

CERTIFICATE OF SURVEY

I, James C. McClure, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SIERRA POINTE ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of Government Lots 1 and 2, Section 3, Township 28 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: BEGINNING at the northeast corner of said Northeast Quarter; thence along the east line of said Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°16'43"E, 960.06 feet; thence S89°05'03"W, 675.04 feet parallel with and 960.00 feet south of the north line of said Quarter; thence N45°11'06"W, 279.30 feet to a point lying 760.00 feet south of said north line; thence S89°05'03"W, 729.45 feet parallel with said north line; thence N00°54'57"W, 760.00 feet to said north line; thence N89°05'03"E, 1610.13 feet along said north line to the POINT OF BEGINNING.

All public dedications, reserves, streets, easements, setbacks, access controls, together with, a Right-of-Way Easement, recorded in Book Misc. 426, Page 109, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b), as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2014.



OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, a Block, and Streets the same to be known as "SIERRA POINTE ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from Pawnee Road over and across the north line of "SIERRA POINTE ADDITION," are hereby granted to the appropriate governing body, as indicated hereon. All abutters right to access to or from 127th Street E. over and across the east line of "SIERRA POINTE ADDITION," are hereby granted to the appropriate governing body, as indicated hereon (see Access Control Note).

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

Lots 1, 10, 11 and 12, Block 1, are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations".

This plat shall adhere and conform to the records of C.U.P. DP-322 as approved and recorded at the Wichita-Sedgwick County Metropolitan Area Planning Department.

127 PAW, LLC, a Kansas limited liability company

Managing Member
Gary L. Oborny, Managing Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 1st day of April, 2014, by Gary L. Oborny, Managing Member, 127 PAW, LLC, a Kansas limited liability.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Notary Public
Notary Public
My Term Expires: 4-3-2017

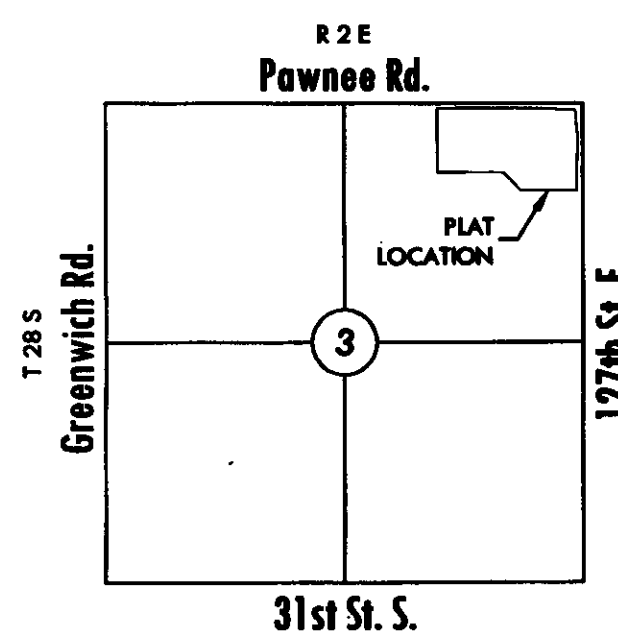
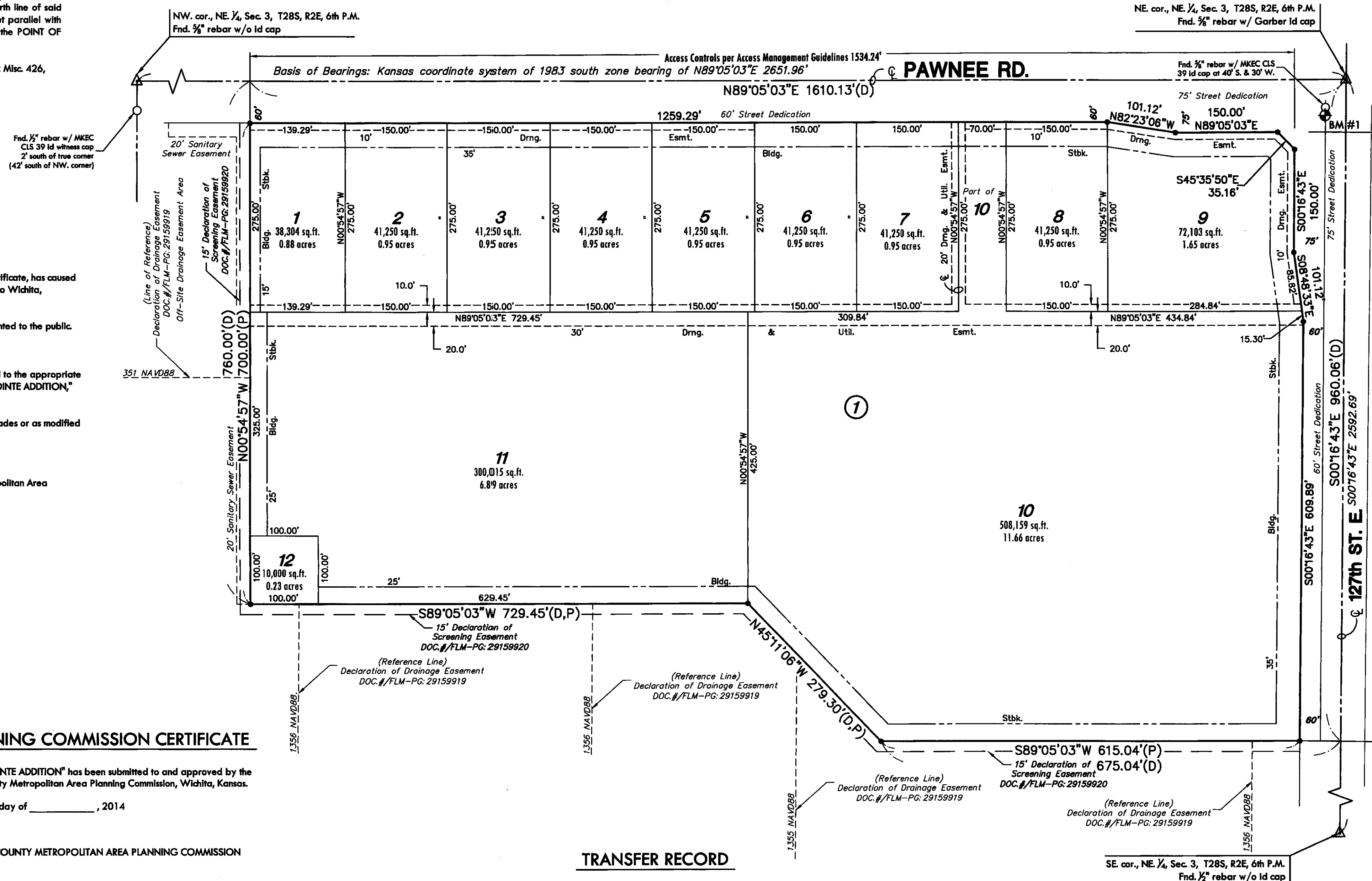
COUNTY SURVEYOR'S CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2014.

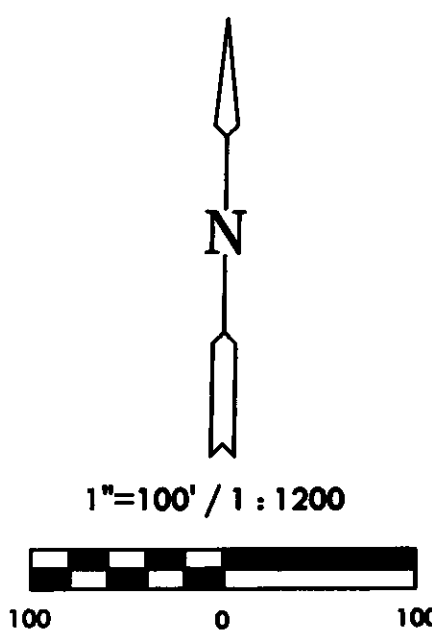
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

FINAL TRACING REC'D 4.15.14

FINAL PLAT

SIERRA POINTE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

VICINITY MAP



Basis of Bearings: Kansas coordinate system 1983 south zone bearing of N89°05'03"E along the north line of Government Lots 1 and 2 in the NE 1/4, Sec. 3, T28S, R2E, 6th P.M.

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 1.000120014401

LEGEND

- △ = Section Corner Monument Found
- = Found 3/8" Rebar w/ MKEC CLS 39 id. cap
- = Set 3/8" Rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (P) = Platted
- (D) = Deeded or Described
- (CM) = Calculated from measured

NOTE

Zoning:
This plat shall adhere and conform to the records of CUP DP-322 as approved and recorded at the Wichita-Sedgwick County Metropolitan Planning Area Department.

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2014

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2014

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2014, at ____ o'clock ____ M., and is duly recorded.

Bill Meek, Register of Deeds

Tonya E. Buckingham, Deputy

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the governing body of the City of Wichita, Kansas, dated this ____ day of _____, 2014

At the direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

BENCHMARK

BM #1
Top of concrete witness monument
30.5 feet W. centerline 127th St. E
and 51.5 feet S. Pawnee Rd.
Elev. = 1349.31 NAVD 88
1348.81 NGVD 29

ACCESS CONTROL NOTE

Pawnee Road and 127th Street: Access points for the lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right-in/right-out drive and either another right-in/right-out or a full movement drive shall be 200 feet.

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION
1	1	1354.5 NAVD 88 1354.0 NGVD 29
10	1	1357.1 NAVD 88 1356.6 NGVD 29
11 & 12	1	1356.5 NAVD 88 1355.0 NGVD 29