YMCA Athletics Addition - SUB2023-00029

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 50 feet South and 204.25 feet East of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.67 feet; thence South parallel with the West line of the Northeast Quarter of said Section 11, a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.8 feet; thence North 180.0 feet to the point of beginning, EXCEPT the North 10 feet thereof, TOGETHER WITH,

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 204.25 feet East and 230.0 feet South of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.8 feet; thence South parallel with the West line of the Northeast Quarter of said Section 11 a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.94 feet; thence North 180.0 feet to the point of beginning, TOGETHER WITH,

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 204.25 feet East and 470.0 feet South of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section a distance of 238.01 feet; thence South parallel with the West line of the Northeast Quarter of said Section a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section a distance of 238.15 feet; thence North 180.0 feet to the point of beginning, TOGETHER WITH,

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 650.0 feet South and 204.25 feet East of the Northwest Corner of the Northeast Quarter of said Section; thence South parallel with the West line of said Section 11, a distance of 180.0 feet; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 238.28 feet; thence North 180.0 feet; thence West 238.15 feet to the point of beginning, TOGETHER WITH,

Beginning at a point 60.0 feet south and 441.92 feet east of the Northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence east parallel with the North line of said Northeast Quarter of Section 11, a distance of 431.21 feet; thence easterly a distance of 200.73 feet to a point 75.0 feet south and 230.64 feet west of the Northeast corner of the West Half of the Northeast Quarter of said Section 11; thence east parallel with the North line of said Northeast Quarter, a distance of 230.64 feet to a point in the East line of the West Half of said Northeast Quarter; thence south along said East line of the Northwest Quarter of the Northeast Quarter, a distance of 1235.0 feet; thence west parallel with the North line of said Northeast Quarter, a distance of 627.06 feet; thence north a distance of 450.0 feet to a point 680.95 feet east of the West line of said Northeast Quarter; thence west parallel with the North line of said Northeast Quarter, a distance of 238,40 feet; thence north a distance of 800.0 feet to the point of beginning, TOGETHER WITH,

Beginning at a point 60.0 feet south and 873.22 feet east of the Northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence parallel with and 60.0 feet south of the north line of said Northeast Quarter, on a Kansas coordinate system of 1983 south zone bearing of N88°37'25"E, 430.92 feet; thence S00°58'14"E, 15.00 feet to the Northwest corner of Believers Southern Baptist Church Addition, Sedgwick County, Kansas; thence S88°37'25"W, 230.64 feet; thence N87°06'04"W, 200.73 feet to the point of beginning.

Said tract CONTAINS: 1,141,521 square feet or 26.21 acres of land, more or less.

NOTES

1. LOCATION: Located in northwest Wichita, west of W. 135th ST. N. and south of W. 21st ST. east of future Northwest Bybass Interchange in an area of residential to the north of site, a church to the east, and the Arkansas River to the west. Majority of subject property is currently platted for single-family residential. The intent is to replat the current residential lots while adding in a small unplatted parcel to the current development.
2. LOT TOTAL: 1
3. EXISTING/PROPOSED USES: Existing is Agricultural - Proposed is Athletic Facilities
4. ZONING: Existing - SF-5
   Proposed - PUD 115
4. PLAT AREA: Gross: 1,141,521 square feet or 26.21 acres
5. SURVEY DATE: June 29, 2023 (by MKEC)
6. PUBLIC UTILITIES: Municipal sanitary sewer and water are available. Sewer on the south and water on the north.
7. RESERVES: Reserve uses shall be defined on the final plat.
8. FLOOD: According to graphical plotting on Flood Insurance Rate Map, Community Panel Number 20173C0307G and ,20173C0309G effective date: February 2, 2007. Zone X: A Portion of Subject property appears to be located in Zone "X", "Areas Determined to be Outside the 0.2 % Annual Chance Floodplain", according to graphical plotting on Flood Insurance Rate Map.
9. DRAINAGE: A drainage report shall accompany this final plat. The Lot is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown on the final plat.
10. BUILDING SETBACKS: As per PUD 115

LEGEND

- SS - Sanitary Sewer Manhole
- 36" - Tree and Diameter
- LP - Light Pole
- PP - Power Pole and Deadman
- PP - Power Pole
- FH - Fire Hydrant
- WV - Water Valve
- WM - Water Meter
- PLM - Petroleum Pipeline Marker
- Edge of Trees
- Easement
- Chainlink Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Petroleum Pipeline
- Overhead Electric
- Section Corner
- Found ⅝" rebar w/ MKEC CLS 39 id. cap
- Set ⅝" rebar w/ MKEC CLS 39 id. cap
- Benchmark
- (M) - Measured
- (D) - Described
- (CM) - Calculated from Measured
- 1 - Lot
- 1 - Block
- Existing Structure
- FEMA 100 YR. Floodplain
- FEMA Floodway

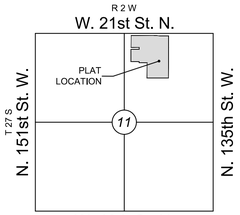
BENCHMARKS

CP 100
N: 1696934.271 E: 1600574.164
Elev.=1363.24 NAVD88
Description: + Cut

CP/BM 101
N: 1696872.958 E: 1599897.124
Elev.=1364.63 NAVD88
Description: +Cut in Square Cut front center curb inlet west side cul-de-sac on N. Bellick Ct.

CP/BM 102
N: 1698287.798 E: 1599624.848
Elev.=1362.91 NAVD88
Description: + Cut in square cut on street sign base south side southeast corner 21st North and Sunrise Ave.

CP 103
N: 1697974.167 E: 1600740.656
Elev.=1363.22 NAVD88
Description: + Cut



VICINITY MAP

N

SCALE: 1" = 100'

0 100 200

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°37'25"E on the north line of Northeast Quarter, Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas.
This plat is surveyed on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144

PRELIMINARY PLAT

A portion of the NE 1/4, Sec. 11, T27S, R2W, 6th P.M.

YMCA ATHLETICS ADDITION

OWNER: Great Plains United Methodist New Church Development, Inc. 1207 SW. Executive Dr., Topeka, KS 66615-3850 785.272.9111
DEVELOPER/CONTRACT PURCHASER: The Young Men's Christian Association of Wichita, KS 402 N. Market St., Wichita, KS 67202-2012 316.219.9622

MKEC
Wichita, KS • 316.684.9600

Current: 07-17-2023

YMCA Athletics Addition - SUB2023-00029