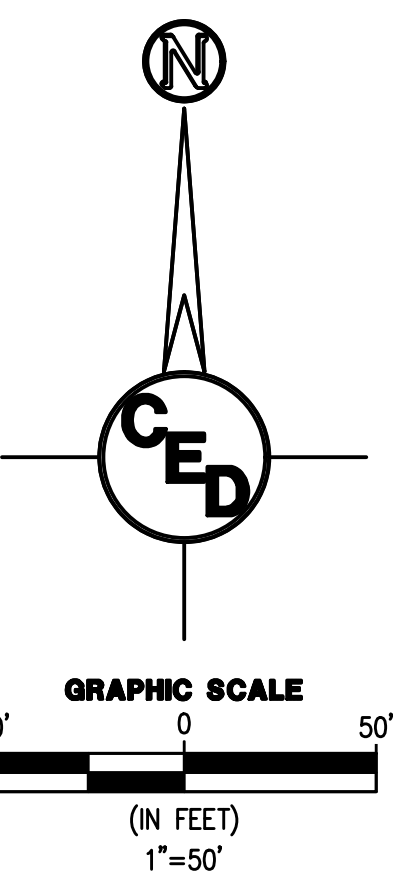
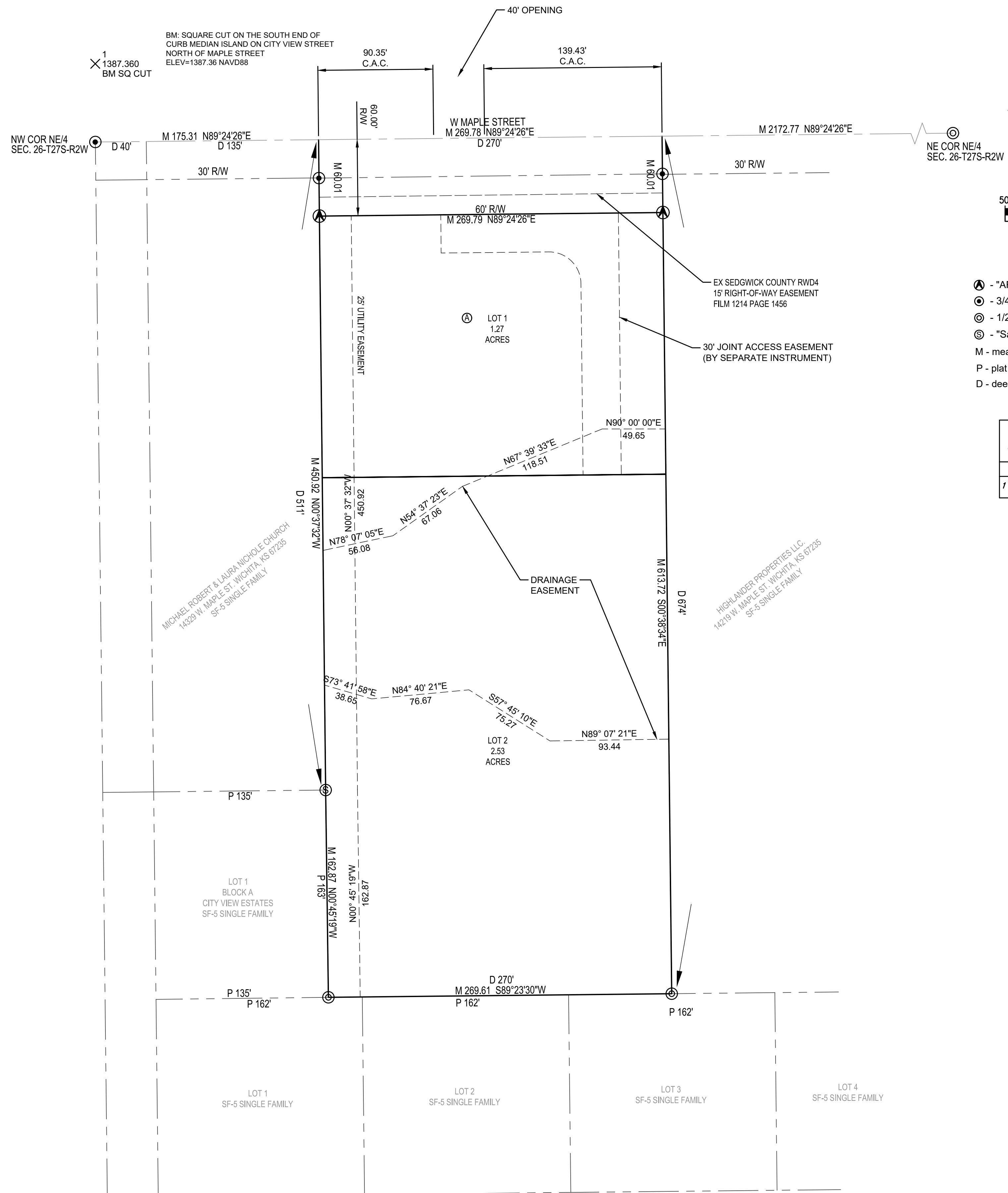


# FINAL PLAT

## CURTIS CHATEAU AT HOLLY WOODS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26  
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- ⊕ - "ARMSTRONG" capped rebar set
  - ⊙ - 3/4" iron pipe found
  - ⊗ - 1/2" iron pipe found
  - ⊖ - "Savoy" capped rebar found
  - M - measured distance
  - P - plat distance
  - D - deed distance

Minimum Building Pad Elevation for Lowest Opening into Structures		
Lot	Block	NAVD88
1 & 2	A	1,380

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT SEPTEMBER 16, 2022 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

THE EAST 2/3 OF A TRACT OF LAND DESCRIBED AS: BEGINNING 40 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, THENCE EAST 405 FEET; THENCE SOUTH 674 FEET; THENCE WEST 405 FEET; THENCE NORTH 674 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 26, TOWNSHIP 27, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ARMSTRONG LAND SURVEY, P.A.

DATE: \_\_\_\_\_ DONALD C. ARMSTRONG, PS #780

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS) SS  
CITY OF WICHITA)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS TO BE KNOWN AS "CURTIS CHATEAU AT HOLLY WOODS" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. MINIMUM PAD ELEVATIONS FOR LOWEST OPENING ARE SHOWN IN THE ACCOMPANYING TABLES. 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 PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS. 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. 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.

SHONDA LAND ENTERPRISES INC.

\_\_\_\_\_  
SHONDA CURTIS, PRESIDENT

\_\_\_\_\_  
BRIAN L. CURTIS, CO-PRESIDENT

STATE OF KANSAS)  
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY BRIAN & SHONDA CURTIS.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

**SURVEYOR:**  
DONALD C. ARMSTRONG, LS 780  
ARMSTRONG LAND SURVEY, P.A.  
1601 EAST HARRY STREET  
WICHITA, KS 67211  
316-263-0082

**OWNERS:**  
SHONDA LAND ENTERPRISES INC.  
14213 W. HARDTNER ST.  
WICHITA, KS 67235  
(316) 761-1960

**NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT SEPTEMBER 16, 2022.**

**BENCHMARK:**  
SQUARE CUT ON THE SOUTH END OF CURB MEDIAN ISLAND ON CITY VIEW STREET NORTH OF MAPLE STREET  
ELEV. = 1387.36 (NAVD88)

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF "CURTIS CHATEAU AT HOLLY WOODS", AN ADDITION TO 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

BY \_\_\_\_\_ CHAIRMAN  
WILLIAM M. JOHNSON

ATTEST: \_\_\_\_\_ SECRETARY

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS) SS  
CITY OF WICHITA)

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

\_\_\_\_\_  
BRANDON J. WHIPPLE, MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK  
JAMIE BUSTER

**TRANSFER RECORD**

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

\_\_\_\_\_  
KELLY B. ARNOLD, COUNTY CLERK

**REGISTER OF DEEDS**

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 \_\_\_\_ A.M. - P.M., ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
TONYA BUCKINGHAM, REGISTER OF DEEDS

\_\_\_\_\_  
KENLY ZEHRING, DEPUTY

**MORTGAGE HOLDERS**

WE, ANDOVER STATE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "CURTIS CHATEAU AT HOLLY WOODS."

ANDOVER STATE BANK  
\_\_\_\_\_  
COLBY MAY, VP COMMERCIAL LENDING

STATE OF KANSAS)  
CITY OF WICHITA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY COLBY MAY, VP COMMERCIAL LENDING ON BEHALF OF ANDOVER STATE BANK.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**COUNTY SURVEYOR CERTIFICATE:**

STATE OF KANSAS) SS  
COUNTY OF SEDGWICK)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

DRAWINGS PREPARED BY:

<b>CED</b>	<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>	SHEET
	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	1
		TOTAL
		1

FILE LOCATION: C:\Users\ypugh\OneDrive - CED\Projects\2022\20223151\DWG\Shonda\_Plat.dwg TAB NAME: FP USER: ypugh SAVER: 10/10/2022 8:41 AM PLOTTED: 10/10/2022 8:49 AM