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FOR YOUR FILES

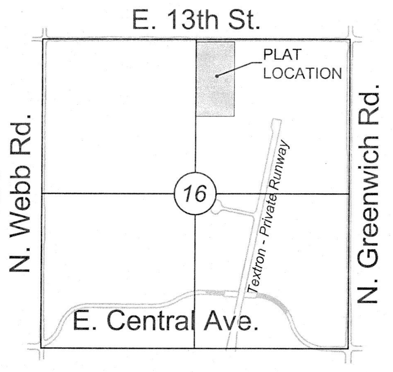
Veranda Second Addition SUB2021-00054

FINAL PLAT

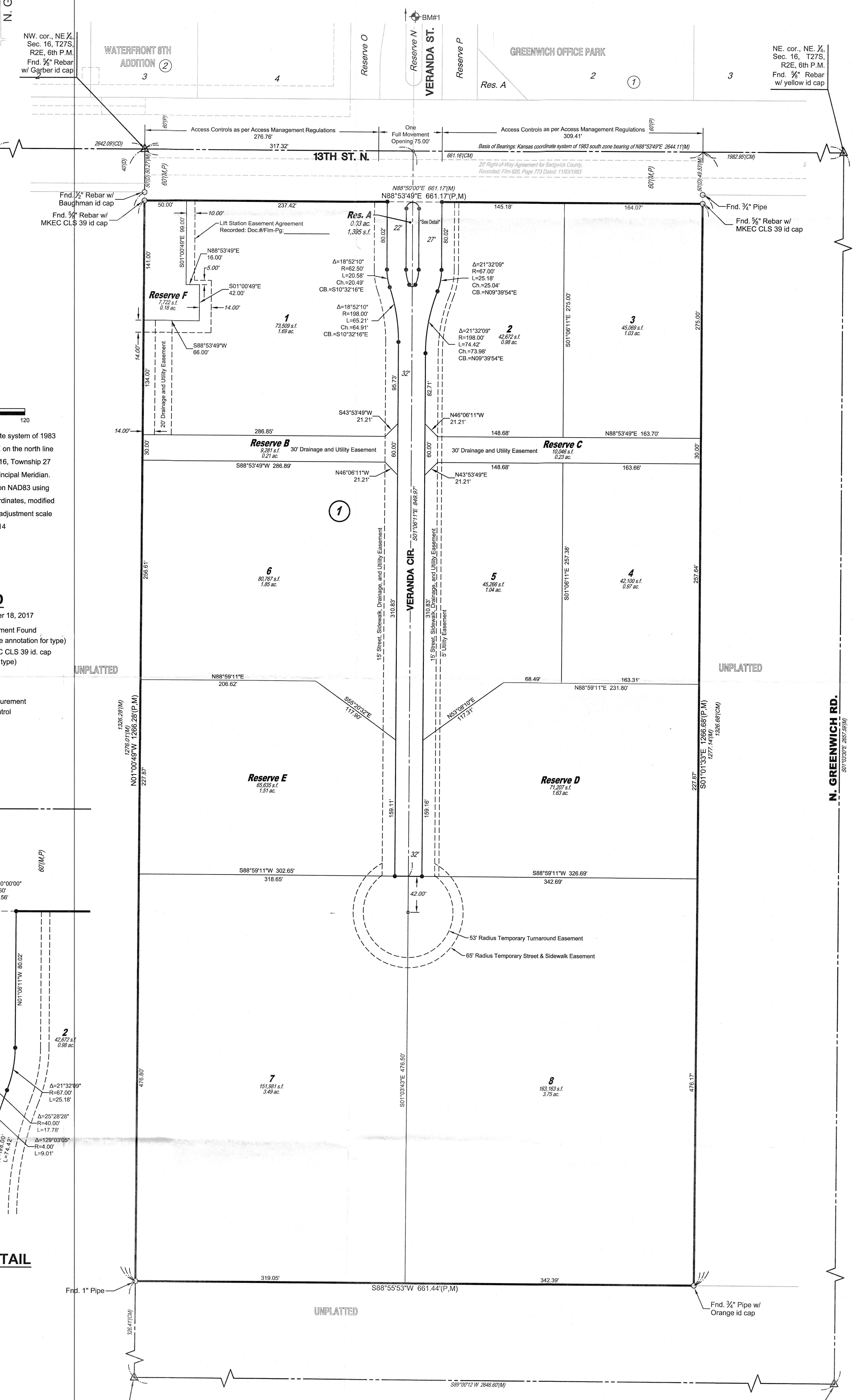
VERANDA SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

a replat of Veranda Addition, an addition to Wichita, Sedgwick County, Kansas



VICINITY MAP

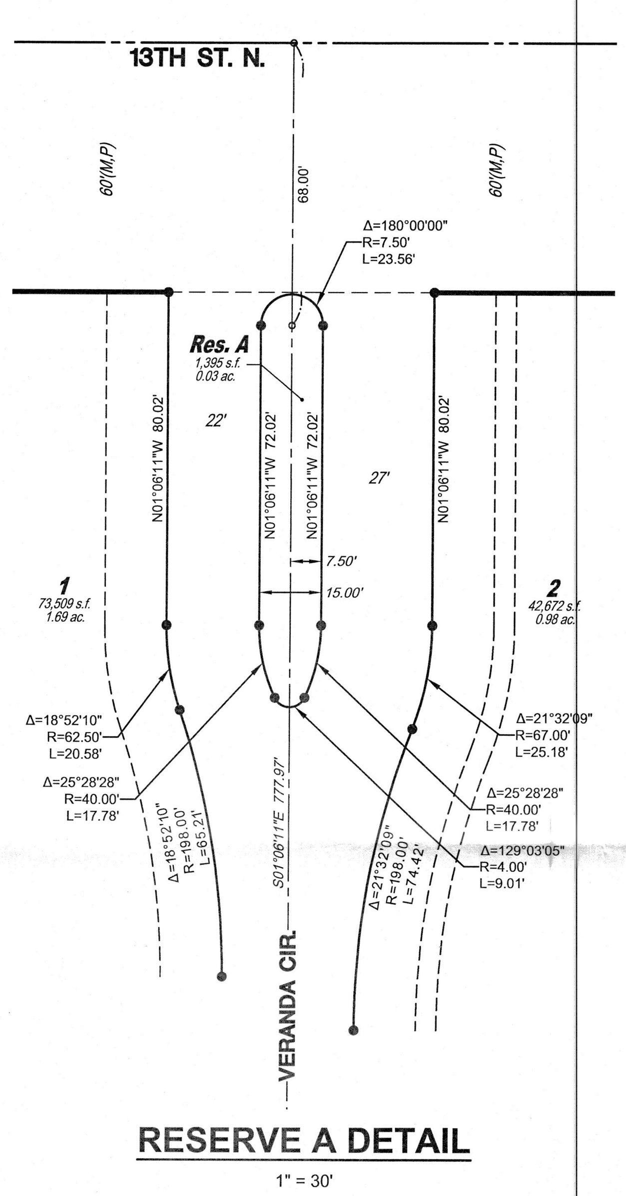


Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°53'49"E on the north line of the Northeast Quarter, Section 16, Township 27 South, Range 2 East of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014

LEGEND

Date of Survey: September 18, 2017

- △ - Section Corner Monument Found
- ○ - Found monument (see annotation for type)
- ● - Set ⅝" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- (M) - Measured
- (D) - Described
- (P) - Platted
- (CM) - Calculated from Measurement
- C.A.C. - Complete Access Control
- 1 - Lot
- ① - Block



RESERVE A DETAIL

1" = 30'

BENCHMARK

BM#1 Chiseled square on top of curb at north end of island in N. Veranda St., 450' north of centerline of 13th St. N. ELEV.=1387.03 NAVD 88

MINIMUM PAD ELEVATIONS
LOWEST OPENINGS

LOTS inclusive	BLOCK	ELEVATION NAVD 88
4 - 8	1	1387.1

CURTIS W. LUTTRELL LICENSED PS-1238 KANSAS PROFESSIONAL SURVEYOR

MKEC
Wichita, KS • 316.684.9600

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VERANDA SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
a replat of Veranda Addition, an addition to Wichita, Sedgwick County, Kansas

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "VERANDA SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

Lots 1, 2, and 3, Block 1, Reserves A, B, C, D, and E, and all of Veranda Circle, all platted within Veranda Addition, an addition to Wichita, Sedgwick County, Kansas.

CONTAINS: 837,529 square feet or 19.23 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with an Utility Easement by separate instrument recorded on Doc.#/Flm-Pg: 29842668, 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 _____, 202__

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

CURTIS W. LUTTRELL LICENSED PS-1238 KANSAS PROFESSIONAL SURVEYOR

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, a Block, Reserves, and a Street, the same to be known as "VERANDA SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of streets, sidewalks, drainage, and utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements, unless approved by City of Wichita Public Works Department. No re-grading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A, D, and E. The berms cannot impact access to or bury manholes, water valves and/or water meters.

All abutters rights of access to or from 13th Street North over and across the north line of "VERANDA SECOND ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon, and additional openings as per access management regulations.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater. The lots adjoining Reserves D and E, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon. Cross-lot drainage easements are hereby granted to all Lots platted hereon.

Reserve A is platted for signs, open space, berms, lighting, landscaping, irrigation, monuments, sidewalks, walls, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument). Reserves B and C are platted for access, signs, open space, lighting, landscaping, irrigation, monuments, sidewalks, walls, and drainage/utilities both public and private confined to easement. Reserves D and E are platted for open space, berms, lighting, landscaping, irrigation, monuments, private and public sidewalks, fences, walls, private amenities such as shade structures, parking, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument), and drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserve F is platted for all uses per CUP DP-346 and the use of a municipal lift station. 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.

The Temporary Turnaround Easement shall have a minimum all-weather paved radius not less then 48.00 feet and shall be constructed at the time of installation of Veranda Circle. At such time that Lots 7 or 8 are developed with acceptable turnaround meeting the fire code regulations the Temporary Turnaround Easement shall be released without further action by the owner/developer. The Temporary Street and Sidewalk Easement shall be released without further action by the owner/developer concurrently with the Temporary Turnaround Easement.

This plat shall adhere and conform to the recitals of CUP DP-346 as approved and filed at the Wichita-Sedgwick County Metropolitan Area Planning Department.

Veranda Court, L.L.C.
By: Laham Development Company, L.L.C.
Its Manager

By: _____
George E. Laham, II, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2021, before me appeared George E. Laham, II, to me personally known, who being by me duly sworn, did say that he is the Manager of Laham Development Company, L.L.C., which is the Manager of Veranda Court, L.L.C. and that said instrument was signed on behalf of said limited liability company, and said George E. Laham, II, acknowledges said instrument to be the free act and deed of said limited liability company.

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

_____
Notary Public:
print name
My Term Expires: _____

MORTGAGE CERTIFICATE

The Alliance Bank, holder of a mortgage on the above described property, does hereby consent to the "VERANDA SECOND ADDITION" final plat.

ALLIANCE BANK

_____
Jeff A. Berkley, Chairman of the Board

STATE OF KANSAS, SHAWNEE COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Jeff A. Berkley, Chairman of the Board of Alliance Bank.

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

_____
Notary Public:
print name
My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 202__.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By_____
William M. Johnson, Chairman

Attest:

_____
Scott A. Wadle, 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 _____, 2022.

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 _____, 2022, 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 _____, 2022.

_____
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 _____, 202__.

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

MKEC
Wichita, KS • 316.684.9600

\\CTNAS03\Shr2\Projects\2021\1710193\70_Veranda Add\...\1710 CADSHTS\03 Civil\Plat\2nd Add\sm\1710Da_2nd.dwg, 11/19/2021 08:05:27 AM CST

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