

# FINAL PLAT

## HAWK HAVEN MEADOW

AN ADDITION TO, SEDGWICK COUNTY, KANSAS.

N 89°11'30" E 2581.03 (M)

### MINIMUM PAD ELEVATIONS

LOT NUMBER	PAD ELEVATION
1	1378.8 (NAVD88)
2	1378.8 (NAVD88)
4	1378.0 (NAVD88)
5	1375.0 (NAVD88)
6	1373.3 (NAVD88)
7	1371.1 (NAVD88)
8	1371.5 (NAVD88)
9	1372.2 (NAVD88)

ELEVATIONS FOR LOWEST OPENING INTO STRUCTURES

Curve Table					
Curve	Radius	Delta	Arc Length	Tangent	Chord Bearing/Distance
C1	100.00	90°00'00"	157.08	100.00	N 42°57'49" E 141.42
C2	100.00	90°00'00"	157.08	100.00	S 42°57'49" W 141.42
C3	200.00	63°02'11"	220.04	122.65	N 60°31'06" W 208.11
C4	200.00	26°57'49"	94.12	47.95	N 15°31'06" W 93.25

### FLOOD NOTE

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND REGULATORY FLOODWAY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0142G AND 20173C0161G. EFFECTIVE DATE DECEMBER 22, 2016.

### BENCH MARKS

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

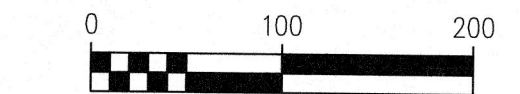
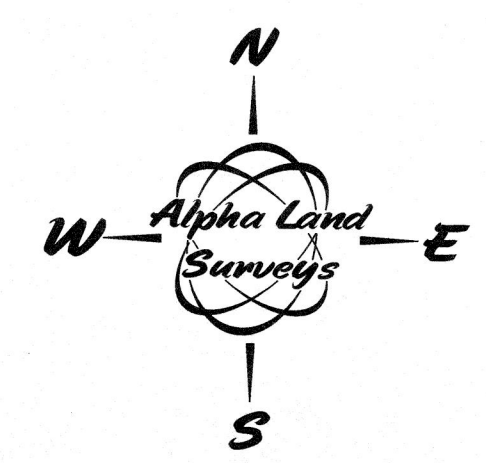
SITE BENCHMARK 1:  
CHISELED "X" CUT ON SOUTH END 12" REINFORCED CONCRETE PIPE UNDER DRIVE ENTRANCE THAT IS APPROXIMATELY 862.3 FEET SOUTH AND 20.8 FEET WEST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 WEST.  
ELEVATION=1383.98 (NAVD88)

SITE BENCHMARK 2:  
CHISELED "X" CUT IN THE NORTHWEST CORNER OF CONCRETE SLAB APPROXIMATELY 58.8 FEET SOUTH AND 48.9 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12, BLOCK A.  
ELEVATION=1375.72 (NAVD88)

SITE BENCHMARK 3:  
TOP OF 1/2"x24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CONTROL" 8.1 FEET SOUTH AND 24.1 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS.  
ELEVATION=1380.93 (NAVD88)

### LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- FOUND WITH PLASTIC CAP
- ◐ STAMPED "BAUGHMAN"
- 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
- P.O.B. POINT OF BEGINNING
- C.A.C. COMPLETE ACCESS CONTROL

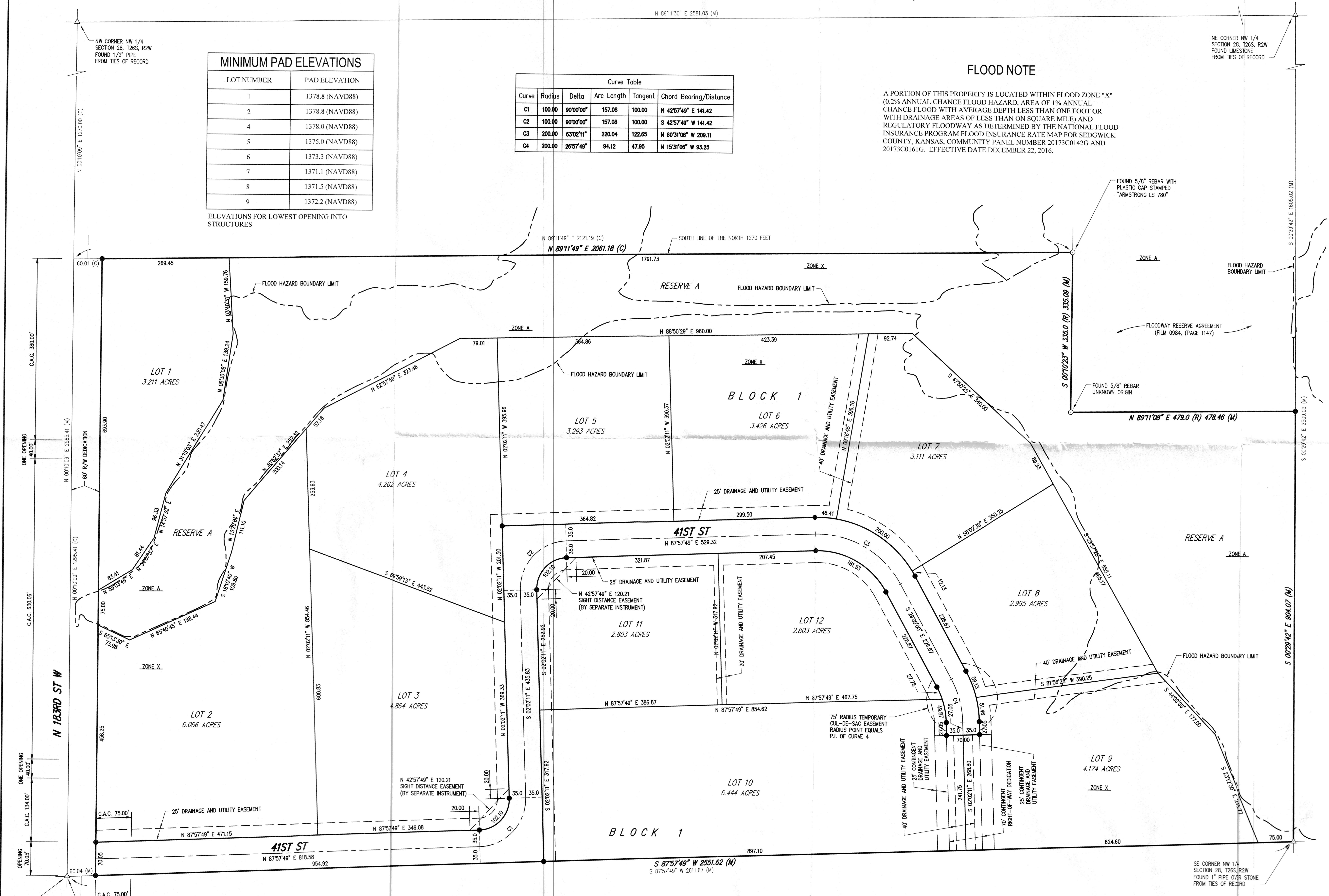


BASIS OF BEARINGS IS NAD83 GRID KANSAS SOUTH ZONE

### Alpha Land Surveys, Inc.

102 EAST 4TH AVENUE  
HUTCHINSON, KANSAS 67501  
PH. (620) 728-0012 FAX. (620) 728-0413

SURVEY DATE: 12/01/2019	PLOT DATE: 09/26/2022
DRAWN BY: RDB	PROJ. NO.: 190267P
CHECKED BY: LPD	SHEET 1 OF 2



FINAL PLAT  
**HAWK HAVEN MEADOW**  
 AN ADDITION TO, SEDGWICK COUNTY, KANSAS.

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:

PARCEL 1: LOT 1, HARP'S MEADOW, SEDGWICK COUNTY, KANSAS.

AND  
 PARCEL 2: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT A POINT 1991 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE SOUTH ON THE WEST SECTION LINE 414 FEET; THENCE EAST 388 FEET ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 28; THENCE NORTH 414 FEET ON A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE WEST 388 FEET TO THE WEST SECTION LINE.

AND  
 PARCEL 3: THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 1270 FEET OF THE WEST 2123 FEET THEREOF; AND EXCEPT A TRACT DESCRIBED AS BEGINNING AT A POINT 1270 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, 778 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 490 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 390 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, 645 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 388 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1135 FEET TO THE POINT OF BEGINNING AND EXCEPT BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 WEST; THENCE WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 6, 457 FEET; THENCE SOUTHWESTERLY TO A POINT WHICH IS 1605 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 6, SAID POINT ALSO BEING 479 FEET WEST OF THE EAST LINE OF SOUTH HALF OF NORTHWEST QUARTER OF SAID SECTION; THENCE EAST 479 FEET TO THE EAST LINE OF SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH TO THE POINT OF BEGINNING SAID CONTIGUOUS PARCELS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°10'09" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1295.41 FEET TO THE SOUTH LINE OF THE NORTH 1270.0 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 89°14'49" EAST ALONG THE SOUTH LINE OF THE NORTH 1270.0 FEET 2121.19 FEET; THENCE SOUTH 06°10'23" WEST 335.09 FEET (335.0 FEET RECORD); THENCE NORTH 89°11'08" EAST 478.46 FEET (479.0 FEET RECORD) TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°29'42" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 904.07 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°57'49" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 2611.67 FEET TO THE POINT OF BEGINNING, CONTAINING 70.570 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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 LOTS, A BLOCK, STREETS AND RESERVE, UNDER THE NAME OF "HAWK HAVEN MEADOW" 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 MINIMUM PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE PLAT.

THE 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.

THE DRIVABLE SURFACE FOR THE TEMPORARY CUL-DE-SAC SHALL BE A MINIMUM RADIUS OF 48 FEET.

RESERVE A IS HEREBY RESERVED FOR FLOODWAY PURPOSES. COMPLIANCE WITH ANY PLATTED RESTRICTIONS AND APPLICABLE RESTRICTIVE COVENANTS AFFECTING SAID RESERVE SHALL BE BINDING ON ANY OWNERS, SUCCESSORS, HEIRS OR ASSIGNS. THE OWNERSHIP AND MAINTENANCE OF SAID RESERVE A SHALL BE THE RESPONSIBILITY OF BLACK SHEEP ENTERPRISES, LLC, UNTIL SUCH TIME THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY OF MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDING SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY EASEMENTS. THERE SHALL NOT BE ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK CARRIED ON IN SAID FLOODWAY EASEMENTS WITHOUT THE PERMISSION OF THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

THE CONTINGENT RIGHT-OF-WAY DEDICATION AND THE CONTINGENT DRAINAGE AND UTILITY EASEMENTS SHALL BECOME EFFECTIVE UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE CONSTRUCTION OF THE STREET WITHIN THE CONTINGENT RIGHT-OF-WAY DEDICATION AND THE CONSTRUCTION OF ANY STORM WATER DRAINAGE OR PUBLIC UTILITIES SHALL BE REQUIRED UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO AND THE COSTS OF CONSTRUCTING SAID STREET, STORM WATER DRAINAGE OR PUBLIC UTILITIES ARE TO BE BORNE BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION. IN THE EVENT THAT SUCH FUTURE PLATTING SHOULD OCCUR, THE 75 FOOT TEMPORARY CUL-DE-SAC SHOWN SHALL BE DEEMED ABANDONED.

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

BLACK SHEEP ENTERPRISES, LLC

\_\_\_\_\_  
 ANITA KAY BRAND, SOLE MEMBER

NOTARY PUBLIC

STATE OF KANSAS )  
 ) SS  
 SEDGWICK COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ANITA KAY BRAND, SOLE MEMBER OF BLACK SHEEP ENTERPRISES, LLC.

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

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

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 PROVISION. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

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

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF HAWK HAVEN MEADOW 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

\_\_\_\_\_  
 ANN M. FOX, 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, CHAIRMAN

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 )  
 ) SS  
 SEDGWICK COUNTY )

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

**Alpha Land Surveys, Inc.**

102 EAST 4TH AVENUE  
 HUTCHINSON, KANSAS 67501  
 PH: (620) 728-0312 FAX: (620) 728-0413

SURVEY DATE: 12/04/2019	PLOT DATE: 09/26/2022
DRAWN BY: RDB	PROJ. NO.: 190267P
CHECKED BY: LPD	SHEET 2 OF 2