

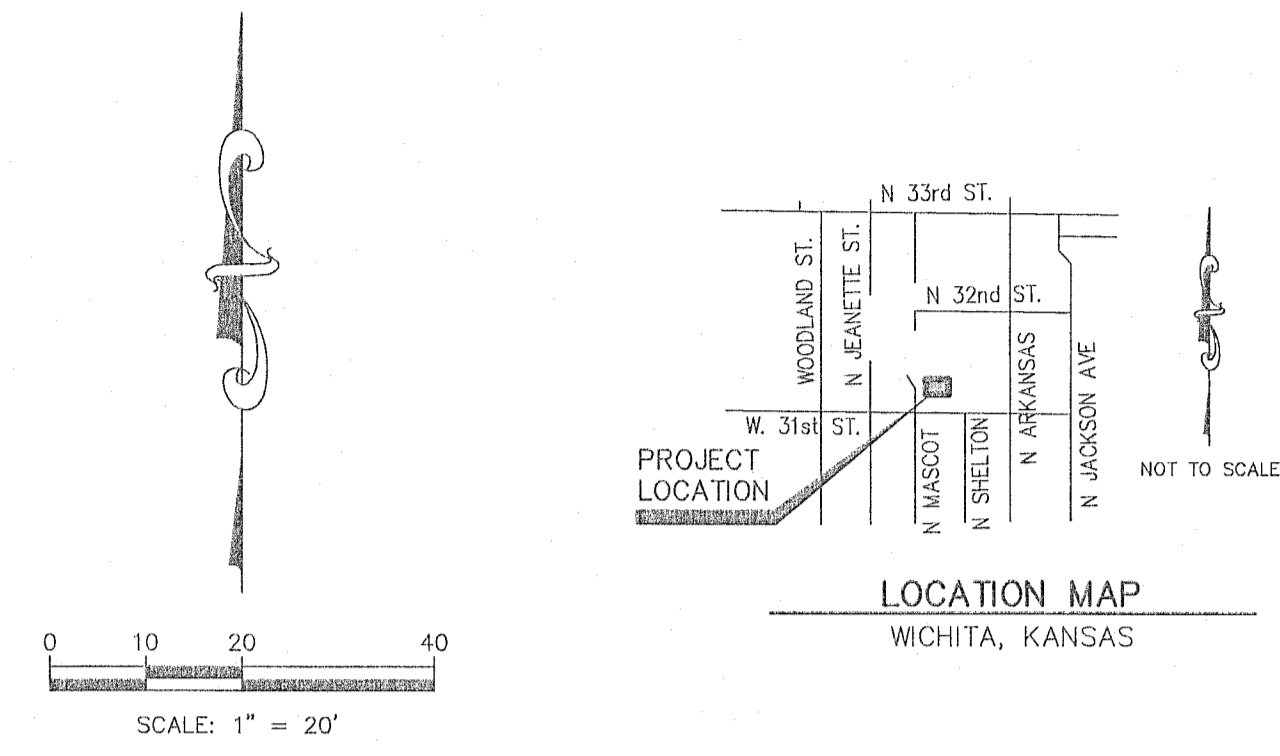
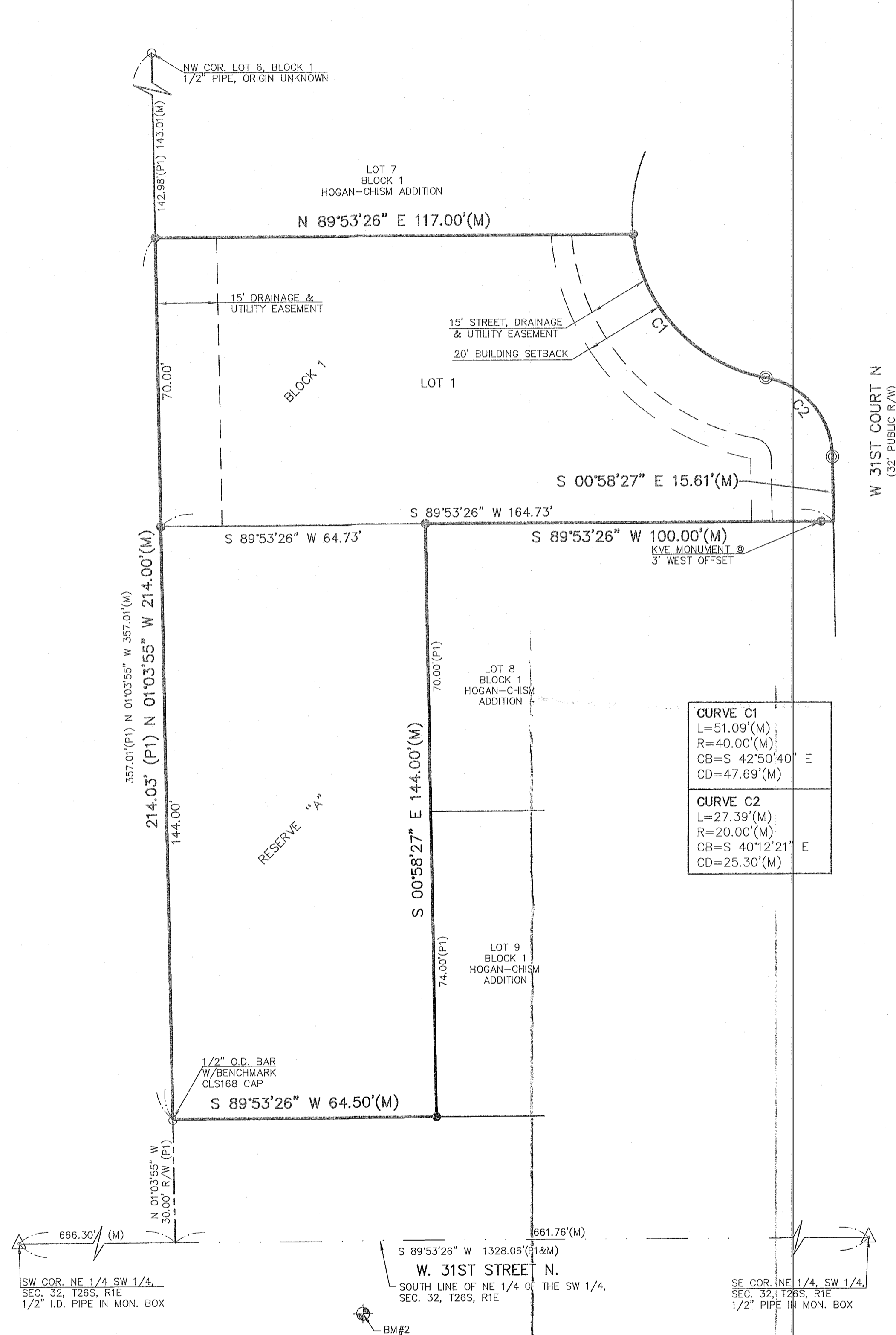
FINAL PLAT
HOGAN-CHISM 2ND ADDITION

FINAL TRACING REC'D

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

RECEIVED MAY 25 2022

A REPLAT OF RESERVE A, BLOCK 1, HOGAN-CHISM ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

- SECTION CORNER FOUND
- 1/2" REBAR W/KVE CLS 20 YELLOW PLASTIC CAP SET
- MONUMENT FOUND AS NOTED
- 1/2" REBAR W/KVE CLS 20 YELLOW PLASTIC CAP FOUND
- PLATTED (HOGAN-CHISM ADDITION, DATED 05/25/2017)
- MEASURED
- BENCHMARK
- LINE NOT DRAWN TO SCALE

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS A PLATTED BEARING S 89°53'26" W ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4, SECTION 32, TOWNSHIP 26 SOUTH, RANGE 1 EAST.

BENCHMARK DATUM:
 VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE WICHITA-SEDGWICK NTRIP NETWORK ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

BENCHMARKS:
 BM#1: CHISELED SQUARE SET IN WEST END-RADIUS OF CURB IN SOUTHWEST QUADRANT OF WEST 31ST STREET NORTH & NORTH SHELTON AVE. ELEV=1321.32
 BM#2: CHISELED SQUARE SET IN EAST END-RADIUS OF CURB IN SOUTHEAST QUADRANT OF WEST 31ST STREET NORTH & NORTH MASCOT ST. ELEV=1318.78

PLAT DESCRIPTION:
 RESERVE A, BLOCK 1, HOGAN-CHISM ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

GENERAL NOTES:
 1. 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.
 2. LOWEST OPENING ELEVATION FOR LOT 1 SHALL BE 1321.50 (NAVD 88 DATUM)

SURVEYOR'S CERTIFICATION:
 I, TRENTON C. HEINEN, 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 WICHITA, KANSAS, THIS ____ DAY OF ____, 2022.

DATE OF SURVEY: FEBRUARY 23, 2022

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT, BLOCK AND A RESERVE, UNDER THE NAME OF **HOGAN-CHISM 2ND ADDITION**, WICHITA, SEDGWICK COUNTY, KANSAS. THAT ALL EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF WICHITA; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS.

RESERVE "A" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING AND DRAINAGE PURPOSES SUCH AS: DRAINAGE, DRAINAGE STRUCTURES AND FLOOD PROTECTION. ANY UTILITIES SHALL BE CONFINED TO EASEMENTS CREATED BY SEPARATE DOCUMENT. OWNER HEREBY COVENANTS AND AGREES FOR SUCH OWNER AND OWNER'S GRANTEE, DEVISEES, SUCCESSORS AND ASSIGNS, (1) THAT NO HUMAN HABITAT OR OTHER CONSTRUCTION MAY BE BUILT IN SAID RESERVES AND THAT NO OBSTRUCTION SHALL BE PLACED THEREIN; (2) THAT NO LEVEE OR ANY FILL, CHANGE OF GRADE, CREATION OF CHANNELS OR OTHER WORK SHALL BE CONSTRUCTED EXCEPT WITH THE APPROVAL OF THE KANSAS STATE BOARD OF AGRICULTURE, DIVISION OF WATER RESOURCES IN ACCORDANCE WITH KSA 24-126.

DRAINAGE & UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

STREET, DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR STREET AND DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

NO PRIVATE DRAINAGE SYSTEMS SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

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 HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS.

PLAT IS SHOWN TO BE LOCATED IN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS. MAP NO. 20173C0351G, EFFECTIVE DATE DECEMBER 22, 2016. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP, FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

CHRISTOPHER J. LEE
 MANAGING MEMBER
 PBP REAL ESTATE, LLC.

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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 }
 COUNTY OF SEDGWICK } SS

THIS PLAT OF "HOGAN-CHISM 2ND ADDITION, WICHITA, SEDGWICK COUNTY, 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
 WILLIAM M. JOHNSON

ATTEST: _____ SECRETARY
 SCOTT A. WADLE

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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 }
 COUNTY OF SEDGWICK } SS

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

PROJECT NO. **G15_0170**
 DRAWN BY **AL**
 CHECKED BY **TCH**
 CFN **0170REPLAT**
 SHEET **1 OF 1**

200 N. EMPORIA, SUITE 100
 WICHITA, KANSAS 67202
 PH. (316) 440-4304 | FAX (316) 440-4309
 wh@kven.com | www.kven.com

KAW VALLEY ENGINEERING

PROJECT: **REPLAT OF RESERVE "A" HOGAN-CHISM ADDITION WICHITA, KANSAS**

PREPARED FOR: **PBP REAL ESTATE LLC 4029 SWEETBAY CIRCLE WICHITA, KANSAS**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22

TRENTON C. HEINEN
 PS-1707
 heinen@kven.com