

# HOME BASE ADDITION

## TO WICHITA, SEDGWICK COUNTY, KANSAS

### PRELIMINARY PLAT

PIN #: 00276987

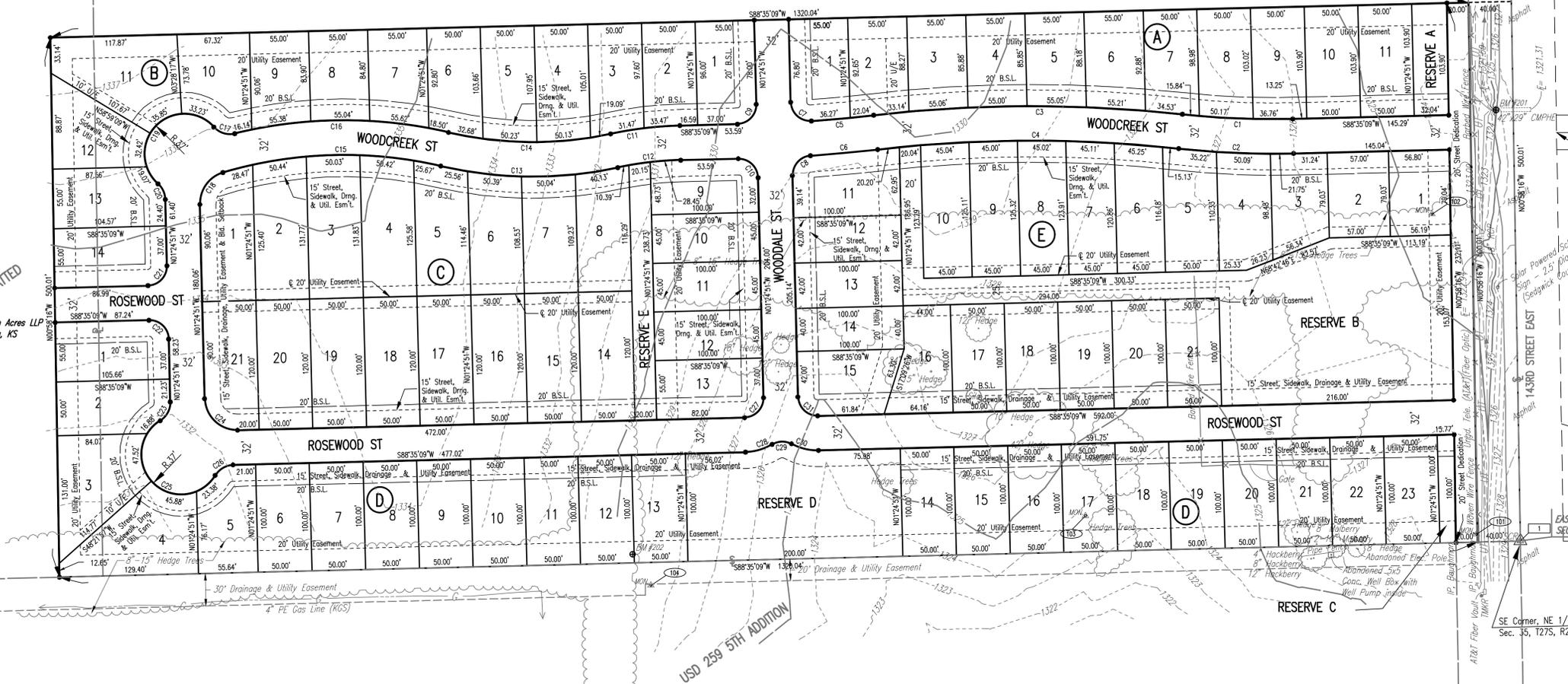
PIN #: 00276982

UNPLATTED  
Owner: Murfin Acres LLP  
Wichita, KS

CURVE NO.	RADIUS	DELTA	LENGTH
C1	768.00'	7°40'03"	102.78'
C2	800.00'	7°40'03"	107.06'
C3	1282.00'	12°52'15"	287.99'
C4	1250.00'	12°52'15"	280.80'
C5	1250.00'	2°40'21"	58.31'
C6	1282.00'	2°48'40"	62.90'
C7	18.00'	92°31'50"	29.07'
C8	18.00'	87°36'07"	27.52'
C9	18.00'	90°00'00"	28.27'
C10	18.00'	90°00'00"	28.27'

CURVE NO.	RADIUS	DELTA	LENGTH
C11	350.00'	10°37'48"	64.93'
C12	318.00'	10°37'48"	59.00'
C13	380.00'	25°02'49"	166.12'
C14	400.00'	29°22'03"	205.02'
C15	432.00'	26°37'00"	200.69'
C16	20.00'	61°36'28"	21.51'
C17	20.00'	75°02'58"	39.30'
C18	37.00'	186°42'35"	120.57'
C19	20.00'	47°18'05"	16.51'
C20	18.00'	90°00'00"	28.27'
C21	18.00'	90°00'00"	28.27'

CURVE NO.	RADIUS	DELTA	LENGTH
C22	18.00'	90°00'00"	28.27'
C23	20.00'	59°30'43"	20.77'
C24	30.00'	90°00'00"	47.12'
C25	37.00'	206°59'15"	133.67'
C26	20.00'	57°28'31"	20.06'
C27	18.00'	90°00'00"	28.27'
C28	50.00'	30°00'01"	26.18'
C29	18.00'	60°00'00"	18.85'
C30	30.00'	30°00'02"	26.18'
C31	18.00'	90°00'00"	28.27'



UNPLATTED  
Owner: Rizwan I. Husami  
Wichita, KS

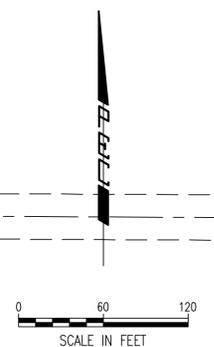
HUSAMI ADDITION  
E 32' Contingent ROW Dedication

UNPLATTED  
Owner: Rizwan I. Husami  
Wichita, KS

UNPLATTED  
E 20' Temporary Access Opening

EAST 1/4 CORNER  
SEC 35, T27S, R2E

CAMBRIA ADDITION



CONTROL POINTS 101

SECTION CORNER 101

Pt. No. 101  
1/2" REBAR WITH CONTROL CAP  
N: 1,675,898.2930, E: 1,696,923.112  
1. 7.4' SOUTH EAST TO BAUGHMAN BAR AT SOUTHEAST CORNER OF PROPERTY.  
2. 20.5' SOUTHWEST TO BAUGHMAN BAR AT SOUTHEAST CORNER OF PROPERTY.  
3. 41.6' EAST TO CENTERLINE OF 143RD STREET EAST.

Pt. No. 102  
1/2" REBAR WITH CONTROL CAP  
N: 1,676,194.8370, E: 1,696,881.8520  
1. 75.5' EAST TO CENTERLINE OF 143RD STREET EAST.  
2. 113.1' NORTHEAST TO BENCHMARK #201.  
3. 299.4' SOUTH SOUTHEAST TO HCP #101.

Pt. No. 103  
1/2" REBAR WITH CONTROL CAP  
N: 1,675,915.1630, E: 1,696,559.2880  
1. 117.6' EAST NORTHEAST TO FENCE CORNER NORTH AND EAST.  
2. 405' EAST TO CENTERLINE OF 143RD STREET EAST.  
3. 409' WEST SOUTHWEST TO HORIZONTAL CONTROL POINT #104

Pt. No. 104  
1/2" REBAR WITH CONTROL CAP  
N: 1,675,850.8520, E: 1,696,155.0320  
1. 33.6' NORTHWEST TO BENCHMARK #202  
2. 409' EAST NORTHEAST TO HORIZONTAL CONTROL POINT #103  
3. 810' EAST TO CENTERLINE OF 143RD STREET EAST

Pt. No. 1  
EAST 1/4 CORNER, SEC 35, T27S, R2E  
N: 1,675,891.9884, E: 1,696,964.4045  
3/4" IRON PIPE INLINE WITH CENTERLINE OF ASPHALT ROAD  
40.00' WEST TO 5/8" REBAR WITH BAUGHMAN CAP.  
60.00' WEST TO 5/8" REBAR WITH BAUGHMAN CAP.  
  
Pt. No. 4  
NORTH 1/4 CORNER, SEC 35, T27S, R2E  
N: 1,678,484.2476, E: 1,694,280.2778  
3/4" IRON PIPE  
46.50' SOUTHEAST TO 3 NAILS IN FENCE POST.  
57.65' NORTHEAST TO A CHISELED CROSS ON A FENCE POST.  
34.03' SOUTH TO THE TOP CENTER OF A FIRE HYDRANT.

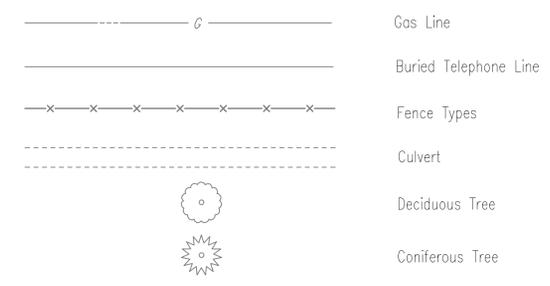
Pt. No. 5  
NORTHEAST CORNER, SEC 35, T27S, R2E  
N: 1,678,539.0198, E: 1,696,919.5354  
3/4" IRON PIPE  
69.63' SOUTHEAST TO A 60D NAIL IN THE SOUTHWEST FACE OF POWER POLE.  
73.73' NORTHWEST TO A 40D NAIL IN THE SOUTHWEST FACE OF A LIGHT POLE.  
51.95' NORTHEAST TO THE CENTER OF A WATER VALVE IN ASPHALT PAVEMENT.

Pt. No. 1500  
SOUTH 1/4 CORNER, SEC 35, T27S, R2E  
N: 1,673,150.3632, E: 1,694,369.7070  
5/8" REBAR WITH GARBER CAP  
40.40' NORTH TO 3 NAILS IN WEST FACE OF FENCE CORNER POST.  
52.00' NORTHEAST TO 3 NAILS IN EAST FACE OF HEDGE FENCE POST.  
53.50' SOUTHEAST TO 3 NAILS IN WEST FACE OF CEDAR TREE.

Pt. No. 1548  
CENTER OF SEC 35, T27S, R2E  
N: 1,675,826.8479, E: 1,694,325.9199  
3/4" IRON PIPE  
59.10' WEST NORTHWEST TO A NAIL AND WASHER IN NORTHEAST FACE OF POWER POLE.  
54.60' NORTH NORTHEAST TO TOP CENTER OF FIRE HYDRANT.  
82.20' NORTHEAST TO A NAIL AND WASHER IN TOP OF FENCE POST.

BENCH MARK LIST BM #1

BM #201 - CHISELED SQUARE ON CENTER OF WEST HUBGUARD OVER CORRUGATED METAL PIPE UNDER 143RD STREET EAST.  
ELEV. = 1326.38  
(NAVD88)  
  
BM #202 - TOP OF "T" POST NORTH NORTHWEST OF HORIZONTAL CONTROL POINT #104  
ELEV. = 1329.68  
(NAVD88)

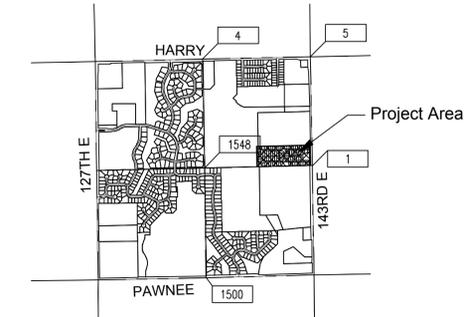


LEGAL DESCRIPTION:  
THE SOUTH 500 FEET OF THE EAST 1,360 FEET OF THE NORTHEAST QUARTER SECTION 35, TOWNSHIP 27 SOUTH, RANGE 2 EAST, 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

DATE OF PREPARATION: JUNE 25, 2018  
DATE OF SURVEY: JUNE 4, 2018  
OWNERS AND SUB-DIVIDERS:

MURFIN ACRES, LLP  
250 N. WATER, SUITE 300  
WICHITA, KS 67202

SURVEYOR:  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
303 S. TOPEKA  
WICHITA, KS 67202

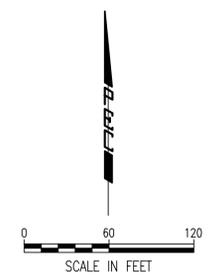


# HOME BASE ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS  
FINAL PLAT



CURVE TABLE			CURVE TABLE			CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
C1	768.00'	7°40'03"	102.78'	C11	350.00'	10°37'48"	64.93'	C22	18.00'	90°00'00"	28.27'
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C9	18.00'	90°00'00"	28.27'	C20	20.00'	47°18'05"	16.51'	C30	50.00'	30°00'02"	26.18'
C10	18.00'	90°00'00"	28.27'	C21	18.00'	90°00'00"	28.27'	C31	18.00'	90°00'00"	28.27'



**BENCH MARK LIST**

BM #201 - CHISELED SQUARE ON CENTER OF WEST HUBWARD OVER CORRUGATED METAL PIPE UNDER 143RD STREET EAST.  
ELEV. = 1326.38 (NAVD88)

BM #202 - TOP OF "T" POST NORTH-NORTHWEST OF HORIZONTAL CONTROL POINT #104.  
ELEV. = 1329.68 (NAVD88)

**LEGEND**

△ FOUND SECTION CORNER AS NOTED

● SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"

B.S.L. = BUILDING SETBACK LINE

U/E/ = UTILITY EASEMENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS DAY OF \_\_\_\_\_, 2018, THAT WE HAVE SURVEYED AND PLATTED HOME BASE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**  
THE SOUTH 500 FEET OF THE EAST 1,360 FEET OF THE NORTHEAST QUARTER SECTION 35, TOWNSHIP 27 SOUTH, RANGE 2 EAST, 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ERNEST CANTU JR., P.S. NO. 1407  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

STREET, SIDEWALK, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET, SIDEWALK AND DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK A LOTS 1-11	1300
BLOCK B LOTS 1-14	1300
BLOCK C LOTS 1-21	1300
BLOCK D LOTS 1-23	1300
BLOCK E LOTS 1-21	1300

RESERVES "A" AND "C" ARE HEREBY PLATTED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIGNAGE, SIDEWALKS, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "B" AND "D" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE E IS HEREBY PLATTED FOR OPEN SPACE, LANDSCAPING, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "E" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS HOME BASE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: MURFIN ACRES, LLP

ROBERT D. YOUNG, PRESIDENT MURFIN INC.,  
MANAGING MEMBER, MURFIN ACRES LLP

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY ROBERT D. YOUNG, PRESIDENT OF MURFIN ACRES, LLP.

\_\_\_\_\_, NOTARY PUBLIC

DEBBIE SHAHAN

MY APPOINTMENT EXPIRES \_\_\_\_\_

THIS PLAT OF HOME BASE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

JOSEPH A. JOHNSON, CHAIRMAN

DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2018.

TRICIA L. ROBELLO, P.S. #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

JEFF LONGWELL, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TONYA BUCKINGHAM, REGISTER OF DEEDS

JUDY J. PAGET, DEPUTY

Saved: 06-29-2018 11:41:18 AM by REBECCA GREIF  
 Plot Scale: 1" = 60'-0" 2018 11:49:59 AM by REBECCA GREIF  
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