

WHISPERING CREEK ADDITION

A PORTION OF THE SOUTHWEST QUARTER, SECTION 30, T26S, R2E,
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

PLAT DESCRIPTION (PER DEED FLM-PG 29831833):

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING 980 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 15 DEGREES 18' 45" WEST, ALONG THE EAST LINE OF CHISHOLM CREEK ADDITION, 804.62 FEET; THENCE SOUTH 86 DEGREES 33' 45" EAST, 455 FEET TO THE CENTER LINE OF CREEK; THENCE ALONG SAID CENTER LINE BEARING SOUTH 58 DEGREES 08' 45" EAST, 30 FEET; THENCE ALONG SAID CENTER LINE BEARING SOUTH 78 DEGREES 57' 45" EAST, 100 FEET; THENCE ALONG SAID CENTER LINE BEARING SOUTH 68 DEGREES 42' 45" EAST, 105 FEET; THENCE ALONG SAID CENTER LINE BEARING SOUTH 04 DEGREES 05' 30" EAST, 105 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 41' 15" WEST ALONG SAID SOUTH LINE 415 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DEDICATED FOR 37TH STREET NORTH RIGHT-OF-WAY.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS PLAT OF "WHISPERING CREEK ADDITION", CITY OF WICHITA, COUNTY OF SEDGWICK, 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.

ANN M. FOX, CHAIRPERSON

SCOTT A. WADLE, SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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

JAMIE BUSTER, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____, M. ON _____ DAY OF _____, 20____.

TONYA E. BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 20____.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KS.

TRANSFER RECORD

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

KELLY B. ARNOLD, COUNTY CLERK

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND RESERVES UNDER THE NAME OF "WHISPERING CREEK ADDITION", CITY OF WICHITA, COUNTY OF SEDGWICK, KANSAS. THAT ALL STREETS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF WICHITA; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS.

RESERVES "A" AND "B" ARE HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIDEWALKS, BIKE PATH, DRAINAGE, DRAINAGE STRUCTURES AND FLOOD PROTECTION. ANY UTILITIES SHALL BE CONFINED TO EASEMENTS CREATED BY SEPARATE DOCUMENT. OWNER HEREBY COVENANTS AND AGREES FOR SUCH OWNER AND OWNER'S GRANTEE, DEVISEE, SUCCESSORS AND ASSIGNS, (1) THAT NO HUMAN HABITAT OR OTHER CONSTRUCTION MAY BE BUILT IN SAID RESERVES AND THAT NO OBSTRUCTION SHALL BE PLACED THEREIN; (2) THAT NO LEVEL OR ANY FILL, CHANGE OF GRADE, CREATION OF CHANNELS OR OTHER WORK SHALL BE CONSTRUCTED EXCEPT WITH THE APPROVAL OF THE KANSAS STATE BOARD OF AGRICULTURE, DIVISION OF WATER RESOURCES IN ACCORDANCE WITH KSA 24-126; AND (3) THAT SAID RESERVES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION UNDER B24-301 ELECTS TO ASSUME RESPONSIBILITY FOR, MAINTENANCE OF AND IMPROVEMENTS TO DRAINAGE. UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

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.

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 HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS.

PLAT IS SHOWN TO BE LOCATED IN MULTIPLE ZONES; ZONE AE "AREAS WITH BASE FLOOD ELEVATION OR DEPTH"; ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND SPECIAL FLOOD HAZARD AREA AS A REGULATORY FLOODWAY AREA. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS. MAP NO. 20173002196, EFFECTIVE DATE DECEMBER 22, 2016. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

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 THE PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC AND ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

NAME: _____
TITLE: _____
COMPANY: _____

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 20____, BY _____ (PRINTED NAME), _____ (TITLE) OF _____ (COMPANY) _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I, TRENTON C. HEINEN, DO HEREBY 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 HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; 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 THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS _____ DAY OF _____, 2023.

DATE OF SURVEY: APRIL 28, 2020



LEGEND

- △ SECTION CORNER FOUND
- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS 20 YELLOW CAP SET
- ✕ CORNER NOT SET DUE TO WATER CONDITIONS
- ◆ BENCHMARK LOCATION
- (D1) DESCRIBED (PER DOC#/FLM-PG: 29831833)
- (D2) DESCRIBED (PER R/W DEDICATION BK. 79, PG. 928)
- (M) MEASURED BEARING & DISTANCE
- (C) CALCULATED MEASUREMENT
- LINE NOT DRAWN TO SCALE

CURVE TABLE

| CURVE | CHORD BEARING | CHORD | LENGTH | RADIUS |
|-------|---------------|---------|---------|---------|
| C1 | S 36°25'16" W | 44.43' | 51.31' | 28.00' |
| C2 | S 53°34'44" E | 18.26' | 19.63' | 15.00' |
| C3 | N 46°04'44" W | 124.45' | 138.23' | 88.00' |
| C4 | N 46°04'44" W | 169.71' | 188.50' | 120.00' |
| C5 | N 46°04'44" W | 147.08' | 163.36' | 104.00' |

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PLAT IS AN ASSUMED BEARING OF S 88°55'16" W ALONG SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T26S, R2E, WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION:
ALL LOTS, BLOCKS A & B = ELEVATION: 1363.0

GENERAL NOTE:
ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.



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

BENCHMARKS:
BM #60: CITY OF WICHITA DISK, NORTHWEST CORNER OF REINFORCED CONCRETE BOX, 26± WEST & 10± SOUTH OF SOUTHEAST PROPERTY CORNER, 1200± EAST OF E. 37TH ST. & WOODLAWN STREET INTERSECTION. ELEV=1364.77
BM #61: CHISELED "SQUARE" CUT ON SOUTH END OF CONCRETE HEADWALL, 44± SOUTH OF NORTHWEST PROPERTY CORNER. ELEV=1365.12

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

PROJECT NO. G20-1401
DRAWN BY AL
CHECKED BY TCH
CFN 1401PLAT
SHEET 1 OF 1

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
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KAW VALLEY ENGINEERING

PROJECT: FINAL PLAT OF WHISPERING CREEK ADDITION

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

TRENTON C. HEINEN
PS-1707
heinenc@kveeng.com