Wessley Addition

LEGAL DESCRIPTION

The North Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas,

EXCEPT,

That part of the North Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at the Northwest corner of said North Half; thence N88°45'24"E along the North line of said North Half, 1740.55 feet; thence S01°14'36"E, 50.00 feet; thence N88°45'24"E, parallel with said North line, 127.38 feet; thence S28°20'44"E, 340.19 feet; thence S43°13'32"E, 90.88 feet; thence S87°45'22"E, 101.77 feet; thence S49°57'33"E, 369.12 feet; thence S27°00'03"E, 279.24 feet to a point 50.00 feet west of the East line of said North Half; thence S00°50'19"E, parallel with said East line, 405.68 feet to the South line of said North Half; thence S88°42'16"W along said South line, 2585.83 feet to the Southwest corner of said North Half; thence N01°02'26"W along the West line of said North Half, 1329.64 feet to the place of beginning,

AND EXCEPT,

That part of the North Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the Northwest corner of said North Half; thence N88°45'24"E along the North line of said North Half, 1766.84 feet; thence S01°14'36"E, 50.00 feet; thence N88°45'24"E, parallel with said North line, 101.09 feet for a place of beginning; thence continuing N 88°45'24"E, 33.70 feet; thence S28°20'44"E, 109.83 feet; thence S60°42'49"E, 632.00 feet; thence S32°21'18"E, 270.00 feet to the East line of said North Half; thence S00°50'19"E along said East line, 627.26 feet to the Southeast corner of said North Half; thence S88°42'16"W along the South line of said North Half, 50.00 feet; thence N00°50'19"W, parallel with the East line of said North Half, 405.68 feet; thence N27°00'03"W, 279.24 feet; thence N49°57'33"W, 369.12 feet; thence N87°45'22"W, 101.77 feet; thence N43°13'32"W, 90.88 feet; thence N28°20'44"W, 340.19 feet to the place of beginning,

TOGETHER WITH,

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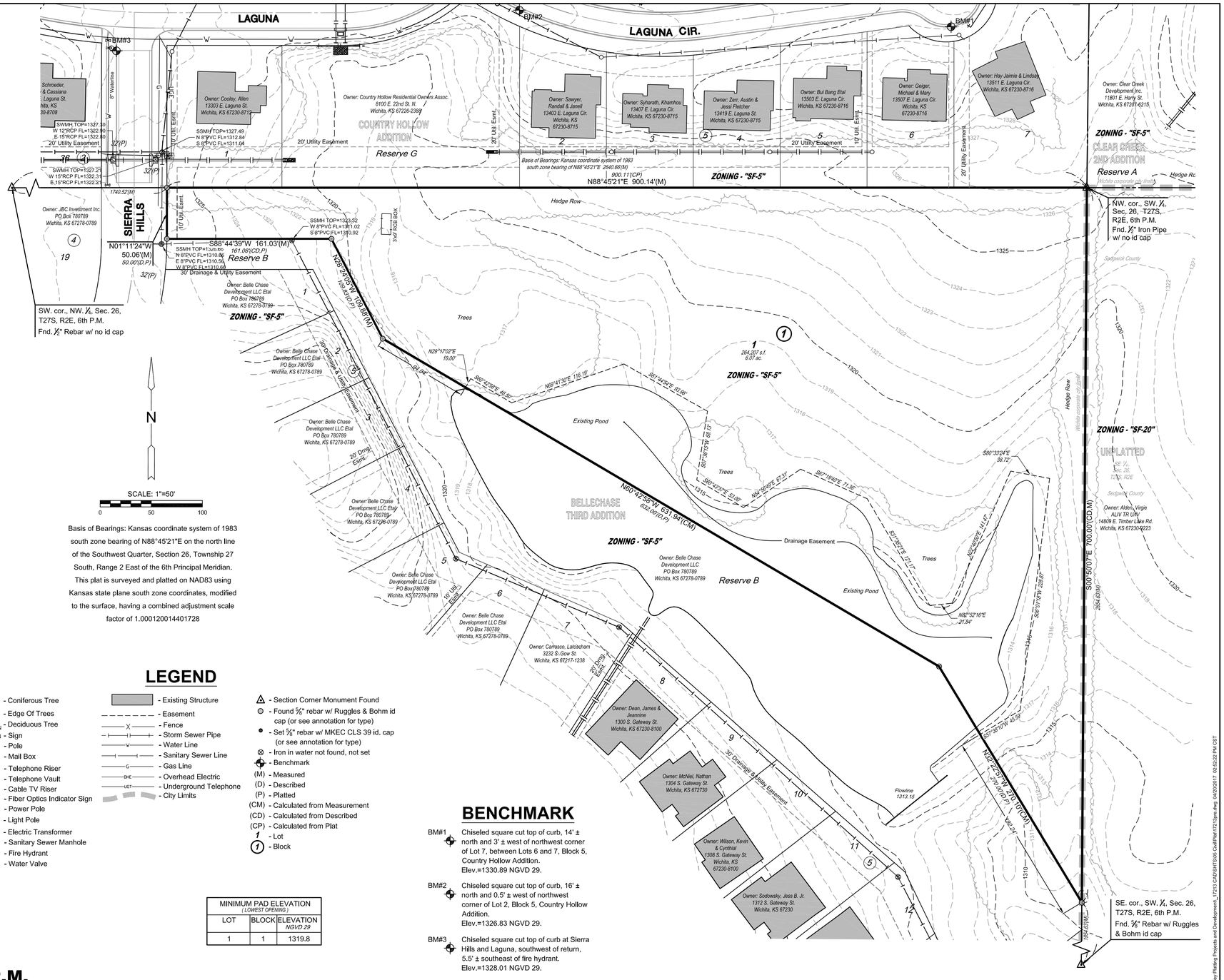
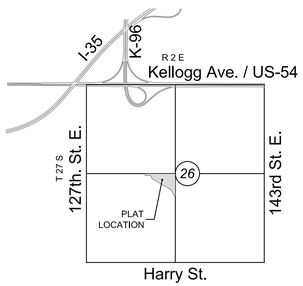
CONTAINS: 264,207 square feet or 6.07 acres of land, more or less.

NOTES

1. LOCATION: Located in southeast Wichita, east of 127th Street and north of Harry Street in an area single-family housing to the north, west, and south and vacant land to the east and on the subject property.
2. LOT TOTAL: 1
3. EXSTING/PROPOSED USES: Existing - vacant land
   Proposed - "SF-5" Uses
4. ZONING: Existing - "SF-20" Single Family Residential within county
   Proposed - "SF-5" Single Family Residential with annexation
5. PLAT AREA: Gross: 264,207 sq. ft. or 6.07 acres ±
6. SURVEY DATE: April 6, 2017 (by MKEC)
7. PUBLIC UTILITIES: Municipal sanitary sewer is provided by an existing manhole that lies on the west, adjacent to plat. There is also an existing municipal sanitary sewer line that is west of the property and that runs parallel to the west property line. Municipal water is provided by an eight inch main on the west side of Sierra Hills. Sewer main fees have been collected, however according to city staff, water main fees are yet to be collected but will with hookup.
8. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0391G, effective date December 22, 2016; this property lies within a portion of flood zone "X", *"Areas determined to be outside the 0.2% annual chance floodplain"*.
9. DRAINAGE: A drainage report shall accompany this final plat.
10. BUILDING SETBACKS: As per zoning district.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°45'21"E on the north line of the Southwest Quarter, Section 26, Township 27 South, Range 2 East of the 6th Principal Meridian. 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 1.000120014401728



VICINITY MAP

LEGEND

- 6IN - Coniferous Tree
- Edge Of Trees
- 3IN - Deciduous Tree
- SN - Sign
- Pole
- Mail Box
- TR - Telephone Riser
- T - Telephone Vault
- TV - Cable TV Riser
- FO - Fiber Optics Indicator Sign
- PP - Power Pole
- Light Pole
- Electric Transformer
- SS - Sanitary Sewer Manhole
- Fire Hydrant
- WV - Water Valve
- Existing Structure
- Easement
- Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- UGT - Underground Telephone
- City Limits
- Section Corner Monument Found
- Found ⅝" rebar w/ Ruggles & Bohm id cap (or see annotation for type)
- Set ⅝" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- Iron in water not found, not set
- Benchmark
- (M) - Measured
- (D) - Described
- (P) - Platted
- (CM) - Calculated from Measurement
- (CD) - Calculated from Described
- (CP) - Calculated from Plat
- 1 - Lot
- (1) - Block

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOT	BLOCK	ELEVATION NGVD 29
1	1	1319.8

BENCHMARK

BM#1 Chiseled square cut top of curb, 14' ± north and 3' ± west of northwest corner of Lot 7, between Lots 6 and 7, Block 5, Country Hollow Addition. Elev.=1330.89 NGVD 29.

BM#2 Chiseled square cut top of curb, 16' ± north and 0.5' ± west of northwest corner of Lot 2, Block 5, Country Hollow Addition. Elev.=1326.83 NGVD 29.

BM#3 Chiseled square cut top of curb at Sierra Hills and Laguna, southwest of return, 5.5' ± southeast of fire hydrant. Elev.=1328.01 NGVD 29.

PRELIMINARY PLAT

A portion of the SW. ¼, Sec. 26, T27S, R2E, 6th P.M.

WESSLEY ADDITION

OWNER / DEVELOPER: Richard Wessley and Sarah Wessley 1307 S. Horseback St., Wichita, KS 67230 (877) 522-3779

Subdivision Meeting: May 11, 2017
Date submitted: April 24, 2017

MKEC Wichita, KS • 316.684.9600

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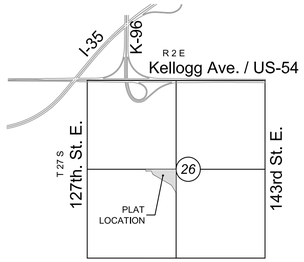
Wessley Addition

Wessley Addition

FINAL PLAT
WESSLEY ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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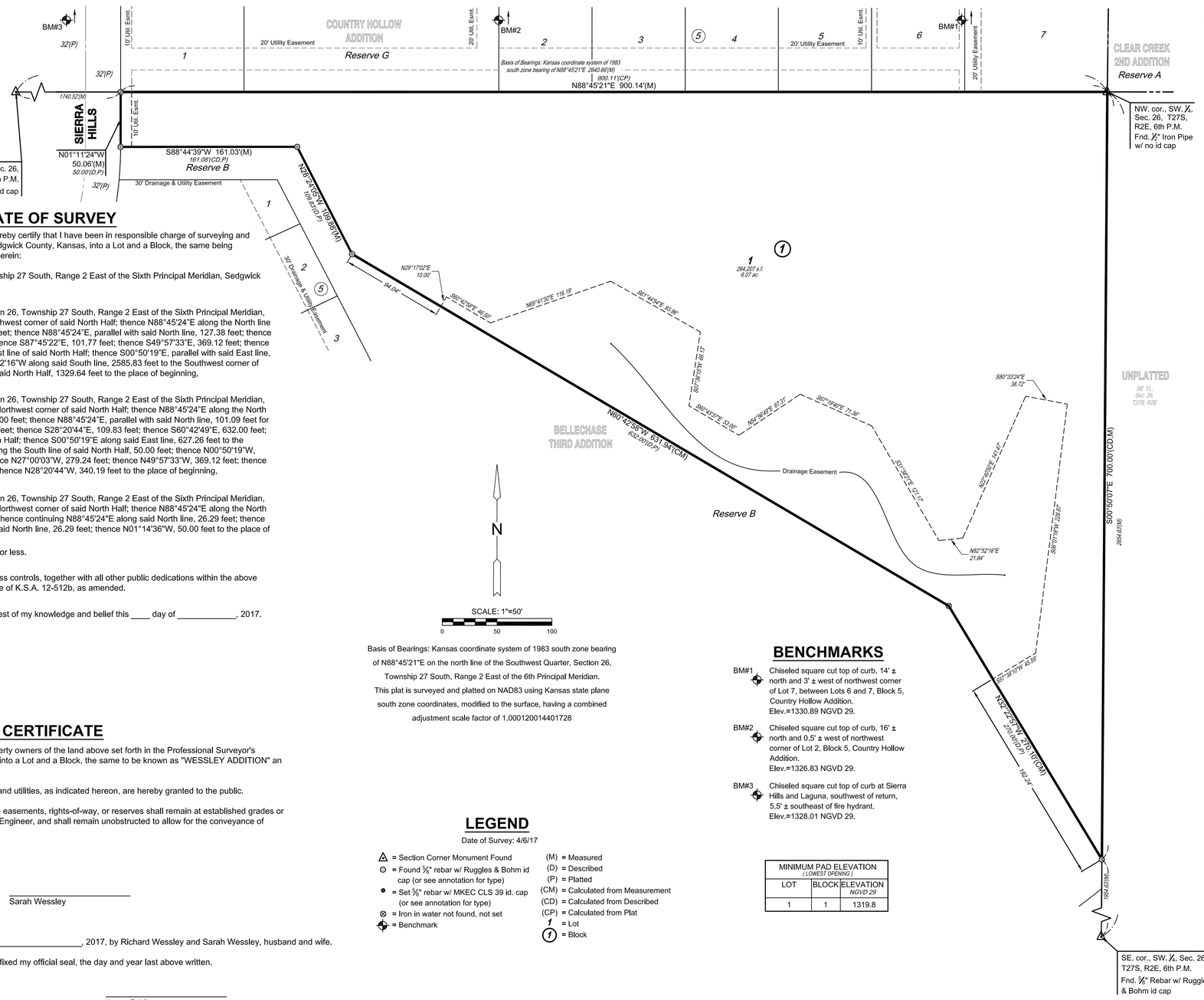

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CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WESSLEY 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:

The North Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas,

EXCEPT,

That part of the North Half of the Southwest Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at the Northwest corner of said North Half; thence N88°45'24"E along the North line of said North Half, 1740.55 feet; thence S01°14'36"E, 50.00 feet; thence N88°45'24"E, parallel with said North line, 127.38 feet; thence S28°20'44"E, 340.19 feet; thence S43°13'32"E, 90.88 feet; thence S87°45'22"E, 101.77 feet; thence S49°57'33"E, 369.12 feet; thence S27°00'03"E, 279.24 feet to a point 50.00 feet west of the East line of said North Half; thence S00°50'19"E, parallel with said East line, 405.68 feet to the South line of said North Half; thence S88°42'16"W along said South line, 2585.83 feet to the Southwest corner of said North Half; thence N01°02'26"W along the West line of said North Half, 1329.64 feet to the place of beginning,

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CONTAINS: 264,207 square feet or 6.07 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 this ____ day of _____, 2017.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

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 "WESSLEY ADDITION" an addition to Wichita, Sedgwick County, Kansas.

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

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

RICHARD WESSLEY AND SARAH WESSLEY,
husband and wife

_____ Richard Wessley

_____ Sarah Wessley

STATE OF KANSAS, SEDGWICK COUNTY} ss:
This instrument was acknowledged before me on ____ day of _____, 2017, by Richard Wessley and Sarah Wessley, husband and wife.

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

_____
Notary Public:
print name
My Term Expires: _____

LEGEND

Date of Survey: 4/6/17

- = Section Corner Monument Found
- = Found ⅝" rebar w/ Ruggles & Bohm id cap (or see annotation for type)
- = Set ⅝" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
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MINIMUM PAD ELEVATION (LOWEST OPENING)		
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PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By_____
David W. Foster, Chairman

Attest:

_____
Dale Miller, 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 _____, 2017.

At the direction of the City Council,

_____
Jeff Longwell, Mayor

Attest:

_____
Karen Sublett, 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 _____, 2017, at _____ o'clock __M; and is duly recorded.

_____
Tonya E. Buckingham, Register of Deeds

Attest:

_____
Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2017.

_____
Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2017.

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

MKEC
Wichita, KS • 316.684.9600

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Wessley Addition