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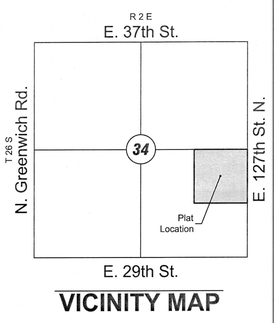
The Croft Addition SUB2021-00057

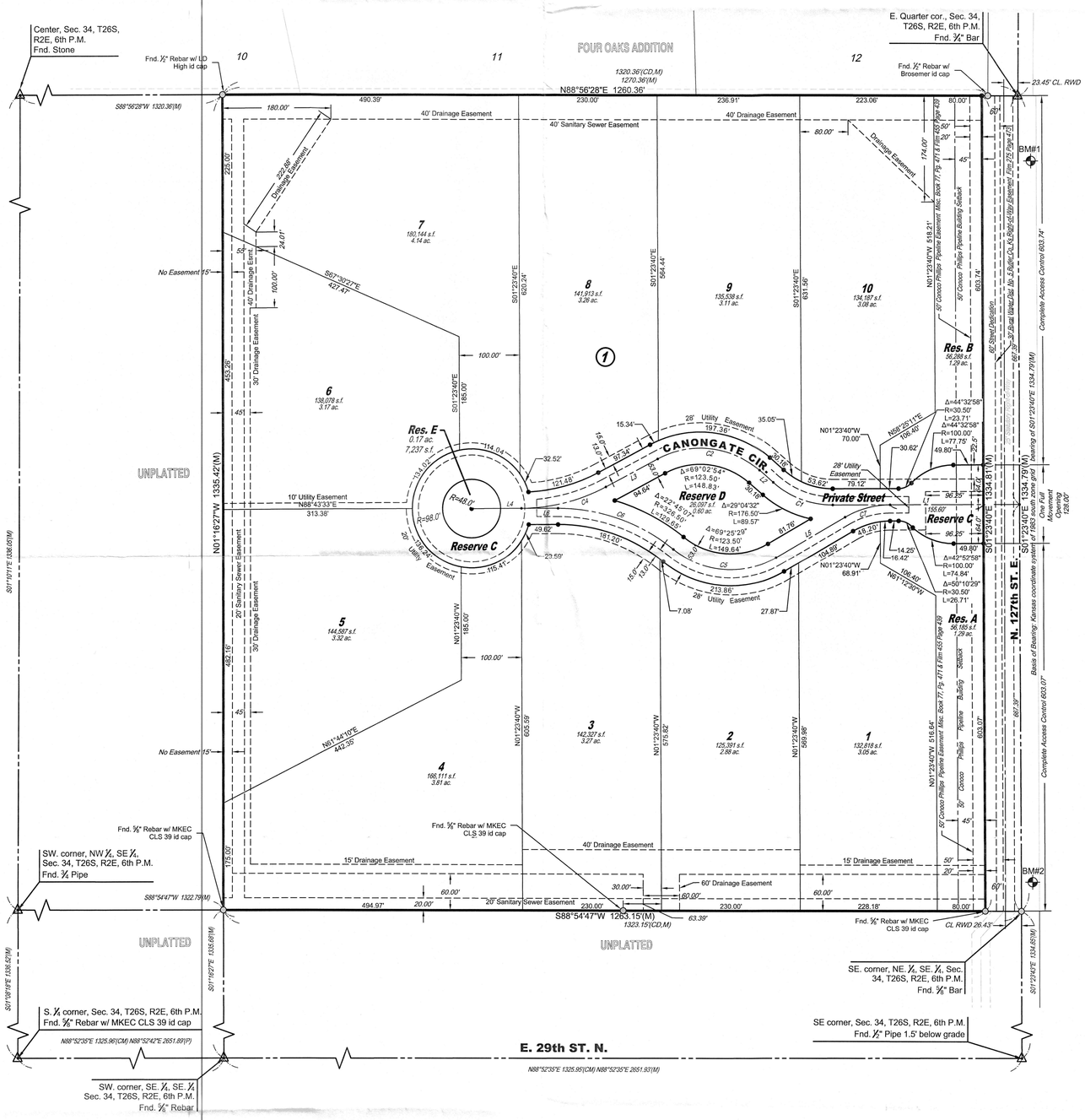
FINAL PLAT
THE CROFT ADDITION
AN ADDITION TO SEDGWICK COUNTY, KANSAS



VICINITY MAP

CENTERLINE TABLE		
Line #	Length	Direction
L1	311.10'	S88°36'20"W
L2	30.18'	S50°15'26"E
L3	97.34'	N60°41'40"E
L4	82.53'	N88°36'20"E
L5	132.76'	S58°37'29"W
L6	61.44'	S88°36'20"W

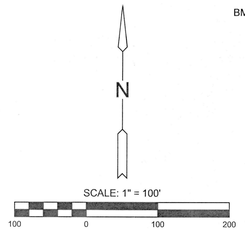
CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	107.70'	150.00'	41°08'13"	S70°49'33"E	105.40'
C2	180.77'	150.00'	69°02'54"	S84°46'53"E	170.03'
C4	146.14'	300.00'	27°54'41"	N74°39'00"E	144.70'
C5	181.75'	150.00'	69°25'29"	N86°39'47"W	170.84'
C6	206.53'	300.00'	39°26'37"	N71°40'21"W	202.47'
C7	78.49'	150.00'	29°58'52"	S73°36'55"W	77.60'



LEGEND

Date of Survey: January 28, 2022

- △ - 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
- (CD) - Calculated Described
- (P) - Platted
- (CM) - Calculated from Measurement
- *1* - Lot
- (1) - Block



BENCHMARKS

BM#1 — Cotton gin in west side of 8th power pole north of 29th St N. on the east side of 127th St. E.
Elev: 1404.25 (NAVD88)
N: 1,706,589.97, E: 1,691,443.00

BM#2 — Step spike in west side of first power pole southeast of E ¼ corner, Section 34, T26S, R2E, 6th P.M.
Elev: 1385.23 (NAVD88)
N: 1,707,770.67, E: 1,691,416.23

MINIMUM PAD ELEVATIONS *LOWEST OPENINGS*		
LOTS	BLOCK	ELEVATION *NGVD 29*
2 & 3	1	1402.3
7	1	1387.6
10	1	1388.7

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S01°23'40"E on the east line of the Southeast Quarter, Section 34, Township 26 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

CURTIS W. LUTTRELL LICENSED PS-1238 KANSAS PROFESSIONAL SURVEYOR

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2021\210103\71_Specific_127th St Development\00 210371 CAD\SHEETS\00 Civil\Plat\210371_e.dwg 03/08/2022 03:46:38 PM CST
The Croft Addition SUB2021-00057

THE CROFT Addition SUB2021-00057

FINAL PLAT
THE CROFT ADDITION
AN ADDITION TO, 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 "THE CROFT ADDITION" an addition to Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

The Northeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 2 East, of the Sixth Principal Meridian, Sedgwick County, Kansas.

CONTAINING: 1,764,656 square feet or 40.51 acres of land more or less.

All streets, easements, rights-of-way, building setbacks, access controls, 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 _____, 2022.

CURTIS W. LUTTRELL LICENSED PS-1238 KANSAS PROFESSIONAL SURVEYOR

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

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this____ day of _____, 2022.

TRICIA L. ROBELLO LICENSED PS-1246 KANSAS PROFESSIONAL SURVEYOR

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

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, a Street, and a Private Street, the same to be known as "THE CROFT ADDITION" an addition to Sedgwick County, Kansas.

The street (127th Street) is hereby dedicated to and for the use of the public. The private street cul-de-sac shall have a minimum drivable surface radius of 48-feet.

Easements for the construction and maintenance of drainage, and utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements, unless permitted by the City of Wichita Department of Engineering or County Public Works Department. Drainage Easements shall not be inhibit the conveyance of surface drainage.

All abutters rights of access to or from 127th Street East over and across the east line of "THE CROFT ADDITION," are hereby granted to the appropriate governing body, provided however, one full movement opening shall be allowed as indicated hereon.

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 County Engineer, and shall remain unobstructed to allow for the conveyance of surface and/or subsurface stormwater. Lots 2, 3, 7 and 10, 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 and Reserves platted hereon.

Reserves A and B are platted for berms, landscaping, open space, lighting, irrigation, monuments, walls, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument). Reserve C is platted for private street, access, gates, signs, monuments, lighting, landscaping, irrigation, sidewalks, and drainage/utilities both public and private confined to easement. Reserve D is platted for open space, berms, lighting, landscaping, irrigation, monuments, private sidewalks, fences, walls, private amenities such as shade structures, gardens, parking, private pool, clubhouse, sport courts, playground, 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. 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.

L&T Land, LLC
a Kansas limited liability company

By: _____
Layne M. Reusser, Member

By: _____
Ty M. Reusser, Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2022, before me appeared Layne M. Reusser and Ty M. Reusser, to me personally known, who being by me duly sworn, did say that they are the members of L&T Land, LLC, a Kansas limited liability company, and that said instrument was signed on behalf of said limited liability company, and said Layne M. Reusser and Ty M. Reusser, 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: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2022.

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 Board of County Commissioners of Sedgwick County, Kansas dated this ____ day of _____, 2022.

_____
David D. Dennis, Chairperson
Third District
Sedgwick County Board of Commissioners

Attest:

_____
Kelly B. Arnold, County Clerk

As to lying within the three-mile ring of the City of Wichita:
This plat approved and all dedications shown hereon, accepted by the governing body 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

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2022.

_____
Kelly B. Arnold, County 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

MKEC
Wichita, KS • 316.684.9600

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