

RECEIVED AUG 15 2022

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS )  
) SS:  
SEDGWICK COUNTY )  
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

TRICIA L. ROBELLO, PS #1246  
DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "BELVA CROSSING", AN ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

WILLIAM M. JOHNSON, CHAIR  
SCOTT A. WADLE, SECRETARY

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS )  
) SS:  
SEDGWICK COUNTY )  
THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID T. DENNIS, THIRD DISTRICT

ATTEST:

KELLY B. ARNOLD, COUNTY CLERK

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KELLY B. ARNOLD, COUNTY CLERK

REGISTER OF DEEDS

STATE OF KANSAS, CITY OF WICHITA ) SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ (A.M.) (P.M.), ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

FINAL PLAT  
**BELVA  
CROSSING**  
AN ADDITION TO SEDGWICK COUNTY, KANSAS.

BENCH MARKS

FLOOD NOTE

VERTICAL DATUM (NAVD88):  
ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.

SITE BENCHMARK: (SBM)  
RAILROAD SPIKE ON THE NORTH FACE OF POWER POLE IN THE SOUTHEAST QUADRANT OF W. 95TH ST. S. AND S. 375TH ST. W. APPROXIMATELY 36.8 FEET SOUTH AND 42.6 FEET EAST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, T29S, R4W.  
ELEVATION=1388.54 (NAVD88)

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA MINIMAL FLOOD HAZARD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0420G. EFFECTIVE DATE DECEMBER 22, 2016.

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

A PORTION OF LOT 1, BLOCK A, MT. PLEASANT ACRES, SEDGWICK COUNTY, KANSAS AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID MT. PLEASANT ACERS; THENCE SOUTH 89°40'53" WEST (BASIS OF BEARING IS NAD83 KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 750.00 FEET TO THE SOUTHWEST CORNER OF SAID MT. PLEASANT ACERS; THENCE NORTH 00°24'48" WEST ALONG THE WEST LINE OF SAID MT. PLEASANT ACERS 306.44 FEET; THENCE NORTH 89°40'53" EAST PARALLEL WITH THE SOUTH OF SAID SOUTHEAST QUARTER 749.72 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°27'56" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 306.44 FEET TO THE POINT OF BEGINNING AND ALSO COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID MT. PLEASANT ACERS; THENCE SOUTH 89°40'53" WEST (BASIS OF BEARING IS NAD83 KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 750.00 FEET TO THE SOUTHWEST CORNER OF SAID MT. PLEASANT ACERS FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°40'53" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 576.38 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°25'57" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER 306.44 FEET; THENCE NORTH 89°40'53" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 576.49 FEET TO THE WEST LINE OF LOT 1, BLOCK A, MT. PLEASANT ACRES, SEDGWICK COUNTY, KANSAS; THENCE SOUTH 00°24'48" EAST ALONG THE WEST LINE OF SAID MT. PLEASANT ACRES 306.44 FEET TO THE POINT OF BEGINNING.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.

LLOYD P. DORZWEILER, PS #885

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS )  
) SS:  
SEDGWICK COUNTY )

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT, A BLOCK AND STREETS UNDER THE NAME OF "BELVA CROSSING", AN ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

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

NO ENLARGEMENT OF ANY BUILDINGS LYING WITH THE 30 FOOT BUILDING SETBACK LINE SHALL BE ALLOWED TO BE ENLARGED AND IF REMOVED, ALL SUBSEQUENT REBUILDING SHALL OBSERVE THE BUILDING SETBACK.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

TERRY P. SHELTON

NOTARY CERTIFICATE

STATE OF KANSAS )  
) SS:  
SEDGWICK COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY TERRY P. SHELTON.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MORTGAGE CERTIFICATE

WE THE UNDERSIGNED, HOLDERS OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF "BELVA CROSSING", AN ADDITION TO SEDGWICK COUNTY, KANSAS.

GARDEN PLAIN STATE BANK

PATRICK F. WALDEN, GARDEN PLAIN STATE BANK, PRESIDENT/CEO

STATE OF KANSAS )  
) SS:  
SEDGWICK COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 20\_\_\_\_, BY PATRICK F. WALDEN, GARDEN PLAIN STATE BANK, PRESIDENT/CEO.

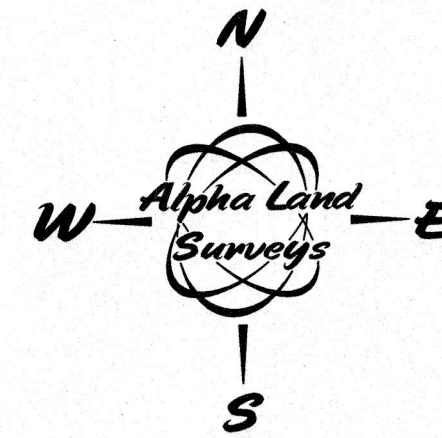
\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

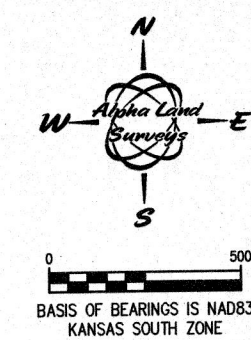
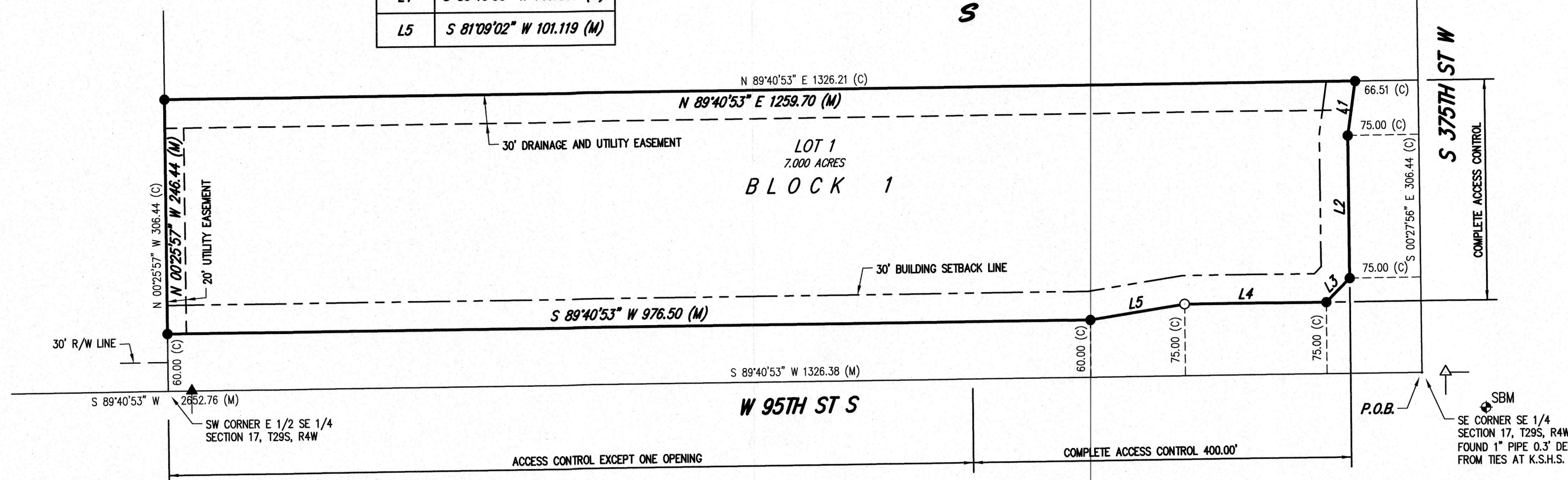
LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND 1/2" REBAR UNKNOWN ORIGIN
- SET 1/2" REBAR WITH CAP
- ▲ STAMPED "ALPHA CLS-184"
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- SQ. SQUARE
- FT. FEET
- VOL. VOLUME
- PG. PAGE
- O.R. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- M. MEASURED
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- SBM SITE BENCHMARK
- K.S.H.S. KANSAS STATE HISTORICAL SOCIETY

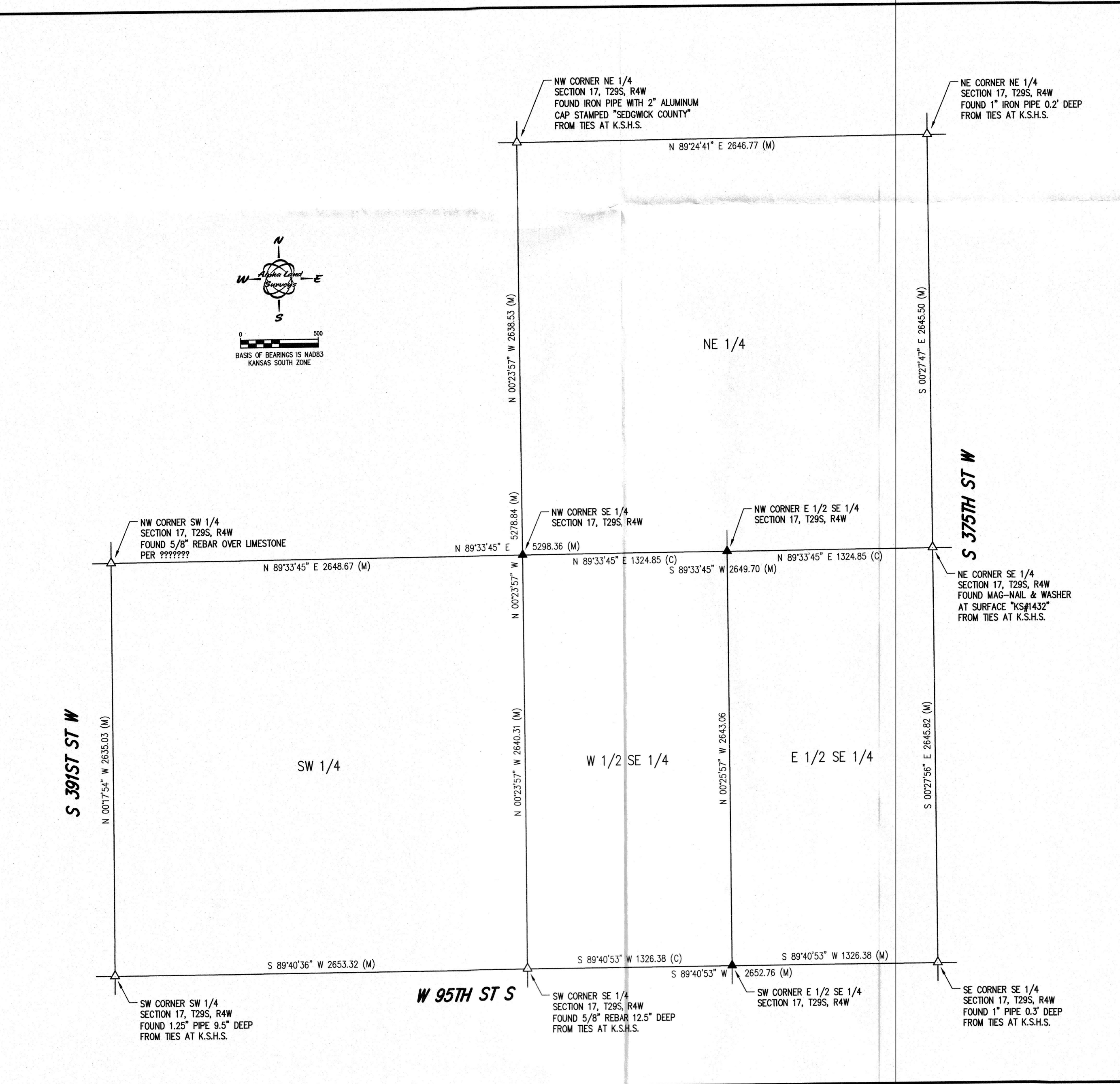
LINE TABLE	
LINE #	BEARING / DISTANCE
L1	S 08°03'54" W 57.242 (M)
L2	S 00°27'56" E 149.807 (M)
L3	S 44°36'28" W 35.310 (M)
L4	S 89°40'53" W 149.807 (M)
L5	S 81°09'02" W 101.119 (M)



0 100 200  
BASIS OF BEARINGS IS NAD83  
KANSAS SOUTH ZONE



0 100  
BASIS OF BEARINGS IS NAD83  
KANSAS SOUTH ZONE



Alpha Land Surveys, Inc. 102 EAST 4TH AVENUE HUTCHINSON, KANSAS 67501 PH: (620) 728-0012 FAX: (620) 728-0413	
SURVEY DATE: 08/26/2021	PLOT DATE: 02/15/2022
DRAWN BY: ROB	PROJ. NO.: 210168P
CHECKED BY: LPD	SHEET 1 OF 1