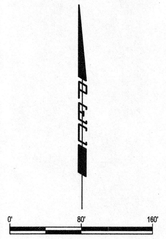
CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED FEB 20 2024

PINEWAY ADDITION

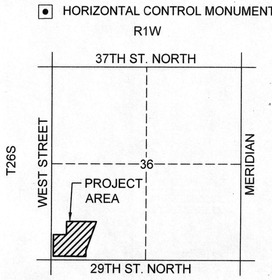
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



PLAT LEGEND

- △ FOUND CORNER AS NOTED
- ○ FOUND MONUMENT AS NOTED
- ● SET 1/2" REBAR WITH ARMSTRONG CAP
- ■ SET AS NOTED
- (M) MEASURED
- (R) RECORD
- (P) PLATTED
- (C.A.C.) COMPLETE ACCESS CONTROL
- ⊡ HORIZONTAL CONTROL MONUMENT



VICINITY MAP

DATUM BENCHMARK: VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 (CONUS) MODEL. UNITS ARE U.S. SURVEY FEET.

BENCH MARK LIST

BM#1: CHISELED SQUARE CUT IN NORTHEAST CORNER OF RCBC APPROXIMATELY 47.1 FEET NORTWEST OF THE SOUTHWEST CORNER OF PINEWAY ADDITION.
ELEV.=1322.23 NAVD 88

BM#2: CHISELED SQUARE CUT IN NORTHWEST CORNER OF RCBC APPROXIMATELY 47.9 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF PINEWAY ADDITION.
ELEV.=1318.48 NAVD 88

MINIMUM OPENING	ELEVATION (NAVD 88)
BLOCK 1-39, LOT A	1321.9
BLOCK 1-20, LOT B	1321.9
BLOCK 1-10, LOT C	1321.9

SOUTHWEST SECTION CORNER
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 1 WEST
CENTER PUNCHED RAILROAD SPIKE 1" BELOW ASPHALT SURFACE

1. 55.59' NNW TO A 40d NAIL AND WASHER IN THE SOUTH FACE OF A POWER POLE
2. 37.55' NE TO THE CENTER OF A CITY DISC NEAR THE NORTH END HUB GUARD OF A RCBC
3. 15.5' N. TO THE LINE OF A CHAIN LINK FENCE TO THE EAST
4. 1.5' W. TO THE CENTER OF A PAVED ROADWAY

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

SAVED 12/8/2023 2:07:23 PM BY REBECCA MELLIES
PLOTTED 12/8/2023 2:25:22 PM BY REBECCA MELLIES
\\PEC1.COM\PECNET\WICHITA\CIVIL\2022\221170\000\PEC\DRAWINGS\221170-000-PINEWAY ADDITION-SHEET 1.DWG

PINEWAY ADDITION

CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

ON THIS 11 DAY OF December 2023, I, DONALD. C. ARMSTRONG CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING, THAT THE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PROPERTY BEING DESCRIBED AS:

THE SOUTH 1055 FEET OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 60 FEET THEREOF FOR ROAD, AND EXCEPT THAT PART TAKEN FOR FLOOD CONTROL IN CASE A-33666, AND EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AS THE WEST 422.00 FEET OF THE NORTH 362.00 FEET OF THE SOUTH 1055.00 FEET OF SAID SECTION, EXCEPT THE WEST 60 FEET THEREOF FOR ROAD.

DONALD C. ARMSTRONG REGISTERED LAND SURVEYOR KANSAS 12-1-23

DONALD ARMSTRONG, P.S. NO. 780

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, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS PINEWAY ADDITION, CITY OF 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.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM WEST STREETARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. ALL ACCESS OPENINGS ALONG WEST STREET ARE TO BE IN ACCORDANCE WITH CITY OF WICHITA ACCESS MANAGEMENT STANDARDS.

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.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE AND FOR ACCESS ARE HEREBY GRANTED TO THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

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

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, ENTRY MONUMENTS, RECREATIONAL USES, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "B" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, RECREATIONAL USES, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "C" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, RECREATIONAL USES, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED.

COMPLIANCE WITH ANY PLATTED RESTRICTIONS AND APPLICABLE RESTRICTIVE COVENANTS AFFECTING SAID RESERVES SHALL BE BINDING ON ANY OWNERS, SUCCESSORS, HEIRS OR ASSIGNS.

NO PRIVATE DRAINAGE SYSTEM SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS AND UTILITIES DEPARTMENT.

AUXILIARY TURN LANE ON WEST STREET SHALL BE CONSTRUCTED AFTER 44 BUILDING PERMITS HAVE BEEN ISSUED.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

NO BASEMENTS ALLOWED WITHIN THE LEVEE PROTECTION ZONE AS SHOWN.

THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

OWNER: TCRS, LLC

JEFF LANGE, MANAGING MEMBER

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, 2023 BY JEFF LANGE, MANAGING MEMBER OF TCRS, LLC, OWNER OF THE PROPERTY DESCRIBED.

Jeffery S. Lawrence NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 07/31/2026

, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 07/31/2026

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF PINEWAY ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____DAY OF _____, 20__.

_____, CHAIR
ROBERT DOOL

_____, SECRETARY
SCOTT A. WADLE

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____DAY OF _____, 20__.

_____
TRICIA 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 _____, 20__.

[redacted] LILY WU, MAYOR

ATTEST:

_____, CITY CLERK
JAMIE BUSTER

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20__.

_____, COUNTY CLERK
KELLY B. ARNOLD

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 _____, 20__.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

SAVED:12/8/2023 8:54:09 AM BY BILL ESKSON
PLOTTED:12/8/2023 8:54:19 AM BY BILL ESKSON
U:\WICHITA-CIVIL\2022\221170000\PEC\DRAWINGS\221170-000-PINEWAY ADDITION-SHEET 2.DWG