

FINAL TRACING REC'D 1-21-20

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

FINAL PLAT

TRINITY ACADEMY THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TRINITY ACADEMY THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within a portion of Lot 1, Trinity Academy, an addition to Sedgwick County, Kansas, said tract of being more particularly described as follows:
BEGINNING at the Northeast corner of said Lot 1; thence along the east line of said Lot 1 on a Kansas coordinate system of 1983 south zone bearing of 00°51'52"E, 755.00 feet; thence S89°08'08"W, 342.50 feet; thence N00°51'52"W, 87.50 feet; thence N71°27'32"E, 24.00 feet; thence N28°25'40"E, 30.00 feet; thence N29°12'35"W, 160.00 feet; thence N18°22'36"W, 75.00 feet; thence N08°16'11"W, 35.00 feet; thence N27°40'28"E, 125.00 feet; thence N09°54'15"E, 35.00 feet; thence N05°53'32"W, 35.00 feet; thence N52°17'37"W, 40.00 feet; thence S89°08'08"W, 62.00 feet; thence N11°35'24"W, 112.00 feet; thence N48°52'11"E, 50.00 feet; thence N09°48'07"E, 42.00 feet to a point on the north line of said Lot 1; thence along said north line, N89°13'25"E, 413.00 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 285,968 square feet or 6.56 acres of land, more or less.

All streets, easements, floodway reserves, rights-of-way, building setbacks, access controls; together with the Sanitary Sewer Easement recorded on Doc.#/Flm-Pg: 29392553, together with the Ingress and Egress Easement for Access to Sanitary Sewer Easement recorded on Doc.#/Flm-Pg: 29401453, 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 _____, 2020.

Michael E. Small, P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

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 and a Block, the same to be known as "Trinity Academy Third Addition" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon or if any, 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 and Utilities Department.

All abutters rights of access to or from East 21st Street North over and across the north line of "TRINITY ACADEMY THIRD ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be permitted as indicated hereon.

Lots 1-5 (inclusive), Block 1, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table, shown hereon.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

This plat shall comply with the recitals of the Trinity Academy Community Unit Plan DP-352 on file at the Wichita-Sedgwick County Planning Department. Building Setbacks shall be as per CUP DP-352.

TRINITY ACADEMY, INC.,
a Kansas not-for-profit corporation

Dr. Kneeland C. Brown, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2020, by Dr. Kneeland C. Brown, as President of Trinity Academy, Inc., a Kansas not-for-profit corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
My Term Expires: _____

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS Inclusive	BLOCK	ELEVATION NAVD88
1, 3, 4, & 5	1	1366.0
2	1	1368.0

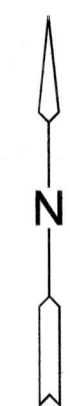
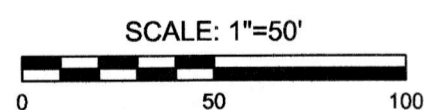
BENCHMARKS

- BM#101 Chiseled square cut on top of curb at south return at the southeast corner of Garnett Street and Shadybrook intersection, north of 13th Street. Elev.=1375.58 NAVD88
- BM#103 City of Wichita Disc, 500 +/- west of Garnett Street on the north side of 21st Street on the northwest corner of headwall of RCB. Elev.=1371.35 NAVD88

LEGEND

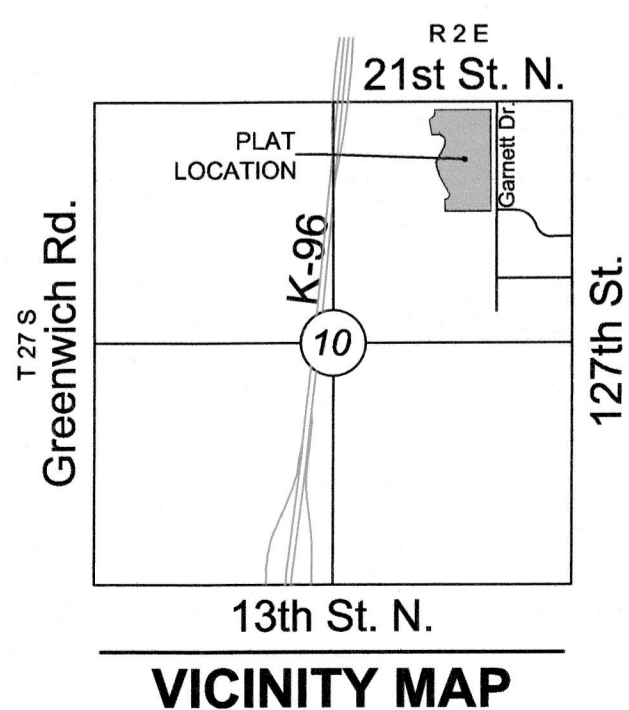
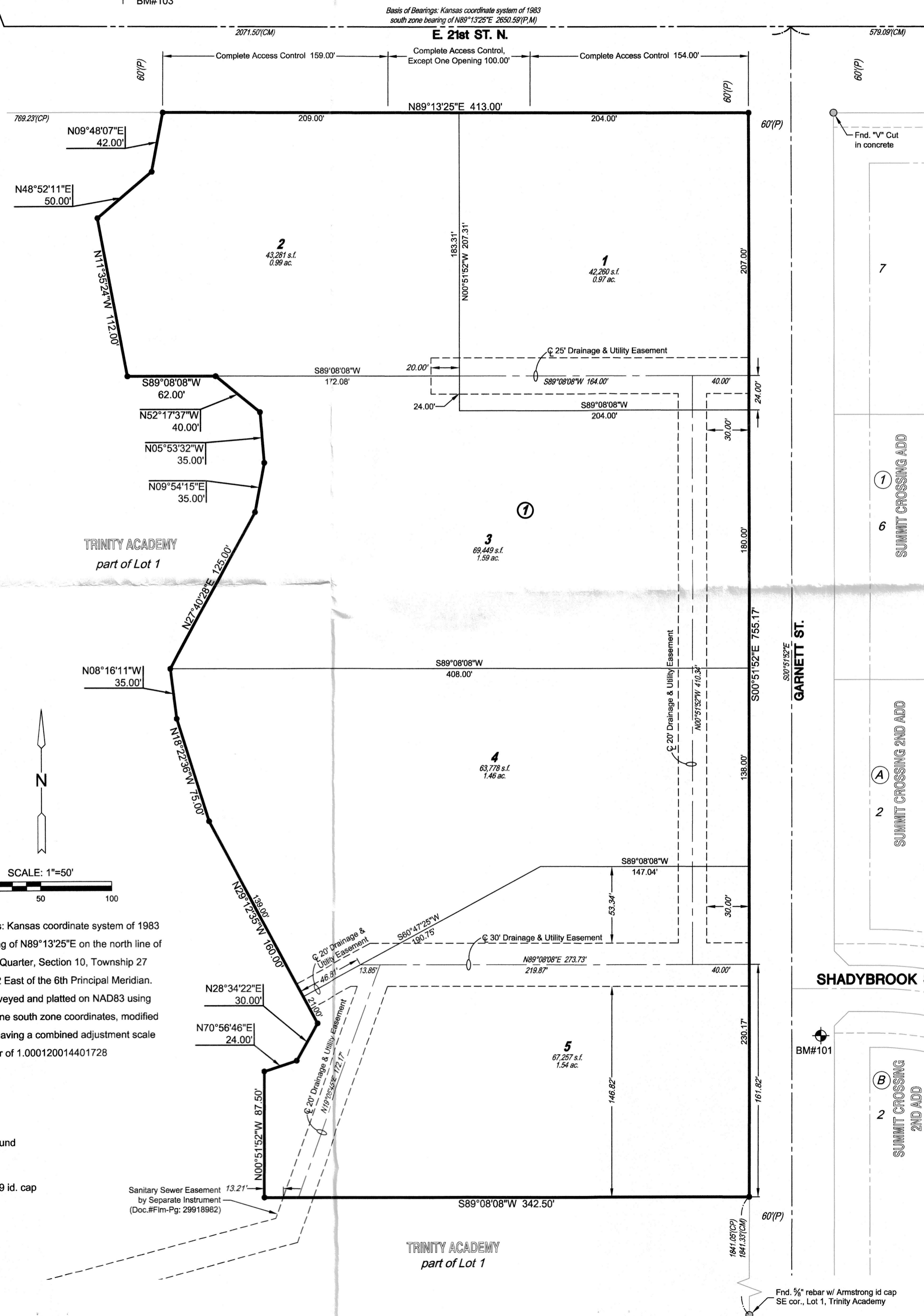
- Date of Survey: 4/12/2019
- ⊙ = Section Corner Monument Found
 - ⊙ = Found monument (see annotation for type)
 - = Set 5/8" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (CM) = Calculated from Measured
 - (CP) = Calculated from Plat
 - ① = Lot
 - ② = Block

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°13'25"E on the north line of the Northeast Quarter, Section 10, 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



NW cor., NE 1/4, Sec. 10, T27S, R2E, 6th P.M. Fnd. 5/8" solid bar in Thimble

NE cor., NE 1/4, Sec. 10, T27S, R2E, 6th P.M. Fnd. 5/8" pipe in Thimble



PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2019.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
Charles A. Warren, Chair

Attest:

Scott Knebel, 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 _____, 2020.

At the direction of the City Council.

Brandon J. Whipple, 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 _____, 2020, 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 _____, 2020.

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 _____, 2020.

_____, Deputy County Surveyor

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

