

FINAL PLAT

HIGH PLAINS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

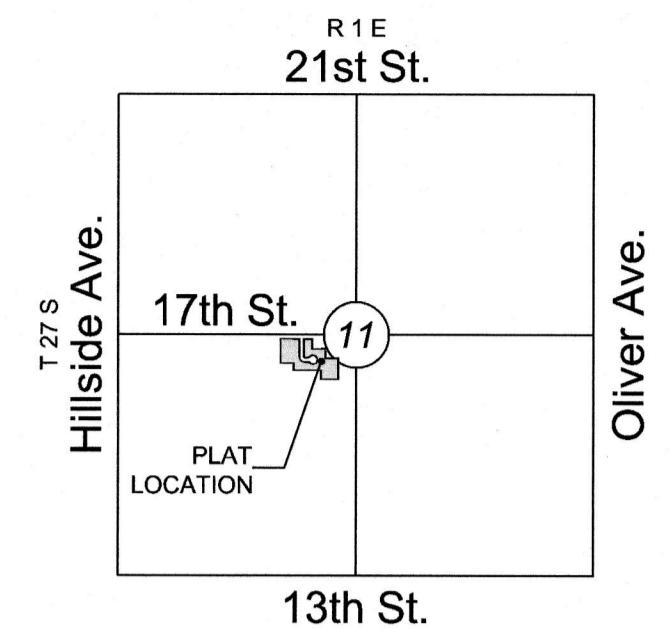
RECEIVED SEP 01 2022

FRANCES ADDITION

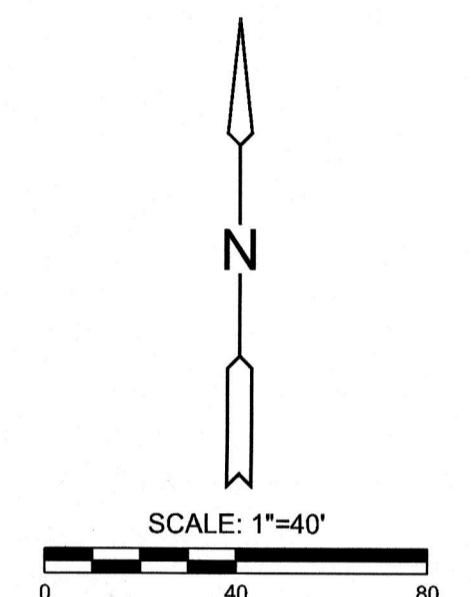
NEWMAN CENTER ADDITION

Part of Res. B

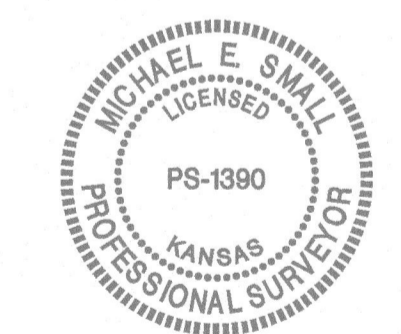
BM#1



VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°46'00"E on the north line of the Southwest Quarter, Section 11, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. 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



BENCHMARK

BM#1 Square cut top of south side light pole base, first light pole west of SE corner WSU parking lot, North side of 17th Street and west of 17th and Roosevelt Cir. intersection, Elev.=1394.71 NAVD88

NW. cor., NE 1/4, SW 1/4, Sec. 11, T27S, R1E, 6th P.M. Fnd. 1/2" Pipe in Thimble

NE. cor., NE 1/4, SW 1/4, Sec. 11, T27S, R1E, 6th P.M. Fnd. 1/2" Pipe in Thimble

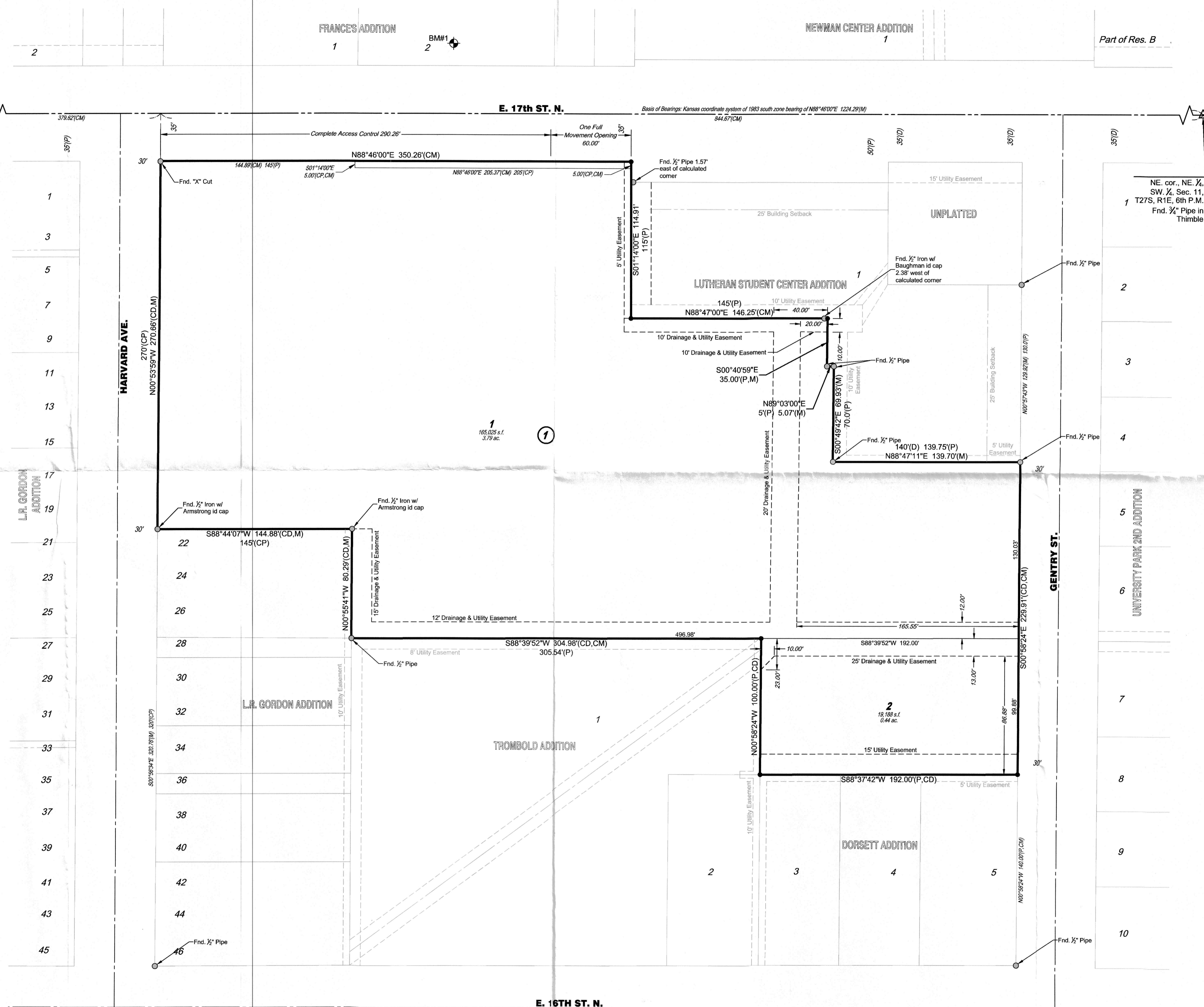
LEGEND

Date of Survey: 1/12/2021

- △ = Section Corner Monument Found
- = Found Monument (see annotation for type)
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measured
- (CD) = Calculated from Described
- (CP) = Calculated from Plat
- ① = Lot
- ② = Block

NOTE

This plat of "High Plains Addition" is subject to the conditions of the Planned Unit Development PUD No. 96. The plat Setbacks are established with the PUD.



High Plains Addition (SUB2022-00030)

1/2



High Plains Addition (SUB2022-00030)

FINAL PLAT HIGH PLAINS ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

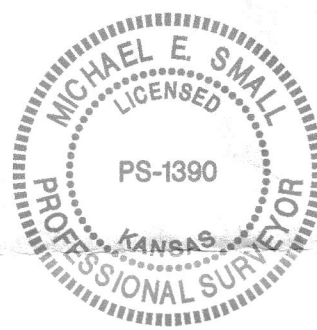
I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HIGH PLAINS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lots 2, 4, 6, and the north 10 feet of Lot 8, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, The south 15 feet of Lot 8 and all of Lots 10, 12, and 14, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, All of Lots 16, 18, 20, and Lot 22, EXCEPT the south 20 feet thereof, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lots 1, 2, 3, 4, 5, 6, 7, and 8, AND all of Roosevelt Court street right-of-way, platted within University Court 2nd, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, The south 5 feet of 17th Street right-of-way abutting and adjoining University Court 2nd, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, Beginning at a point 202.5 feet West and 255 feet South of the Northeast corner of the Southwest Quarter of Section 11, Township 27 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas; Thence South 60 feet; thence West 140 feet; thence North 60 feet; thence East 140 feet to the place of beginning, TOGETHER WITH, A tract in the Southwest Quarter of Section 11, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at a point 202.5 feet West and 315 feet South of the Northeast corner of said Southwest Quarter, thence South 70 feet, thence West 140 feet, thence North 70 feet, thence East 140 feet to beginning, TOGETHER WITH, Lot 6, Dorsett Addition to Wichita, Sedgwick County, Kansas.

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.

Michael E. Small P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



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 and a Block, the same to be known as "HIGH PLAINS ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Drainage and Utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, 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 and that they do not inhibit the conveyance of surface drainage. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

All abutters rights of access to or from East 17th Street North over and across the north line of "HIGH PLAINS ADDITION," are hereby granted to the appropriate governing body, provided however one opening shall be allowed as indicated hereon.

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 plat shall comply with the recitals of the High Plains Development 2 Planned Unit Development Plan No. 96 on file at the Wichita-Sedgwick County Planning Department.

Linear Properties, LLC,
a Kansas limited liability company

Tyler Ellis, Agent

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Tyler Ellis, Agent of Linear Properties, LLC, a Kansas limited liability company.

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:

My Term Expires: _____

Elevations Investment Partners, LLC,
a Kansas limited liability company

Tyler Ellis, Agent

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Tyler Ellis, Agent of Elevations Investment Partners, LLC, a Kansas limited liability company.

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:

My Term Expires: _____

OWNER'S CERTIFICATE (cont.)

PLANNING COMMISSION CERTIFICATE

This plat of "HIGH PLAINS 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,
Wichita, Kansas.

By _____
William M. Johnson, Chair

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:

Jamie Buster, 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 _____, 2022.

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