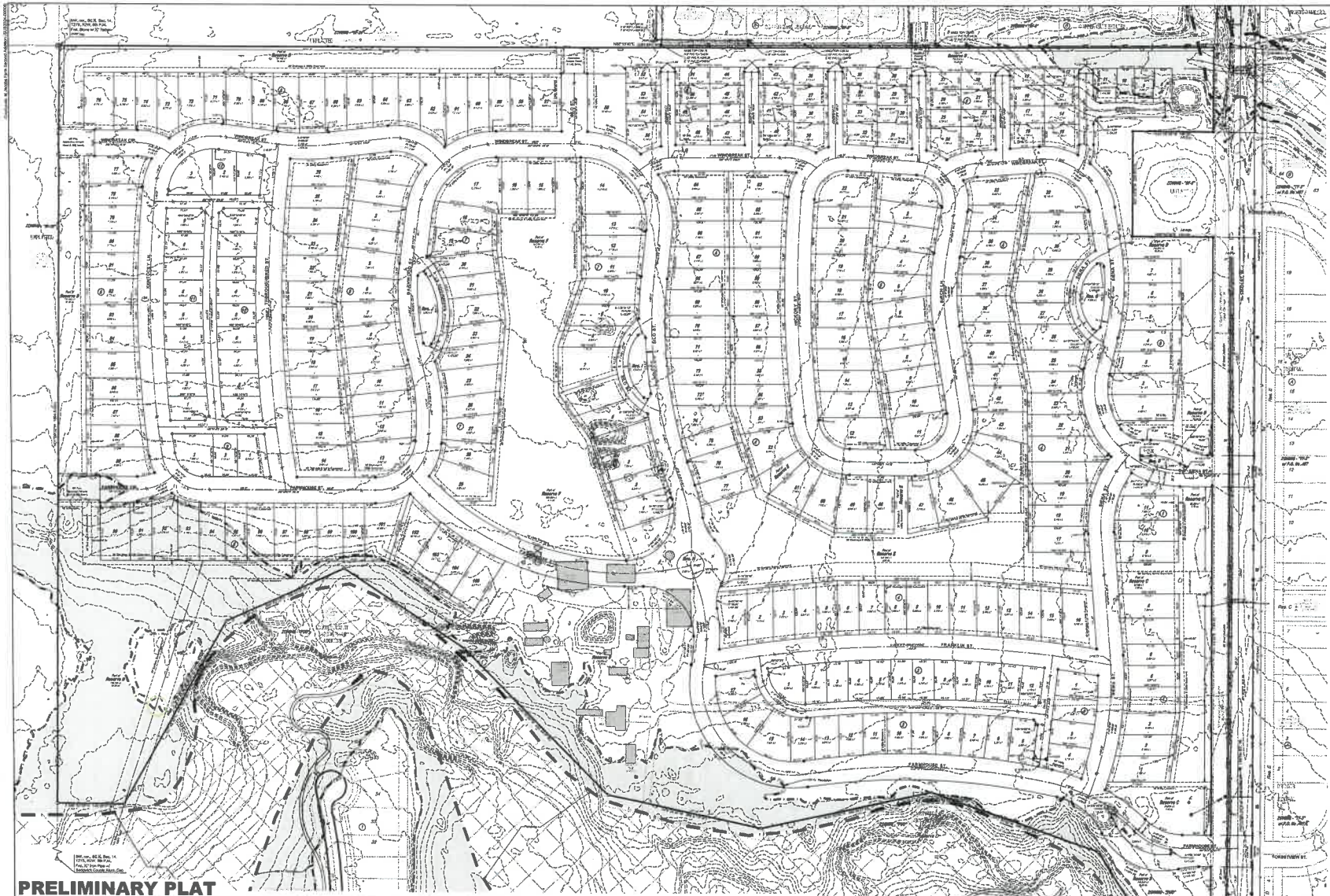


PRELIMINARY PLAT

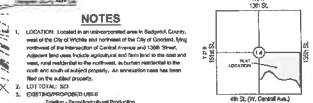
An unplatted portion lying in the SE 1/4, Sec. 14, T27S, R2W, 6th P.M., Wichita, Sedgwick County, Kansas.

COURTYARDS AT JACOBS FARM SECOND ADDITION

OWNER/DEVELOPER: PERFECTION SIGNATURE PROPERTIES, LLC 443 N. Maize Rd., Wichita, KS 67212 (316) 729-1900

NOTES

1. LOCATION: Located in an unincorporated area in Sedgwick County, west of the City of Wichita and northwest of the City of Goddard, lying northwest of the intersection of Central Avenue and 135th Street. Adjacent land uses include agricultural and farm land on the east and west, rural residential to the north-west, suburban residential to the north and south of subject property. An annexation case has been filed on the subject property.
2. LOT TOTAL: 323
3. EXISTING/PROPOSED USES
   Existing - Farm/Agricultural Production
   Proposed - Single-Family Attached and Detached Residential
4. ZONING: Existing/Proposed - PUD
5. PLAT AREA: Gross: 4,186,318 sq. ft. or 96.12 acres ±
6. SURVEY DATE: June 16, 2022 (by MKEC)
7. RESERVES: The restrictions and/or uses of reserves are as shown on the final plat.
8. STREETS: 135th Street is currently being designed for three lane widening. Public infrastructure is planned to be improved with street widening.
9. UTILITIES: Proposed sanitary sewer shall be provided by a proposed public sewer main traversing from the northeast along 135th Street West to the southwest corner of the subject property. Sanitary main extensions are proposed to serve the proposed development. Proposed water shall be extended from a proposed public waterline on the east along 135th Street West. The developments stormwater systems shall be provided by public systems. Private gas, private electric and private telecommunications, shall be extended to the site from existing nearby infrastructure.
10. ACCESS: All shutters rights of access to or from 135th Street West over and across the east line of "COURTYARDS AT JACOBS FARM SECOND ADDITION," are hereby granted to the appropriate governing body, provided two full movement openings shall be allowed as shown hereon.
11. FLOOD: According to FEMA FIRM Community Unit Panels 20175C0505D effective date December 22, 2016, this property lies within a portion of flood zone Regulatory Floodway, Floodplain "AE" - "With Base Flood Elevation (BFE) or Depth", and Flood Zone "X" - "Areas determined to be outside the 0.2% annual chance floodplain".
12. DRAINAGE: A drainage report shall accompany this final plat. Lots and Blocks are required to achieve the minimum pad elevation as per the "Minimum Pad Elevation" table shown on the final plat.
13. BUILDING SETBACKS: As per PUD No. 107.



VICINITY MAP

LEGEND

- Existing Structure
- 2100A 100 YR. Floodplain
- Easement
- Existing Fence
- 36inch Sewer Pipe
- Water Line
- Overhead Electric
- Underground Electric
- Water Valve
- Water Meter
- Fiber Optics Indicator Sign
- Power Pole and Deadman
- Power Pole
- Headline Marker
- Section Corner Monument Found
- Found 5/8" rebar w/ MKEC CLS 38 id. cap Monument for lost annotation for (lost)
- Set 5/8" rebar w/ MKEC CLS 38 id. cap
- Benchmark
- (M) - Measured
- (D) - Described
- (P) - Platted
- (CM) - Calculated Mark Measured
- (CD) - Calculated Mark Described
- U.E. - Utility Easement
- Drng. - Drainage
- Util. - Utility
- Eath. - Easement
- Lot
- Block

SCALE: 1"=60'

Bass of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°57'39"W on the south line of the Southeast Quarter, Section 14, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas. The 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 1.0001001448708

MINIMUM PAD ELEVATIONS		
LOTS (BLOCK)	BLOCK	ELEVATION (FEET)
1	1	1303.8
4	1	1304.0
5	2	1304.2
8-7	2	1304.3
8	2	1304.4
9	2	1305.2
10	2	1305.4
11	2	1306.4
12	2	1306.8
13	2	1307.1
14	2	1307.3
15-16	2	1307.7
5-12	6	1302.0
38-65	5	1302.6
61	6	1302.4
62	6	1303.1
63	6	1301.8
64-66	6	1301.9
65	6	1301.0
67	6	1300.7
68	6	1300.1
69	6	1299.8
100-105	6	1299.8
Reserve F		1299.0

BENCHMARKS

BM#1 Nail in top of cob, south side of Lost Creek Road near northwest corner of bridge, 58 feet west and 149 feet north of northeast corner of SE/4, Sec. 14, T27S, R2W
Elev.=1304.64 NAVD88

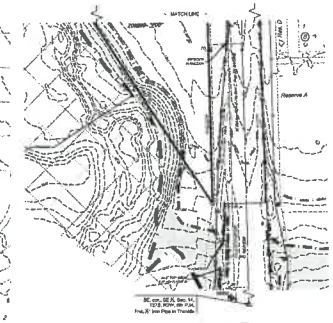
BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 70 feet west and 35 feet north of Southeast corner of NE/4, Sec. 14, T27S, R2W
Elev.=1304.14 NAVD88

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of Section 14, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County Kansas as prepared by Michael F. Small, Professional Surveyor, License Number 1300 on February 9, 2024. said tract of land being described as follows:

COMMENCING at the southeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of N01°03'22"W 158.01 feet to a point on the extended northernmost line of a tract of land described in Trustees' Deed recorded on Doc.#Rm-Pg: 2026728H, said point also being the POINT OF BEGINNING; thence along said extended northernmost line, S88°58'39"W, 80.00 feet to a northeast corner of said tract of land described in said Trustees' Deed; thence along the west line of said tract of land, S01°03'22"E, 280.00 feet to a point on the north line of Reserve D, Courtyards at Jacobs Farm Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said north line for the next nine consecutive courses, N58°53'22"W, 474.89 feet; thence N72°23'51"W, 368.39 feet; thence S78°23'06"W, 1,000.00 feet; thence S11°36'54"E, 20.00 feet; thence S78°23'06"W, 1,000.00 feet; thence N11°36'54"W, 20.00 feet; thence S84°53'51"W, 288.81 feet; thence S27°45'54"W, 479.78 feet; thence S88°53'06"W, 145.00 feet to a point on the west line of said Southeast Quarter; thence along said west line, N01°06'21"W, 1584.85 feet to the northwest corner of said Southeast Quarter; thence along the north line of said Southeast Quarter, N88°10'45"E, 2644.68 feet to the northeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter, S01°10'22"E, 181.50 feet to the northeast corner of a tract of land described in Trustee's Deed recorded on Doc.#Rm-Pg: 30105586; thence along the north, west and south lines of said tract of land described in said Trustee's Deed recorded on Doc.#Rm-Pg: 30105586 for the next three consecutive courses, S88°58'39"W, 240.00 feet; thence S01°10'22"E, 335.00 feet; thence N53°58'39"E, 240.00 feet to a point on said east line of said Southeast Quarter; thence along said east line, S01°10'22"E, 1506.03 feet to the POINT OF BEGINNING.

CONTAINS 4,186,318 square feet or 96.12 acres, more or less.



REV. Subdivision Meeting: February 6, 2023
REV. Date submitted: January 17, 2023
Subdivision Meeting: March 1, 2024
Date submitted: February 16, 2024

MKEC
Wichita, KS • 316.684.0000

Copyright of MKEC Engineering, Consulting and Surveying