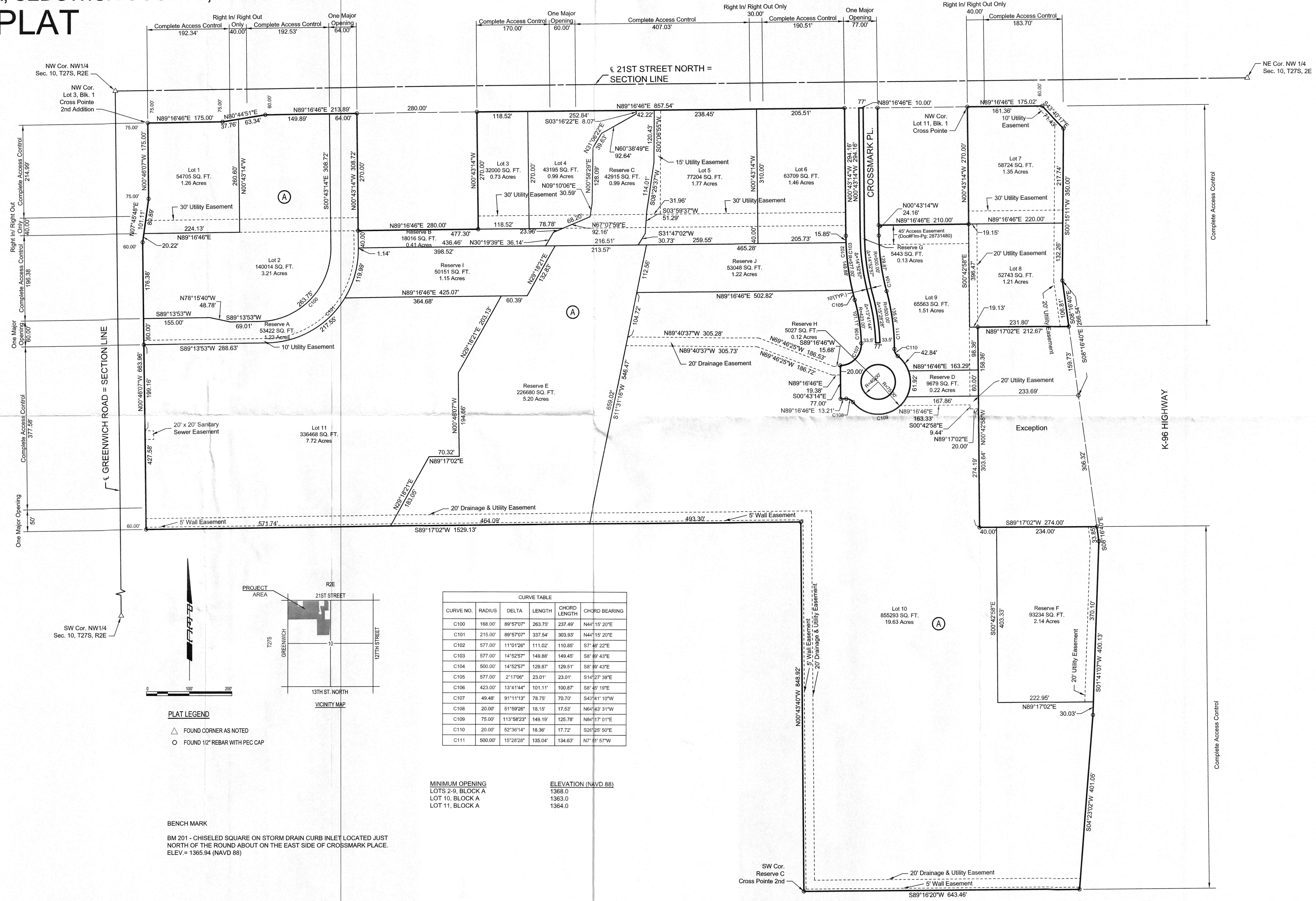


RECEIVED SEP 01 2022

CROSS POINTE 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



NW Cor. NW1/4
Sec. 10, T27S, R2E

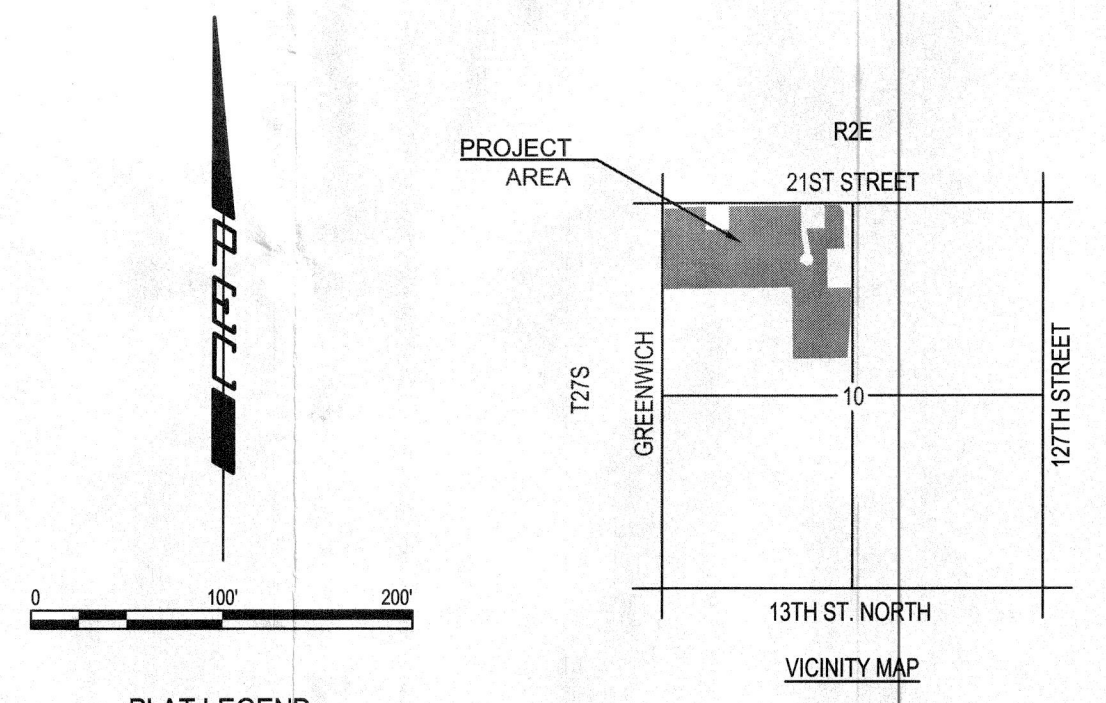
NE Cor. NW 1/4
Sec. 10, T27S, R2E

GREENWICH ROAD = SECTION LINE

21ST STREET NORTH = SECTION LINE

K-96 HIGHWAY

SW Cor. NW1/4
Sec. 10, T27S, R2E



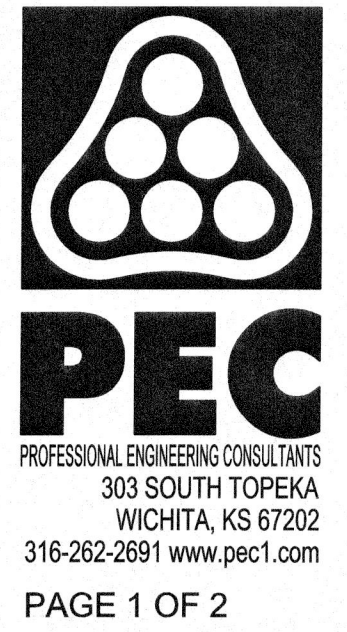
PLAT LEGEND
△ FOUND CORNER AS NOTED
○ FOUND 1/2" REBAR WITH PEC CAP

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING
C100	168.00'	89°57'07"	263.75'	N44°15'20"E
C101	215.00'	89°57'07"	337.54'	N44°15'20"E
C102	577.00'	11°01'26"	111.02'	S7°48'22"E
C103	577.00'	14°52'57"	149.88'	S8°49'43"E
C104	500.00'	14°52'57"	129.87'	S8°49'43"E
C105	577.00'	2°17'06"	23.01'	S14°27'38"E
C106	423.00'	13°41'44"	101.11'	S8°45'19"E
C107	49.48'	91°11'13"	78.75'	S43°41'10"W
C108	20.00'	51°59'26"	18.15'	N64°43'31"W
C109	75.00'	113°56'23"	149.19'	N84°17'01"E
C110	20.00'	52°36'14"	18.36'	S26°25'50"E
C111	500.00'	15°28'28"	135.04'	N7°51'57"W

MINIMUM OPENING
LOTS 2-9, BLOCK A
LOT 10, BLOCK A
LOT 11, BLOCK A

ELEVATION (NAVD 88)
1368.0
1363.0
1364.0

BENCH MARK
BM 201 - CHISELED SQUARE ON STORM DRAIN CURB INLET LOCATED JUST NORTH OF THE ROUND ABOUT ON THE EAST SIDE OF CROSSMARK PLACE.
ELEV. = 1365.94 (NAVD 88)



SAVED: 8/30/2022 11:15:03 PM BY REBECCA MELLIS
C:\WCHITAC\CA\2022\2022-08-30\CROSS POINTE 3RD ADDITION\2022-08-30\CROSS POINTE 3RD ADDITION.DWG

CROSS POINTE 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

SURVEYOR'S CERTIFICATE AND DESCRIPTION:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

CERTIFICATE OF SURVEY: ON THIS 30TH DAY OF AUGUST, 2022, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, CROSS POINTE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:

LOTS 1, 2, 3 AND 4, BLOCK 1, LOTS 1, 5, 6 AND 7, BLOCK 2, RESERVES A, B, C, D, E, AND F, ALL OF BRISTOL STREET, AND ALL OF CROSSMARK PLACE, ALL IN CROSS POINTE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT:

A PORTION OF LOTS 6 AND 7, BLOCK 1, CROSS POINTE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE BEARING SOUTH 89°16'46" WEST ALONG THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 233.69 FEET; THENCE BEARING NORTH 0°42'58" WEST FOR A DISTANCE OF 158.36 FEET; THENCE BEARING NORTH 89°17'02" EAST FOR A DISTANCE OF 212.67 FEET TO THE EAST LINE OF SAID LOT 6; THENCE BEARING SOUTH 8°16'40" EAST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 0.81 ACRES, MORE OR LESS; TOGETHER WITH, BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 1, CROSS POINTE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 8°16'40" EAST AS PLATTED IN SAID CROSS POINTE 2ND, ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 306.32 FEET; THENCE BEARING SOUTH 89°17'02" WEST FOR A DISTANCE OF 274.00 FEET; THENCE DEFLECTING AT A RIGHT ANGLE, BEARING NORTH 0°42'58" WEST FOR A DISTANCE OF 303.64 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE BEARING NORTH 89°16'46" EAST ALONG THE NORTH LINE OF SAID LOT 7 FOR A DISTANCE OF 233.69 FEET TO THE POINT OF BEGINNING; SAID EXCEPTION ENCOMPASSING 1.77 ACRES, MORE OR LESS.



CHARLES S. BROOKSHER, P.S. NO. 1281
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, A BLOCK, AND RESERVES, TO BE KNOWN AS CROSS POINTE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED TO THE PUBLIC FOR DRAINAGE PURPOSED AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. WALL EASEMENTS ARE DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF SCREENING WALLS AS REQUIRED. NO SIGN, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, BERMS, WALLS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS PERMITTED BY THE CITY OF WICHITA DEPARTMENT OF ENGINEERING AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE.

ACCESS EASEMENT AS SHOWN HAS OWNERSHIP AND MAINTENANCE RESPONSIBILITIES DEFINED IN THE FILM/PAGE LISTED.

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.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CUP DP-279.

FEMA FLOOD PLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A", "B", AND "D" ARE HEREBY PLATTED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIGNAGE, PRIVATE DRIVES, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "C" AND "E" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORM WATER DETENTION, FLOODWAY, LANDSCAPING, RECREATION, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "F", "I", AND "J" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORM WATER DETENTION, LANDSCAPING, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "G" AND "H" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, SIGNAGE, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "D", INCLUSIVE, "G" AND "H" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOTS 1 AND 2, BLOCK "A" AND MAINTAINED PURSUANT TO DOCUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO ARTICLE 4 OF THE RESTRICTION AND EASEMENT AGREEMENT RECORDED NOVEMBER 10, 2005 AT DOC.#FLM-PG: 28731480; ARTICLE 4 OF THE RESTRICTION AND EASEMENT AGREEMENT RECORDED JANUARY 20, 2006, AT DOC.#FLM-PG: 28750280; THE NON-EXCLUSIVE ACCESS EASEMENT RECORDED JANUARY 8, 2015, AT DOC.#FLM-PG: 29500251; AND THE RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 16, 1998 AT FILM 1849, PAGE 0633; AND ANY SUBSEQUENTLY RECORDED DOCUMENTS. RESERVE E SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOTS 10 AND 11, BLOCK A, OR A PORTION OF SUCH LOTS. RESERVE F SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 10, BLOCK A, OR A PORTION OF SUCH LOT. RESERVE I SHALL BE OWNED BY THE OWNER OF LOT 11, BLOCK A, OR A PORTION OF SUCH LOT, AND MAINTAINED BY THE OWNERS OF OTHER LOTS AS PROVIDED IN THAT CERTAIN CROSS LOT DRAINAGE AGREEMENT APPLICABLE TO SUCH RESERVE. RESERVE J SHALL BE OWNED BY THE OWNER OF LOT 10, BLOCK A, OR A PORTION OF SUCH LOT, AND MAINTAINED BY THE OWNERS OF OTHER LOTS AS PROVIDED IN THAT CERTAIN CROSS LOT DRAINAGE AGREEMENT APPLICABLE TO SUCH RESERVE.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM 21ST ST. NORTH OVER AND ACROSS THE NORTH PROPERTY LINE AND TO AND FROM GREENWICH RD. OVER AND ACROSS THE WEST PROPERTY LINE ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 21ST STREET NORTH AT THE SIX LOCATIONS AS SHOWN AND ACCESS TO GREENWICH ROAD AT THREE LOCATIONS AS SHOWN.

OWNER: SLAWSON EAST INC.

KATHY A. ATKINS, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY KATHY A. ATKINS AS VICE PRESIDENT OF SLAWSON EAST INC., OWNER OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF CROSS POINTE 3RD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2022.

WILLIAM M. JOHNSON, CHAIR

SCOTT A. WADLE, SECRETARY

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2022.

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

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2022.

BRANDON J. WHIPPLE, MAYOR

ATTEST:

JAMIE BUSTER, CITY CLERK

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2022.

KELLY B. ARNOLD, COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2022.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY