

# SUNRISE TERRACE ADDITION

## SEDGWICK COUNTY, KANSAS

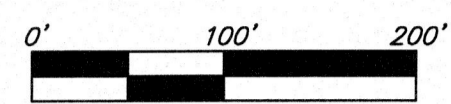
FINAL TRACING REC'D

2-22-21

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

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "ANDERSON" CAP (FOUND)
- △ = STONE (FOUND)
- △ = SEDGWICK COUNTY METAL CAP (FOUND)
- ▽ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CT) = PLATTED INFO. FROM COUNTRY TERRACE ADDITION
- (CCT) = CALCULATED INFO. FROM COUNTRY TERRACE ADDITION
- (SL) = PLATTED INFO. FROM SUNSET LANDING ADDITION
- (CSL) = CALCULATED INFO. FROM SUNSET LANDING ADDITION

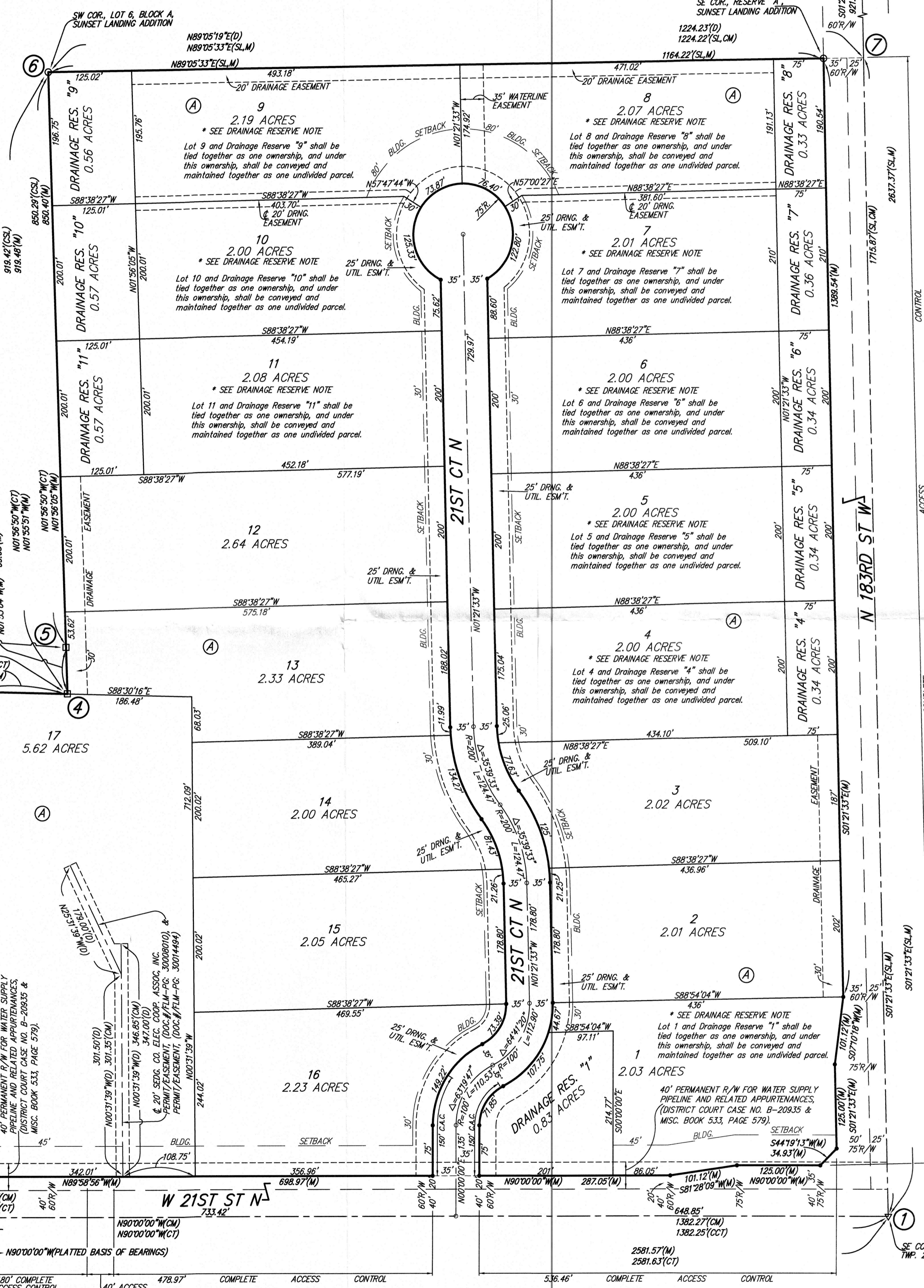


LOT	BLOCK	ELEVATION NAVD88
1	A	1441.6
3-8	A	1433.4
9-12	A	1449.8

BENCHMARKS:  
RAILROAD SPIKE IN NW FACE OF POWER POLE, 32.8' E. & 2.9' N. OF THE SE COR., RESERVE "A", SUNSET LANDING ADDITION. ELEV. = 1432.87 NAVD88

SQUARE CUT ON TOP OF END SECTION AT WEST END OF 24" ROP, 101.4' N. & 19.9' W. OF SE COR., RESERVE "A", SUNSET LANDING ADDITION. ELEV. = 1431.43 NAVD88

SQUARE CUT ON TOP OF END SECTION AT SOUTH END OF 24" ROP, 21.9' W. & 9.2' S. OF NE COR., RESERVE "A", SUNSET LANDING ADDITION. ELEV. = 1432.31 NAVD88



State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SUNRISE TERRACE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The Southeast Quarter of Section 5, Township 27, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at the Southwest corner of the Southeast Quarter of Section 5, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence Northerly along the West line of said quarter section, 2629.08 feet to the Northwest Corner; thence Easterly along the North line of said quarter section, 1374.17 feet; thence South, 1856.42 feet; thence West, 155.71 feet; thence South, 781.08 feet to the South line of said quarter section; thence West to the point of beginning; AND EXCEPT a portion of the Southeast Quarter of Section 5, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northeast corner of Lot 9, Country Terrace Addition, an addition to Sedgwick County, Kansas; thence N89°48'09"E, along the north line of said Southeast Quarter, 1233.96 feet to the Northeast corner of said Southeast Quarter; thence S01°21'56"E, along the East line of said Southeast Quarter, 921.50 feet; thence S89°05'19"W, 1224.23 feet to a point in the East line of said Country Terrace Addition; thence N01°56'50"W, along the East line of said Country Terrace Addition, 937.00 feet to the Point of Beginning, all being subject to road rights-of-way of record.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Michael C. Greene

\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, Mayor  
Brandon J. Whipple, City of Wichita

\_\_\_\_\_, City Clerk  
Karen Sublett

\_\_\_\_\_, Surveyor  
Michael G. Conrey

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, Chairman  
Peter F. Meitzner, First District

ATTEST: \_\_\_\_\_, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robella, P.S. #1246  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Ann M. Allaire, Vice-President of Vision Homes Investments, Inc., a Kansas corporation,

\_\_\_\_\_, Vice-President  
Ann M. Allaire

My App't. Exp. \_\_\_\_\_

\_\_\_\_\_, Notary Public

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

Drainage Reserve Note:  
Drainage Reserves "1", "4", "5", "6", "7", "8", "9", "10", & "11" shall be owned and maintained by the owners of the corresponding adjacent lots and shall be the responsibility of said corresponding adjacent lot owners. The said drainage reserves and corresponding adjacent lots shall be tied together as one ownership, and under this ownership, shall be conveyed and maintained together as one undivided parcel. No buildings or fences shall be constructed or placed on or within said drainage reserves, shrubs, noxious weeds or any other vegetation except common lawn grasses be allowed to grow, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for said appropriate governing body. The individual lot owners hereby grant a corresponding irrevocable access easement to whichever appropriate governing body or authority has jurisdiction to enter upon the drainage reserves, as defined, for the purposes of inspecting or maintaining such drainage reserves. This access easement is conditioned upon the following events happening: That the lot owner has failed to maintain the drainage reserves in a reasonable and prudent manner as determined by the Engineer for said appropriate governing body and that the appropriate governing body has given written notice to the lot owner and the lot owner has not responded in initiating corrective action within thirty (30) days of such notice. If the governing body has taken action to maintain the drainage reserve after the conclusion of the thirty day (30) day notice, the lot owner shall pay promptly the costs expended. If the costs are not paid within thirty (30) days of the rendering of an account, the costs shall be considered an assessment against the lot in Sunrise Terrace Addition and shall be considered a lien thereon and be treated in the same manner as a special assessment.

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
E:\Projects\Sunrise Terrace Addition\Plat\Drawings\Sunrise Terrace F.dwg-RKR