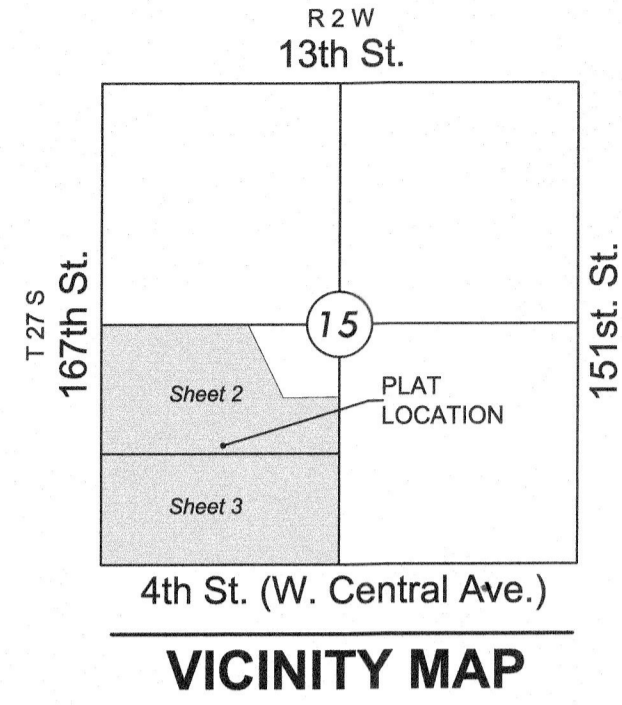


FINAL PLAT RACHEL BROOKE ESTATES ADDITION AN ADDITION TO SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceh Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED MAY 08 2023



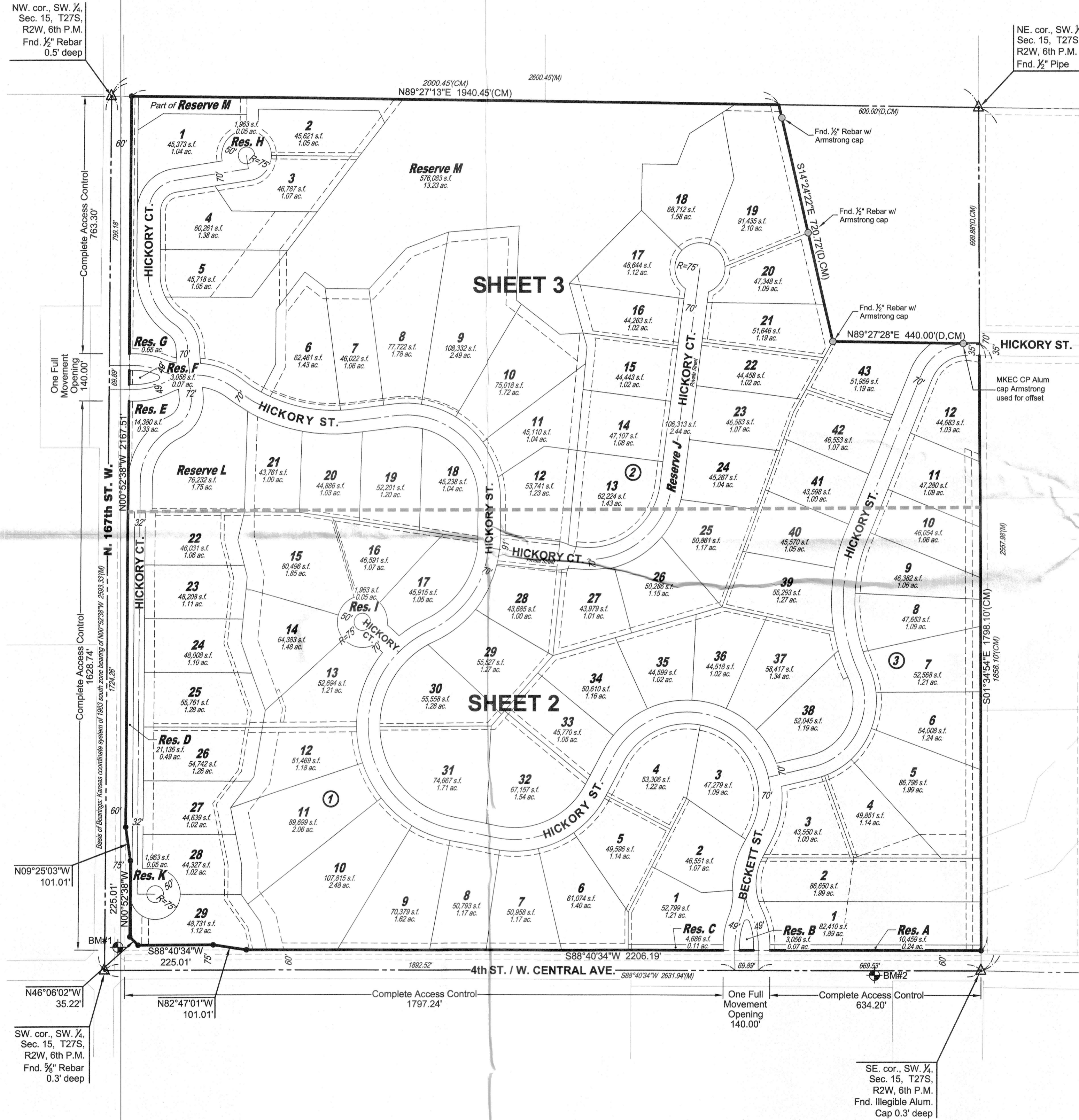
MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT(S) inclusive	BLOCK	ELEVATION NAVD 88
1 - 18	2	1395.5
1 - 6	3	1397.5
10	1	1402.5
11	1	1401.6
12 & 26	1	1400.0
13	1	1399.4
14 & 15	1	1398.7
21-24	1	1398.7
25	1	1399.4
27	1	1401.2
28	1	1401.6
29	1	1402.5

BENCHMARKS

- BM#1 $\frac{3}{4}$ " Rebar w/ Alum. MKEC control cap in concrete, 40' east and 69' north of the southwest corner of Section 15. Elev. = 1407.06 NAVD88
- BM#2 "X" cut top of headwall, south side of 4th Street / W. Central Ave, 330' west and 16' south of southeast corner of Southwest Quarter of Section 15. Elev. = 1396.59 NAVD88

FLOODWAY NOTE

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with Sedgwick County for the base flood elevations and floodway/floodplain delineations.

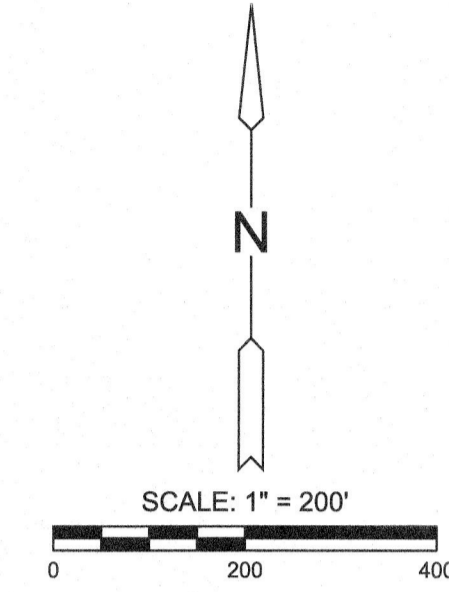


NE. cor., SW. $\frac{1}{4}$,
Sec. 15, T27S,
R2W, 6th P.M.
Fnd. $\frac{1}{2}$ " Pipe

NW. cor., SW. $\frac{1}{4}$,
Sec. 15, T27S,
R2W, 6th P.M.
Fnd. $\frac{1}{2}$ " Rebar
0.5' deep

SW. cor., SW. $\frac{1}{4}$,
Sec. 15, T27S,
R2W, 6th P.M.
Fnd. $\frac{3}{8}$ " Rebar
0.3' deep

SE. cor., SW. $\frac{1}{4}$,
Sec. 15, T27S,
R2W, 6th P.M.
Fnd. Illegible Alum.
Cap 0.3' deep



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°52'38"W on the west line of the Southwest Quarter, Section 15, Township 27 South, Range 2 West 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

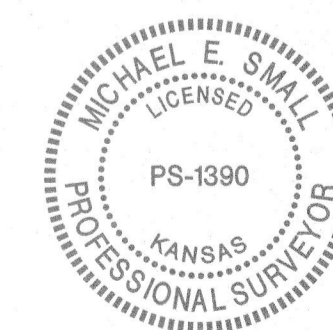
LEGEND

Date of Survey: 4/2022

- Δ = Section Corner Monument Found
- \odot = Found $\frac{3}{4}$ " rebar w/ MKEC CLS 39 id. cap Monument (or see annotation for type)
- \bullet = Set $\frac{3}{4}$ " rebar w/ MKEC CLS 39 id. cap
- \oplus = Benchmark
- (M) = Measured
- (D) = Described
- (CM) = Calculated from Measured
- U.E. = Utility Easement
- Drng. = Drainage
- Util. = Utility
- Esmt. = Easement
- 1 = Lot
- ① = Block

ACCESS NOTES

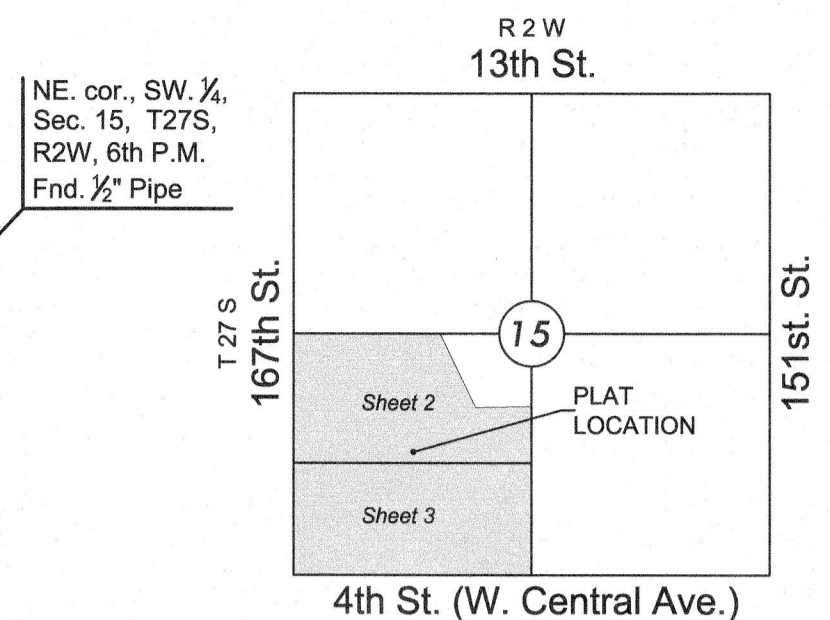
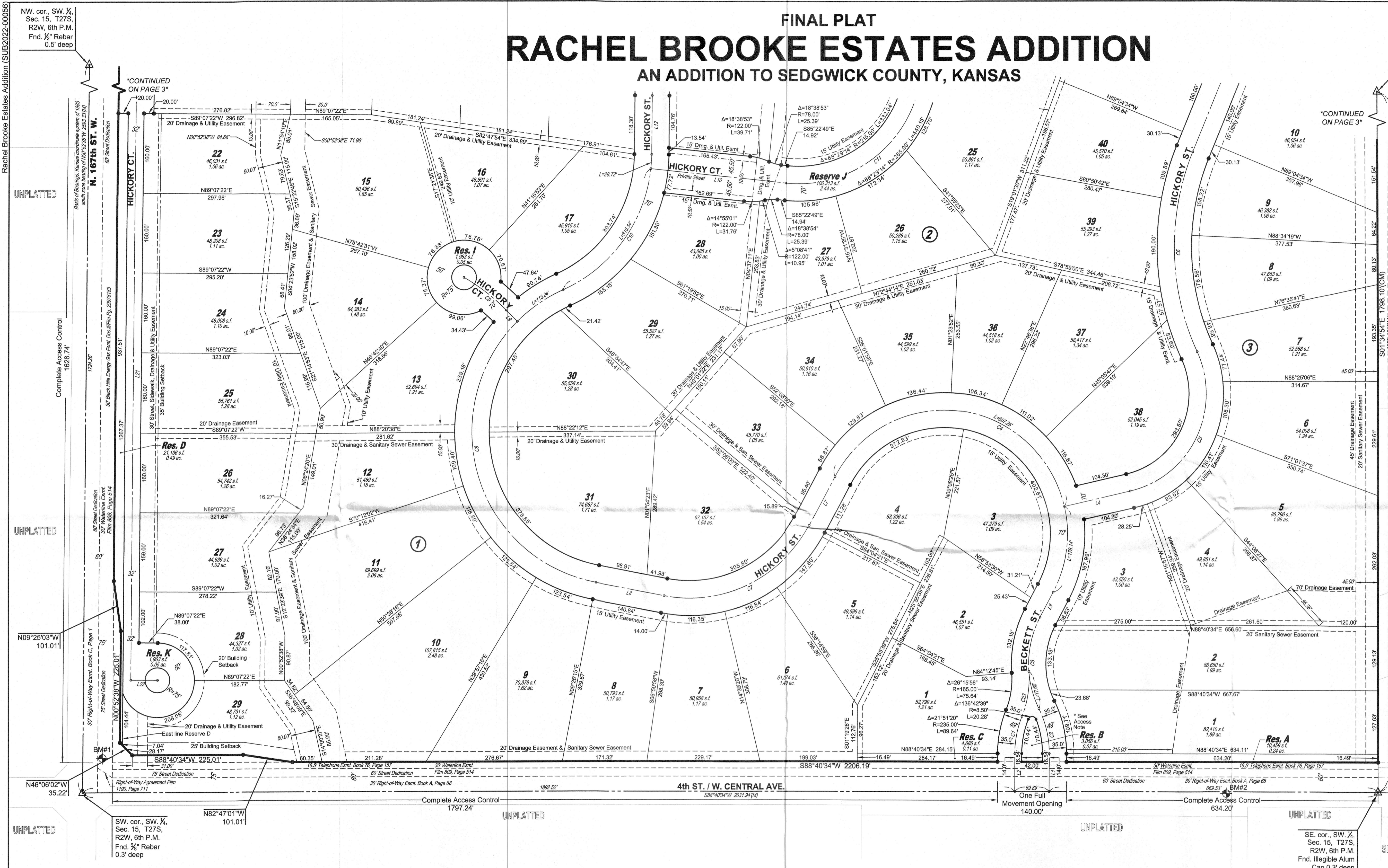
- 1.) There shall be no access to or from Hickory Street across the south line of Reserve G or the north line of Reserve E.
- 2.) There shall be no access to or from Beckett Street across the south 75 feet of Lot 1, Block 3.



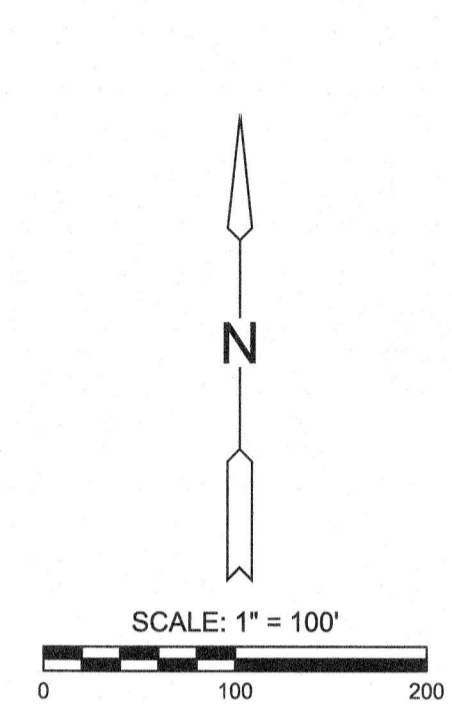
FINAL PLAT

RACHEL BROOKE ESTATES ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS



VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 across the south zone bearing of N00°52'38"W on the west line of the Southwest Quarter, Section 15, Township 27 South, Range 2 West 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

ACCESS NOTES:

- 1.) There shall be no access to or from Hickory Street across the south line of Reserve G or the north line of Reserve E.
- 2.) There shall be no access to or from Beckett Street across the south 75 feet of Lot 1, Block 3.

LEGEND

- Date of Survey: 4/2022
- △ = Section Corner Monument Found
 - = Found 3/8" rebar w/ MKEC CLS 39 id. cap Monument (or see annotation for type)
 - = Set 3/8" rebar w/ MKEC CLS 39 id. cap
 - ⊙ = Benchmark
 - (M) = Measured
 - (D) = Described
 - (CM) = Calculated from Measured
 - U.E. = Utility Easement
 - Drng. = Drainage
 - Util. = Utility
 - Esmt. = Easement
 - 1 = Lot
 - ① = Block

BENCHMARKS

- BM#1 ⊙ 3/8" Rebar w/ Alum. MKEC control cap in concrete, 40' east and 69' north of the southwest corner of Section 15. Elev. = 1407.06 NAVD88
- BM#2 ⊙ "X" cut top of headwall, south side of 4th Street / W. Central Ave, 330' west and 16' south of southeast corner of Southwest Quarter of Section 15. Elev. = 1396.59 NAVD88

Line #	Length	Direction
L1	76.52'	S01°16'14"E
L2	76.52'	S01°22'39"E
L3	56.63'	S26°25'59"W
L4	137.15'	N75°36'21"E
L7	111.28'	N26°25'59"E
L8	140.84'	S80°33'45"E

Line #	Length	Direction
L9	31.97'	N46°05'08"W
L10	276.48'	S05°22'49"W
L11	118.30'	S00°51'59"E
L21	1227.77'	S00°52'38"E
L22	54.00'	N89°07'22"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.29'	200.00'	21°51'20"	S09°33'01"W	75.83'
C2	93.37'	200.00'	26°44'51"	S14°38'40"E	92.52'
C3	190.07'	200.00'	54°27'04"	S00°47'33"E	183.00'
C4	785.40'	250.00'	180°00'00"	S63°34'01"E	500.00'
C5	355.76'	200.00'	101°55'05"	N24°38'48"E	310.68'
C6	412.21'	500.00'	47°14'11"	N02°41'39"W	400.64'

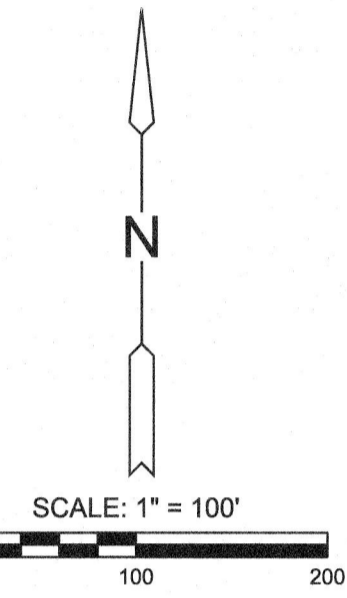
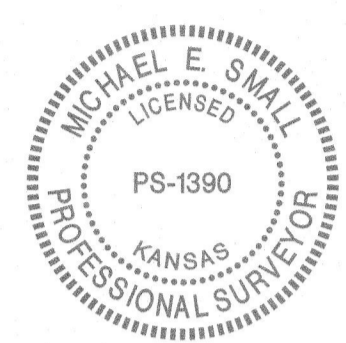
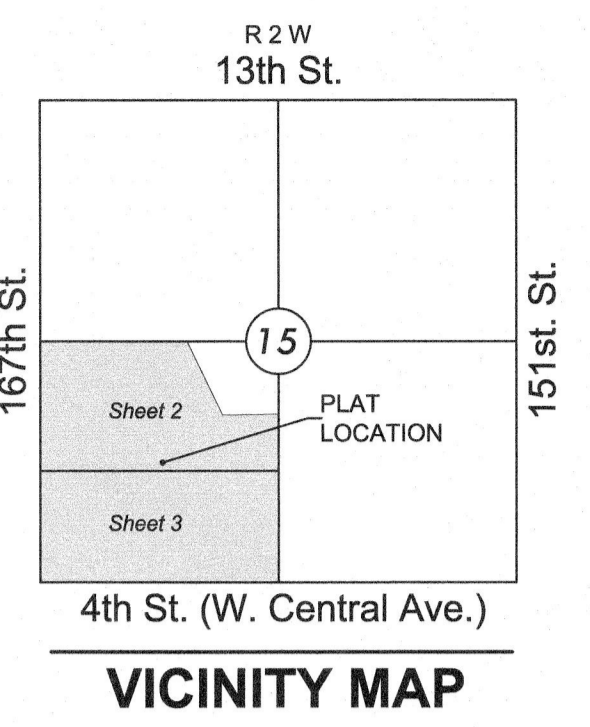
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	350.40'	275.00'	73°00'16"	N62°56'07"E	327.17'
C8	786.52'	310.00'	145°22'08"	S07°52'41"E	591.90'
C9	108.64'	400.00'	15°33'40"	N53°51'58"W	108.30'
C10	343.86'	300.00'	65°40'22"	S31°58'12"W	325.34'
C11	386.10'	250.00'	88°29'14"	S50°22'34"W	348.86'
C23	91.68'	200.00'	26°15'56"	S07°20'43"W	90.88'



FINAL PLAT

RACHEL BROOKE ESTATES ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS



ACCESS NOTES:

- There shall be no access to or from Hickory Street across the south line of Reserve G or the north line of Reserve E.
- There shall be no access to or from Beckett Street across the south 75 feet of Lot 1, Block 3.

LEGEND

Date of Survey: 4/2022

- △ = Section Corner Monument Found
- = Found 3/8" rebar w/ MKEC CLS 39 id. cap Monument (or see annotation for type)
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (CM) = Calculated from Measured
- U.E. = Utility Easement
- Dmg. = Drainage
- Util. = Utility
- Esmt. = Easement
- ① = Lot
- ⑦ = Block

NW. cor., SW 1/4, Sec. 15, T27S, R2W, 6th P.M. Fnd. 1/2" Rebar 0.5' deep

NE. cor., SW 1/4, Sec. 15, T27S, R2W, 6th P.M. Fnd. 1/2" Pipe

SW. cor., SW 1/4, Sec. 15, T27S, R2W, 6th P.M. Fnd. 3/8" Rebar 0.3' deep

SE. cor., SW 1/4, Sec. 15, T27S, R2W, 6th P.M. Fnd. Illegible Alum Cap 0.3' deep

CENTERLINE TABLE

Line #	Length	Direction
L5	520.64'	N20°55'28"E
L6	33.99'	N89°27'28"E
L10	276.48'	N85°22'49"W
L11	650.50'	S06°07'57"W
L12	118.30'	S00°51'59"E
L13	121.80'	N81°18'54"E
L14	83.25'	N05°30'05"W

CENTERLINE TABLE

Line #	Length	Direction
L15	190.68'	N00°52'38"W
L16	224.44'	N79°59'20"E
L17	40.00'	N10°00'40"W
L18	76.52'	S89°04'10"W
L19	76.52'	N89°10'35"E
L20	65.70'	S05°30'05"E

CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	343.86'	300.00'	65°40'22"	S31°58'12"W	325.34'
C11	386.10'	250.00'	88°29'14"	S50°22'34"W	348.86'
C12	426.81'	250.00'	97°49'07"	S49°46'32"E	376.84'
C13	384.00'	500.00'	44°00'11"	S76°41'00"E	374.63'
C14	219.86'	200.00'	62°59'04"	S86°10'27"E	208.95'
C15	93.70'	200.00'	26°50'33"	N75°45'18"E	92.84'
C16	91.96'	200.00'	26°20'43"	N82°19'43"W	91.15'

CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	76.01'	200.00'	21°46'28"	N80°02'36"W	75.55'
C18	81.78'	90.00'	52°03'35"	N31°31'52"W	78.99'
C19	173.13'	175.00'	56°41'02"	N29°13'09"W	166.16'
C20	127.02'	90.00'	80°51'57"	N39°33'21"E	116.74'
C21	108.41'	90.00'	69°00'51"	S29°00'20"W	101.97'
C22	196.67'	175.00'	64°23'24"	S31°19'04"W	186.48'
C24	179.42'	150.00'	68°32'01"	N55°11'27"E	168.91'

BENCHMARKS

BM#1 ⊕ 3/8" Rebar w/ Alum. MKEC control cap in concrete, 40' east and 69' north of the southwest corner of Section 15. Elev. = 1407.06 NAVD88

BM#2 ⊕ "X" cut top of headwall, south side of 4th Street / W. Central Ave, 330' west and 16' south of southeast corner of Southwest Quarter of Section 15. Elev. = 1396.59 NAVD88

3
4



Rachel Brooke Estates Addition (SUB2022-00056)

FINAL PLAT RACHEL BROOKE ESTATES ADDITION AN ADDITION TO 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 "RACHEL BROOKE ESTATES ADDITION" an addition to Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

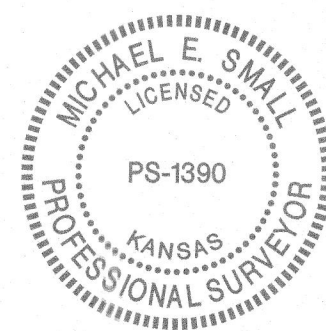
The Southwest Quarter (SW 1/4) of Section 15, Township 27 South, Range 2 West of the 6th P.M., in Sedgwick County, Kansas, EXCEPT a tract within said SW 1/4 described as follows: BEGINNING at the Northeast corner of said SW 1/4; thence S00°07'53"E along the east line of said SW 1/4, 699.88 feet; thence N89°06'26"W, 440.00 feet; thence N12°57'21"W, 720.72 feet to a point on the north line of said SW 1/4; thence S89°06'26"E, 600.00 feet to the POINT OF BEGINNING.

CONTAINS: 6,374,184 square feet or 146.33 acres of land, more or less.

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 _____, 2023.

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, Blocks, Reserves, and Streets, the same to be known as "RACHEL BROOKE ESTATES ADDITION" an addition to Sedgwick County, Kansas.

The Streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of streets, sidewalks, drainage and utility easements, as indicated hereon, are hereby granted to the public for street and drainage purpose and for the construction and maintenance of all public utilities. Utility and Drainage easements are hereby granted to the public, as indicated, for utility and drainage purposes. Sanitary sewer easements are hereby granted to and for the use of the public provided no other public or private utilities are granted within said easements without approval of a separate instrument executed and recorded by the owner. 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 appropriate governing body 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 4th Street / West Central Avenue over and across the south line of "RACHEL BROOKE ESTATES ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon. All abutters rights of access to or from North 167th Street West over and across the west line of "RACHEL BROOKE ESTATES ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon. There shall be no access to or from Hickory Street across the south line of Reserve G or from the north line of Reserve E. There shall be no access to or from Beckett Street across the south 75 feet of Lot 1, Block 3.

All reserves are hereby platted for open space, berms, landscaping, irrigations, signs, monuments, sidewalks (private), fences, walls, lighting, shade structures, conveyance of cross-lot drainage, drainage facilities, including but not limited to drainage structures and detentions/retention ponds, and utilities confined by easement (platted or otherwise separate instrument). Reserve J is also platted for a private street and ingress/egress/access to Lots 13 - 27, inclusive, Block 2. Reserves L and M are also platted for floodplain uses defined as any land area susceptible to being inundated by floodwaters from any source. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

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. Lots 10, 11, 12, 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, and 29, Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2; and Lots 1, 2, 3, 4, 5, and 6, Block 3, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon (Sheet 1 of 4).

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with Sedgwick County for the base flood elevations and floodway/floodplain delineations.

TCRS, LLC,
a Kansas limited liability company

Jeff M. Lange, Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2023, by Jeff M. Lange, Member of TCRS, 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: _____

MORTGAGE CERTIFICATE

COMMUNITY NATIONAL BANK & TRUST, holder of a mortgage on the above described property, does hereby consent to the "RACHEL BROOKE ESTATES ADDITION" final plat.

COMMUNITY NATIONAL BANK & TRUST

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ____ day of _____, 2023, by _____, COMMUNITY NATIONAL BANK & TRUST.

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: _____

PLANNING COMMISSION CERTIFICATE

This plat of "RACHEL BROOKE ESTATES ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 202__.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
Ann M. Fox, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Board of County Commissioners of Sedgwick County, Kansas dated this ____ day of _____, 2023.

Peter F. Meitzner, Chairman
First District
Sedgwick County Board of Commissioners

Attest:

Kelly B. Arnold, County Clerk

As to lying within the three-mile ring of the City of Wichita:

This plat approved and all dedications shown hereon, accepted by the governing body of the City of Wichita, Kansas dated this ____ day of _____, 2023.

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 _____, 2023, 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:

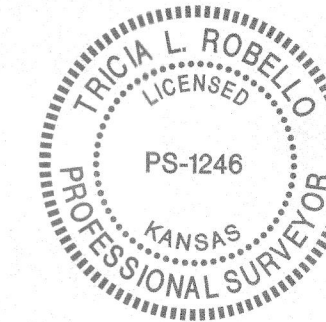
Entered on transfer record this ____ day of _____, 2023.

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 _____, 2023.



_____, Deputy County Surveyor

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