

OneRise Addition (SUB2023-00027)

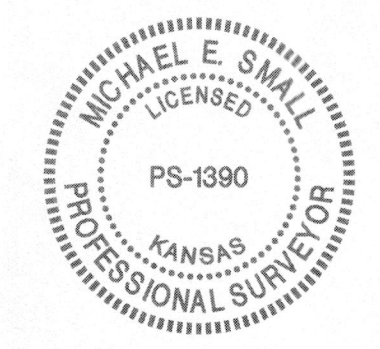
CITY HALL - ENGINEERING
MAIL STOP 1-71
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FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED SEP 27 2023

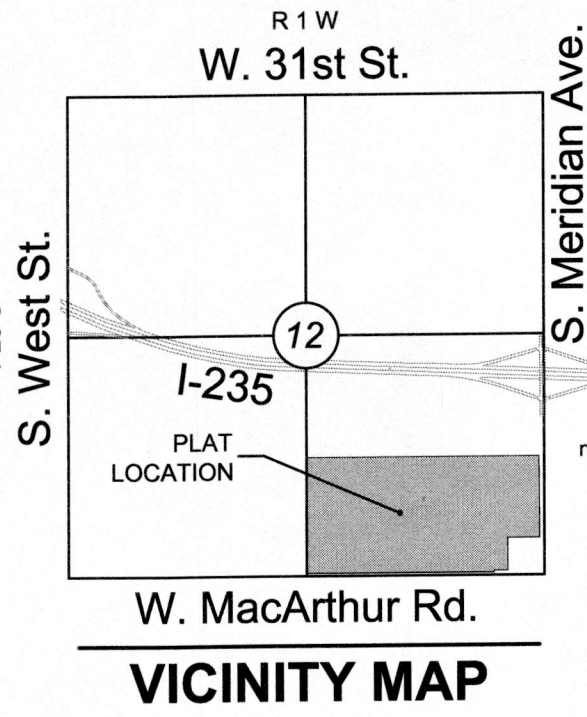
FINAL PLAT

ONERISE ADDITION

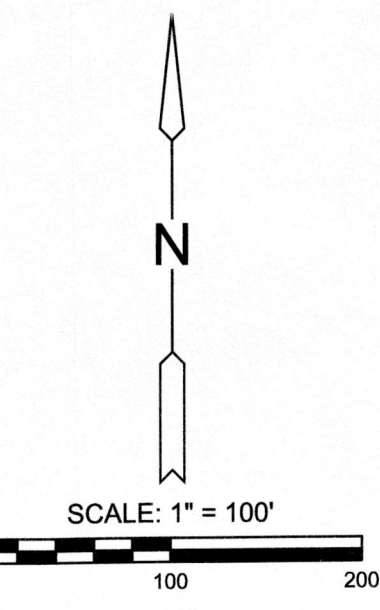
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



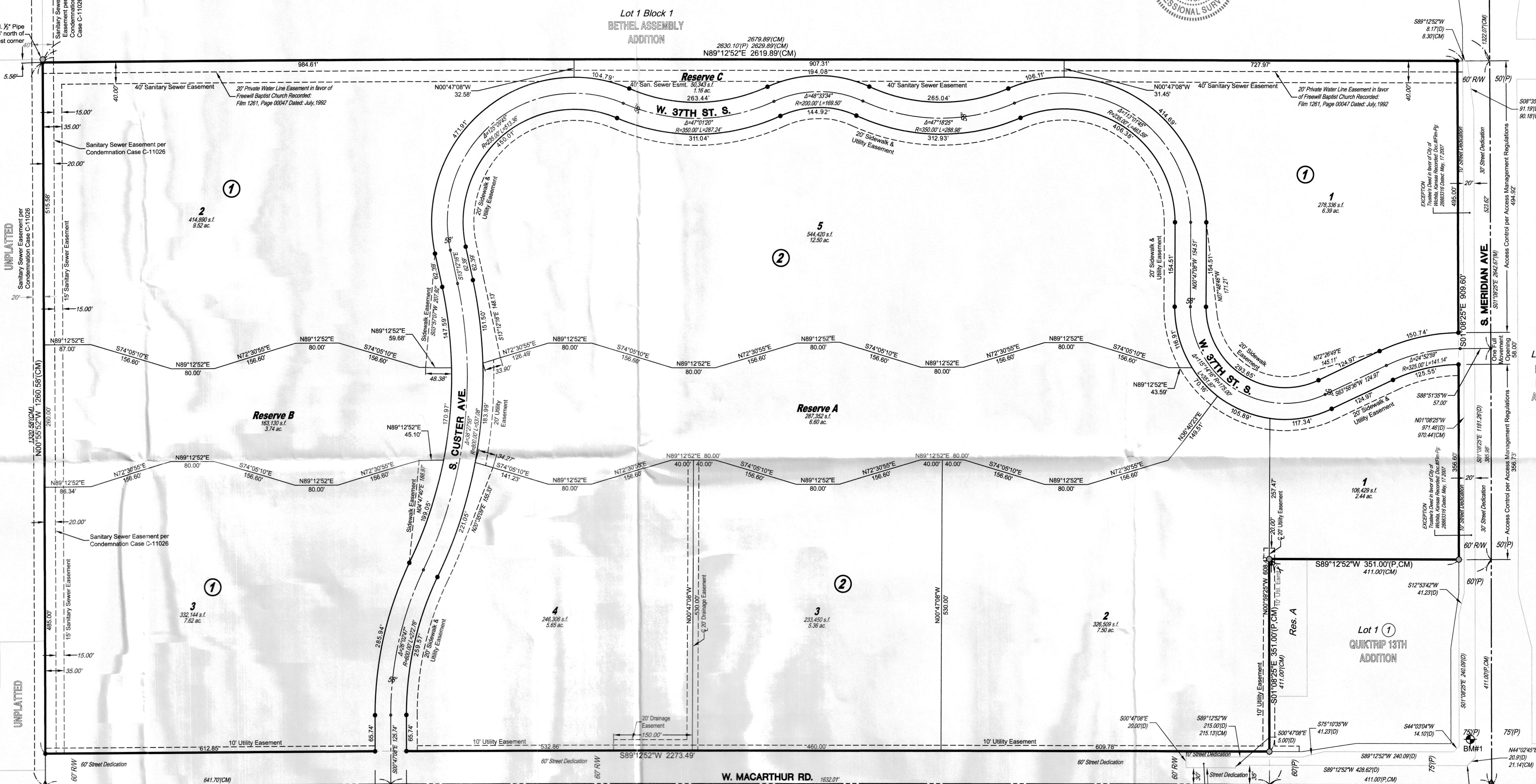
NE. cor. SE ¼, Sec. 12,
T28S, R1W, 6th P.M.
Fnd. ½" Rebar w/ MKEC
Alum Cap in asphalt



VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S89°12'52"W on the south line of the Southeast Quarter, Section 12, Township 28 South, Range 1 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: June 2020
- △ = Section Corner Monument Found
- = Found ½" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- = Set ½" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (D) = Described or Deeded
- (CM) = Calculated from Measurement
- Drng. = Drainage
- Util. = Utility
- Esmt. = Easement
- 1 = Lot
- ① = Block

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 the City of Wichita for the base flood elevations and floodway/floodplain delineations.

NOTE

This plat of "OneRise Addition" is subject to the conditions of the Community Unit Plan DP-257. The platted building setbacks are established with the C.U.P.

BENCHMARK

BM#1
Chiseled square cut top of curb on northwest corner of Meridian Ave. and MacArthur Rd. at the north end of Warsaw return being 33.4 feet west and 83.4 feet north of the southeast corner of Sec. 12, T28S, R1W. Elev. = 1384.83 NAVD88

LOT(S) Inclusive	BLOCK	ELEVATION MAVD 88
1-3	1	1288.0
1-5	2	1288.0

1/2



12/29/2023 11:44:07 AM CST
OneRise Addition (SUB2023-00027)

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 "ONERISE ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 12, Township 28 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the southeast corner of said Southeast Quarter, thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S89°12'52"W, 411.00 feet to the POINT OF BEGINNING; thence continuing along said south line of said Southeast Quarter, S89°12'52"W, 2273.71 feet to the southwest corner of said southeast Quarter; thence N00°55'52"W, 1320.58 feet to the southwest corner Bethel Assembly Addition, to Wichita, Kansas; thence along the south line of said addition extended, N89°12'52"E, 2679.89 feet to a point on the east line of said Southeast Quarter; thence along said east line, S01°08'25"E, 909.60 feet to a point on the extended north line of QuikTrip 13th Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said extended north line, S89°12'52"W, 411.00 feet to the northwest corner of said QuikTrip 13th Addition; thence along the extended west line of said QuikTrip 13th Addition, S01°08'25"E, 411.00 feet to the POINT OF BEGINNING,

EXCEPT, Those parts described below and recorded on Doc.#/FLM-PG: 28883316,

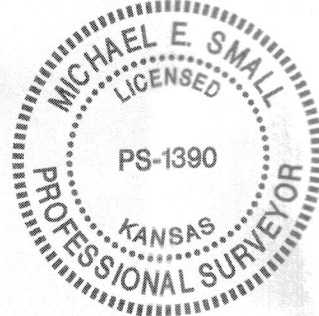
Commencing at the Southeast corner of the Southeast Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence westerly along the South line of said Southeast Quarter, a distance of 45.00 feet; thence northerly parallel with the East line of said Southeast Quarter, a distance of 35.00 feet for a point of beginning; thence westerly parallel with the South line of said Southeast Quarter, a distance of 428.62 feet; thence southerly perpendicular to the South line of said Southeast Quarter, a distance of 5.00 feet; thence westerly parallel with the South line of said Southeast Quarter, a distance of 91.76 feet; thence northerly perpendicular to the South line of said Southeast Quarter, a distance of 20.00 feet; thence easterly parallel with the South line of said Southeast Quarter, a distance of 215.00 feet to a point 350.15 feet normally distant west of the East line of said Southeast Quarter; thence northeasterly a distance of 41.23 feet to a point 60.00 feet normally distant north of the South line of said Southeast Quarter and 310.09 feet normally distant west of the East line of said Southeast Quarter; thence easterly parallel with the South line of said Southeast Quarter, a distance of 240.09 feet to a point 70.00 feet normally distant west of the East line of said Southeast Quarter; thence northeasterly a distance of 14.10 feet to a point 70.00 feet normally distant north of the South line of said Southeast Quarter and 60.00 feet normally distant west of the East line of said Southeast Quarter; thence northerly parallel with the East line of said Southeast Quarter, a distance of 240.09 feet to a point 310.09 feet normally distant north of the South line of said Southeast Quarter; thence northeasterly a distance of 41.23 feet to a point 50.00 feet normally distant west of the East line of said Southeast Quarter and 350.15 feet normally distant north of the South line of said Southeast Quarter; thence northerly parallel with the East line of said Southeast Quarter, a distance of 971.46 feet, more or less, to the Southeast corner of Lot 1, Block 1, Bethel Assembly Addition to Wichita, Kansas, Sedgwick County, Kansas; thence easterly along the easterly extension of the South line of said Lot 1, a distance of 8.17 feet to a point 41.83 feet west of the East line of said southeast Quarter as measured parallel with the South line of said Southeast Quarter; thence southeasterly a distance of 91.19 feet, more or less, to a point 30.00 feet normally distant west of the East line of said Southeast Quarter and 90.34 feet normally distant south of the extended South line of said Lot 1; thence southerly parallel with the East line of said Southeast Quarter, a distance of 1181.26 feet, more or less, to a point 50.00 feet normally distant north of the South line of said Southeast Quarter; thence southwesterly a distance of 20.9 feet more or less, to the point of beginning,

CONTAINING: 3,352,821 square feet or 76.97 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with a Temporary Construction Easement recorded on Doc.#/Flm-Pg: 29391944, together with an Utility Easement recorded on Doc.#/Flm-Pg: 29391945, together with an Utility Easement recorded on Doc.#/Flm-Pg: 29636828, 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.

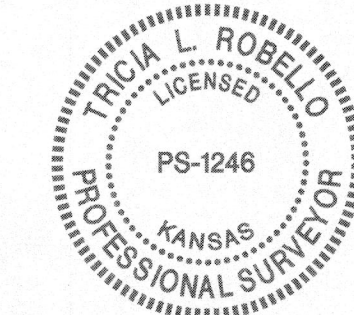
Michael E. Small, P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2023.



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

MORTGAGE CERTIFICATE

Community National Bank & Trust, holder of a mortgage on the above described property, does hereby consent to the "ONERISE ADDITION" final plat.

Community National Bank & Trust

Vincent R. Minter, President

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ___ day of ___, 2023, by Vincent R. Minter, President of 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: _____

FINAL PLAT
ONERISE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 "ONERISE ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, sanitary sewer, and sidewalks, as indicated hereon or if any, are hereby granted to the public. 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 no 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.

Reserves A, B, and C are hereby platted for open space, berms, landscaping, irrigations, signs, monuments, water features, sidewalks (public and private), parking, fences, walls, lighting, shade structures, utilities confined by easement (platted or otherwise separate instrument), drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, detentions/retention ponds, and floodplain uses defined as any land area susceptible to being inundated by floodwaters from any source. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A, B, and C. The berms cannot impact access to or bury manholes, water valves and/or water meters. 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 1-3 (inclusive), Block 1, and Lots 1-5 (inclusive), Block 2 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

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 the City of Wichita for the base flood elevations and floodway/floodplain delineations.

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.

This plat shall comply with the recitals of the Community Unit Plat DP-357 on file at the Wichita-Sedgwick County Planning Department.

Jeff M. Lange Revocable Trust, dated March 21, 2008

Jeff M. Lange, Trustee

Patti A. Lange, Trustee

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ___ day of ___, 2023, by Jeff M. Lange and Patti A. Lange, as Trustees of Jeff M. Lange Revocable Trust, dated March 21, 2008.

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: _____

Patti A. Lange Revocable Trust, dated March 21, 2008

Patti A. Lange, Trustee

Jeff M. Lange, Trustee

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ___ day of ___, 2023, by Patti A. Lange and Jeff M. Lange, as Trustees of Patti A. Lange Revocable Trust, dated March 21, 2008.

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: _____

Gerald A. Zeller Revocable Trust, dated September 18, 2013

Gerald A. Zeller, Trustee

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ___ day of ___, 2023, by Gerald A. Zeller as Trustee of Gerald A. Zeller Revocable Trust, dated September 18, 2013.

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: _____

Eugene A. Zeller Living Trust, dated January 3, 2012

Eugene A. Zeller, Trustee

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ___ day of ___, 2023, by Eugene A. Zeller as Trustee of Eugene A. Zeller Living Trust, dated January 3, 2012.

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: _____

OWNER'S CERTIFICATE (cont.)

Phyllis Jean Zeller Living Trust, dated January 3, 2012

Phyllis Jean Zeller, Trustee

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ___ day of ___, 2023, by Phyllis Jean Zeller as Trustee of Phyllis Jean Eugene Zeller Living Trust, dated January 3, 2012.

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 "ONERISE ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ___ day of ___, 2023.

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

By _____

Robert Dool, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council 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