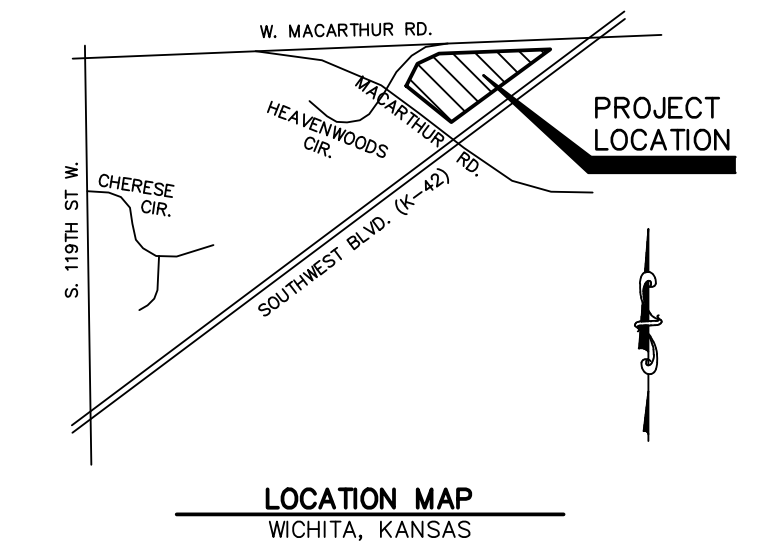
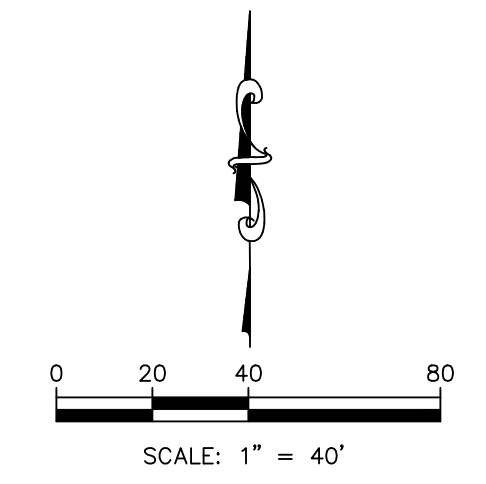
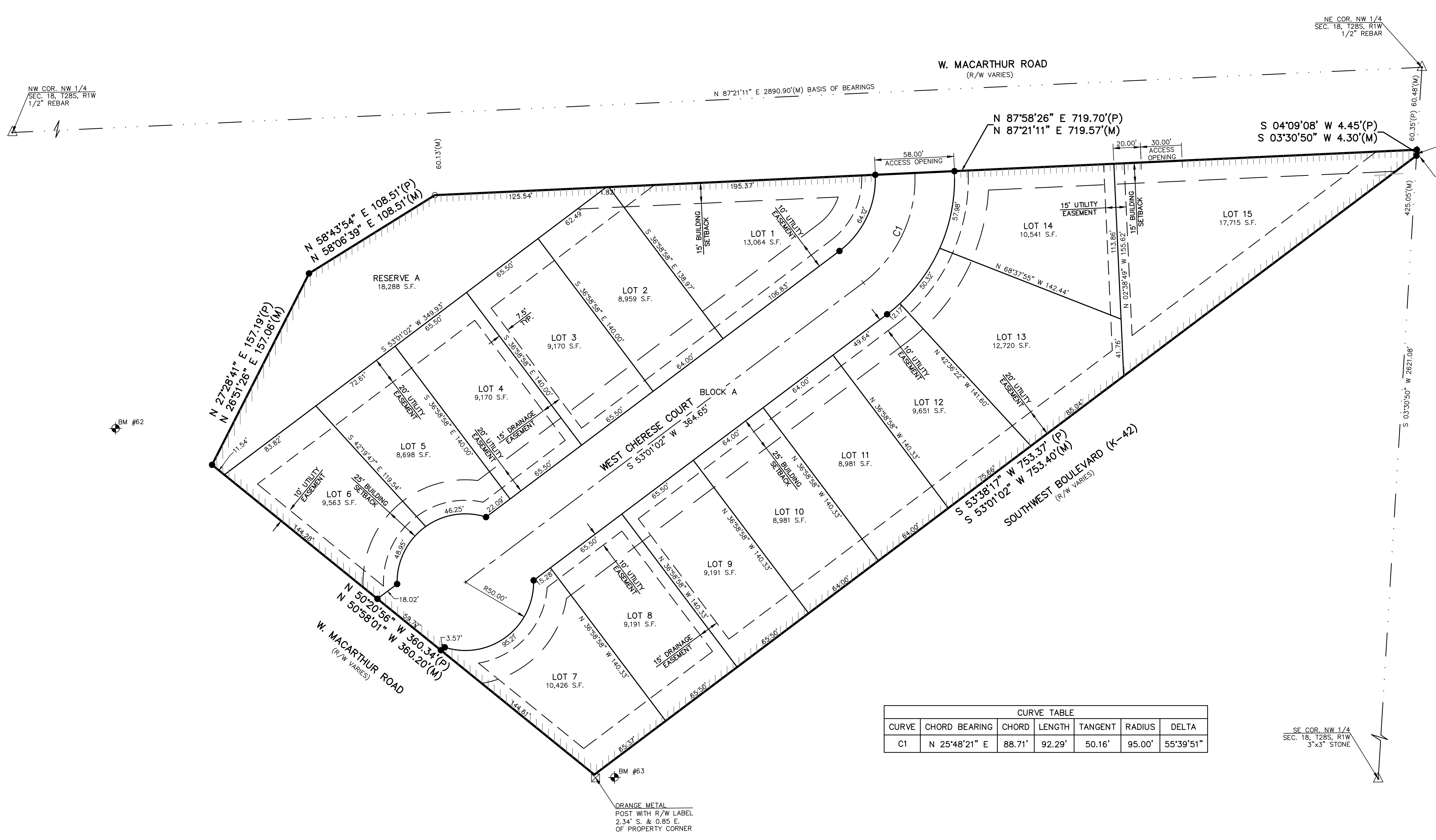


FINAL PLAT
CHERESE POINT ADDITION
 A REPLAT OF LOTS 1, 2 & 3, BLOCK B, CHERESE WOODS ADDITION,
 SEDGWICK COUNTY, KANSAS



- LEGEND**
- △ SECTION CORNER FOUND
 - MONUMENT FOUND
 - 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
 - (P) PLATTED, PER CHERESE WOODS ADDITION, RECORDED AS DOC# 29755823
 - (M) MEASURED
 - BM #61 BENCHMARK LOCATION
 - LINE NOT DRAWN TO SCALE
 - /// COMPLETE ACCESS CONTROL



CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C1	N 25°48'21" E	88.71'	92.29'	50.16'	95.00'	55°39'51"

BASIS OF BEARINGS:
 THE BASIS OF BEARING IS AN ASSUMED BEARING OF N 87°58'26" E ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 18, T28S, R1W, SEDGWICK COUNTY, KANSAS.

DATUM BENCHMARK:
 DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

- BENCHMARKS:**
- BM #62: CHISELED CROSS ON TOP OF THE EAST END OF THE SOUTHERN OF A PAIR OF CONCRETE PIPES, NORTH OF THE INTERSECTION OF MACARTHUR ROAD & HEAVENWOOD CIR. ELEV=1328.42 (NAVD88)
 - BM #63: CHISELED SQUARE SET ON THE EAST CORNER OF PHONE SWITCH BOX CONCRETE BASE LOCATED NORTH OF THE INTERSECTION OF K-42 HIGHWAY & MACARTHUR ROAD. ELEV=1327.92 (NAVD88)
 - BM #64: RAILROAD SPIKE SET IN THE SOUTH FACE OF THE SOUTHERN OF TWO UTILITY POLES ON THE EAST SIDE OF LOT 2, BLOCK B, CHERESE WOOD ADDITION. ELEV=1336.00 (NAVD88)

		9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kveg.com www.kveg.com	PROJECT NO. G24-2983 DRAWN BY AL CHECKED BY TCH EPN 2983PLAT SHEET 1 OF 2
	FINAL PLAT CHERESE POINT ADDITION SEDGWICK COUNTY, KANSAS	DATE PREPARED: SEPTEMBER 26, 2024	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

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.

FINAL PLAT
CHERESE POINT ADDITION
A REPLAT OF LOTS 1, 2 & 3, BLOCK B, CHERESE WOODS ADDITION,
SEDGWICK COUNTY, KANSAS

SURVEYOR'S DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK B, CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

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, BLOCK AND STREET, THE NAME OF "CHERESE POINT ADDITION", SEDGWICK COUNTY, KANSAS. THAT ALL STREETS, ALLEYS, 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 COUNTY OF SEDGWICK; 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.

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 PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS. LOT GRADING PLAN CERTIFICATE PERTAINING TO SUCH OWNER'S LOT TO ANY PERSON INSTALLING A LAWN, LANDSCAPING, FENCING, OR OTHER IMPROVEMENTS OR STRUCTURES AND REQUIRE THEM TO MAINTAIN THE GRADE LEVELS SHOWN ON THE INDIVIDUAL LOT GRADING PLAN CERTIFICATE.

RESERVE "A" IS HEREBY RESERVED FOR DRAINAGE, EXCAVATION, OPEN SPACE, OUTDOOR RECREATIONAL PURPOSES, AND/OR UPON REQUEST, SIMILAR USES AS ALLOWED BY THE GOVERNING BODY.

PLAT IS SHOWN TO BE LOCATED WITHIN ZONE: OTHER AREAS OF FLOOD HAZARD; ZONE X, AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, MAP NO. 20173C0476G, WITH AN 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 STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC AND ALL ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

RACHEL LANGE-MILLS
MEMBER
TCRS, LLC

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2024,
BY _____ (PRINTED NAME)

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

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.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT OF "CHERESE POINT ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS ____ DAY OF _____, 2024.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

_____, CHAIRPERSON
ROBERT DOOL

ATTEST: _____, SECRETARY
SCOTT A. WADLE

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN 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, KS.

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS ____ DAY OF _____, 2024.

AT THE DIRECTION OF THE CITY COUNCIL

_____, MAYOR
LILY WU

ATTEST: _____, CITY CLERK
JAMIE BUSTER

BOARD OF COUNTY COMMISSIONERS

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS ____ DAY OF _____, 2024.

_____, CHAIRPERSON
RYAN BATTY

ATTEST: _____, COUNTY CLERK
KELLY B. ARNOLD

TRANSFER RECORD

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

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

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



_____, REGISTER OF DEEDS
TONYA E. BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

CERTIFICATION:

I, ~~TRENTON C. HEINEN~~, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: JULY 10, 2024

	 9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G24-2983
		DRAWN BY AL
		CHECKED BY TCH
		EPN 2983PLAT
		SHEET 2 OF 2
	DATE PREPARED: SEPTEMBER 26, 2024	
	FINAL PLAT CHERESE POINT ADDITION SEDGWICK COUNTY, KANSAS	
TRENTON C. HEINEN 1707 heinen@kveng.com	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24	