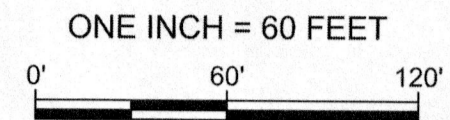


BALLPARK VILLAGE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

SW1/4, SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH P.M.

FINAL PLAT



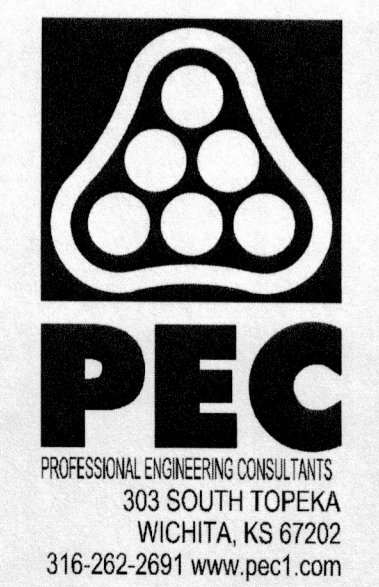
- LEGEND**
- FOUND 5/8" REBAR WITH MKEC CAP
 - FOUND 1/2" REBAR WITH BAUGHMAN CAP
 - FOUND 1/2" REBAR WITH PEC CAP
 - ◇ FOUND CHISELED CROSS
 - ◆ SET CHISELED CROSS
 - SET 1/2" REBAR WITH PEC CAP
 - FOUND OR SET MONUMENT, AS NOTED
 - U/E UTILITY EASEMENT
 - WE WATER EASEMENT
 - (C.A.C.) COMPLETE ACCESS CONTROL
 - MEASURED DIMENSIONS ARE AS PLATTED

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	542.50'	5°56'58"	56.33'	56.31'	S05°07'33.48"E
C2	402.50'	20°44'23"	145.69'	144.90'	S18°28'13.91"E
C3	400.00'	20°37'27"	143.98'	143.21'	N18°24'46.02"W

DATE OF PREPARATION: JANUARY 26, 2024
 DATE OF SURVEY: JANUARY 24, 2024
 OWNER'S AND SUB-DIVIDERS: CITY OF WICHITA, A MUNICIPAL CORPORATION
 455 NORTH MAIN, WICHITA, KS 67202
 SURVEYOR: PROFESSIONAL ENGINEERING CONSULTANTS
 303 S. TOPEKA, WICHITA, KS 67202
 EXISTING ZONING: PUD
 PROPOSED ZONING: PUD

BENCH MARK LIST

- BM #201 - CHISELED SQUARE ON TOP OF CURB, NORTH SIDE OF FIRST MEDIAN NORTH OF MAPLE IN CENTER OF MCLEAN. ELEV. = 1298.72 (NAVD 88)
- BM #202 - CHISELED SQUARE ON CURB INLET. FIRST INLET ON SOUTH SIDE OF MAPLE, WEST OF MCLEAN AND MAPLE. ELEV. = 1295.47 (NAVD 88)
- BM #203 - CHISELED SQUARE ON NORTH CURB RETURN, NORTHWEST CORNER OF INTERSECTION OF SYCAMORE STREET AND BURTON STREET. ELEV. = 1299.60 (NAVD 88)



SAVED 2/26/2024 10:18:09 AM BY BILL SEASON
 PLOTTED 2/26/2024 10:46:07 AM BY BILL SEASON
 U:\WICHITA-CIVIL\2023\231224\000\PEC\DRAWINGS\231224-000-BALLPARK VILLAGE 2ND ADDITION-FINAL.DWG

BALLPARK VILLAGE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

SW1/4, SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH P.M.

FINAL PLAT

CERTIFICATE OF SURVEY

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

ON THIS ____ DAY OF _____, 2024, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED BALLPARK VILLAGE 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:
LOTS 1, 3, AND 4, BLOCK 2; LOT 1, BLOCK 3, TOGETHER WITH McLEAN BOULEVARD RIGHT-OF-WAY BETWEEN THE NORTH LINE OF LEWIS/WATERMAN AND THE NORTH LINE OF LOT 1, BLOCK 3, ALL IN BALLPARK VILLAGE ADDITION. SAID TRACT CONTAINING 15.7 ACRES, MORE OR LESS.



ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 AND STREETS, TO BE KNOWN AS BALLPARK VILLAGE 2ND ADDITION, 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.

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

SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC SANITARY SEWER.

WATERLINE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC WATERLINES.

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.

ACCESS OPENINGS ALONG MAPLE STREET AND ALONG McLEAN BOULEVARD SHALL BE IN ACCORDANCE WITH CITY OF WICHITA ACCESS MANAGEMENT POLICY.

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

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE BALLPARK VILLAGE PUD-61.

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

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

LILY WU, MAYOR

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY LILY WU, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC
JAMIE BUSTER

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF BALLPARK VILLAGE 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2024.

_____, CHAIR
ROBERT DOOL

_____, SECRETARY
SCOTT A. WADLE

COUNTY SURVEYOR CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2024.

TRICIA L. 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 _____, 2024.

_____, MAYOR
LILY WU

_____, CITY CLERK
JAMIE BUSTER

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2024.

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2024.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 1, LOT 1 & LOT 2	1298.0
BLOCK 2, LOT 1	1298.0