

RANGEL ADDITION (SUB2024-00030)

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FINAL PLAT

RANGEL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "RANGEL ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

Contiguous tracts of land being described as follows:

A tract in the Southwest Quarter of Section 13, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 1965 feet North of the Southwest corner of said Southwest Quarter; thence East 288 feet; thence South 73 feet; thence West 288 feet; thence North 73 feet to the Point of Beginning; EXCEPT the North 10 feet and the West 50 feet thereof for road purposes,

TOGETHER WITH,

A tract in the Southwest Quarter of Section 13, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 1892 feet North of the Southwest corner of said Southwest Quarter; thence East 288 feet; thence South 63 feet; thence West 288 feet; thence North 63 feet to the Point of Beginning; EXCEPT the West 50 feet thereof for road purpose.

Said contiguous tracts of land being more particularly described as follows:

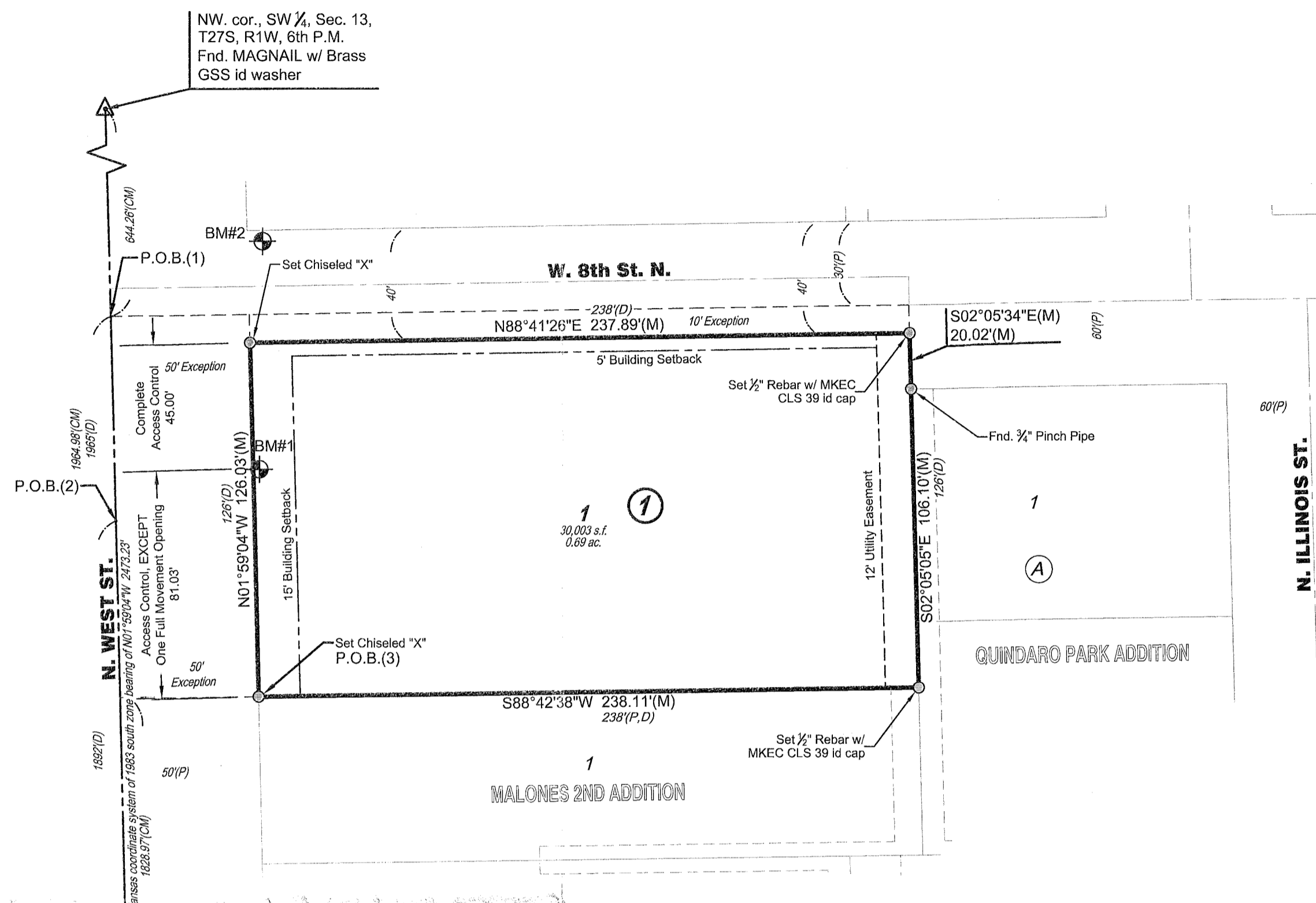
COMMENCING at said Southwest Quarter of Section 13; thence along the west line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone bearing of N01°59'04"W, 1828.97 feet; thence N88°42'38"E, 50.00 feet to the northwest corner of Lot 1, Malone's 2nd Addition, Wichita, Kansas; thence parallel with and 50.00 feet east of said west line N01°59'04"W, 126.03 feet; thence N88°41'26"E, 237.89 feet; thence S02°05'34"E, 20.02 feet to the northwest corner of Lot 1, Block A, Quindaro Park, an addition to Wichita, Sedgwick County, Kansas; thence along the west line of said Block A, S02°05'05"E, 106.10 feet to the northeast corner of said Lot 1, Malone's 2nd Addition; thence along the north line of said Lot 1, Malone's 2nd Addition, S88°42'38"W, 238.11 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 30,003 square feet or 0.69 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, 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.

Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 2024.

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 _____, 2024.

At the direction of the City Council.

Lily Wu, 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 _____, 2024, 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 _____, 2024.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005.

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



SCALE: 1"=40'
0 40 80

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°59'04"W on the west line of Southwest Quarter, Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, 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 1.0001200144

LEGEND

- Date of Survey: 4/04/2024
- △ = Section Corner Monument Found
- = Found monument (see annotation for type)
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (D) = Described or Deeded
- (CM) = Calculated from Measurement
- 1 = Lot
- ① = Block

BENCHMARKS

- BM#1 3/4" Rebar with red MKEC Control id cap 2.3 feet east of the east line of the sidewalk and north 2.1 feet north of the north edge of concrete drive at 824 N. West St. and being 48.6 feet south of the south curb of W. 8th St. N. Elev. = 1310.550 NAVD88
- BM#2 Chiseled "X" in centerline of concrete inlet top on the northeast corner of 8th Street and West St. and being at the SW corner of a parking lot 902 N. West St. Elev. = 1308.464 NAVD88

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 a Lot and a Block, the same to be known as "RANGEL ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public. Easements for the construction and maintenance of drainage, as indicated hereon, are hereby granted to the public. Easements for the construction and maintenance of drainage and utilities, as indicated hereon, 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 not 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.

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.

All abutters rights of access to or from West Street over and across the west line of "RANGEL ADDITION," are hereby granted to the appropriate governing body, provided however one full movement, as indicated hereon.

Rangel Investments, LLC
a Kansas limited liability company

Mario Rangelscareno, Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

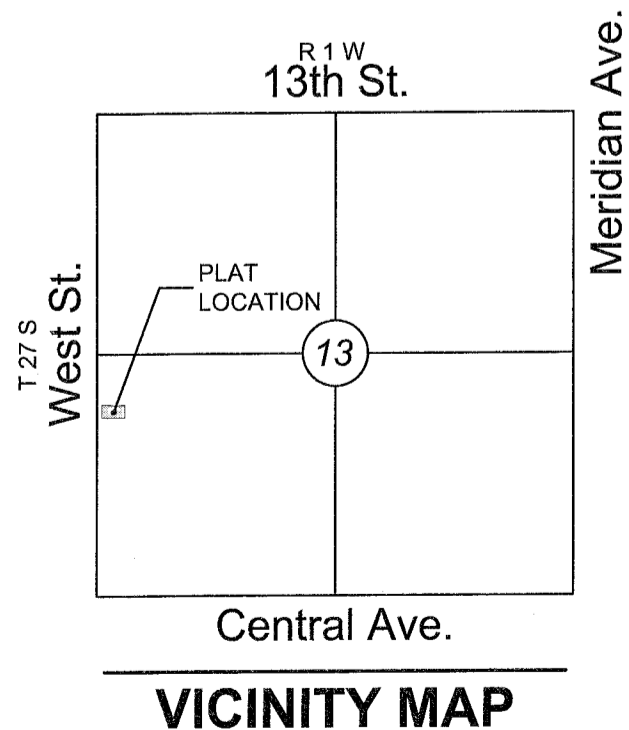
This instrument was acknowledged before me on ___ day of _____, 2024, by Mario Rangelscareno, Member, Rangel Investments, LLC, a Kansas limited liability company.

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: _____



VICINITY MAP



W:\Projects\2024\04\13\0308 - Certificate, Head and 8th - Rangel Addn\0308 CLS\BertUSG Civil\Print\0308_a.dwg 05/06/2024 09:52:14 PM CST
RANGEL ADDITION (SUB2024-00030)