LEGEND**
- MONUMENT FOUND
 - 1/2" X 24" REBAR W/KVE CLS 20 CAP SET
 - (D1) DESCRIBED (PER DOC#/FLM-PG: 29225766)
 - (P1) PLATTED (LINWOOD PLACE ADDITION)
 - (P2) PLATTED (PER REPLAT OF BLOCK 1, DARRAH'S 1ST ADDITION)
 - (P3) PLATTED (PER MCMICHAEL & HARPER'S ADDITION)
 - (P4) PLATTED (PER DARRAH'S 1ST ADDITION)
 - (P5) PLATTED (PER STAFFORD & STANCERS ADDITION)
 - (M) MEASURED
 - LINE NOT DRAWN TO SCALE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 88°44'09" E ALONG CENTERLINE OF HODSON STREET.

DATUM BENCHMARK:
 VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE WICHITA NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOD 12B MODEL. UNITS ARE U.S. SURVEY FEET.

BENCHMARK:
 BM #61: CHISELED SQUARE SET TOP OF WALL AT SE CORNER TRASH ENCLOSURE AT SE CORNER MINNESOTA ST. AND HODSON ST. ELEV=1287.78 (NAVD88)
 BM #62: CHISELED "X" CUT ON MAILBOX PAD AT BACK OF CURB IN FRONT OF 2152-2158 MINNEAPOLIS ST. ELEV=1285.72 (NAVD88)



	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveeng.com www.kveeng.com	PROJECT NO. 620-1625 DRAWN BY AL CHECKED BY JRL CEN 1625PLAT SHEET 1 OF 2
	PROJECT: FINAL PLAT OF HODSON PLACE ADDITION	PREPARED FOR: THE RESIDENCES AT LINWOOD, LLC 2008 S. HYDRAULIC WICHITA, KS 67211

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