

BELLECHASE THIRD ADDITION

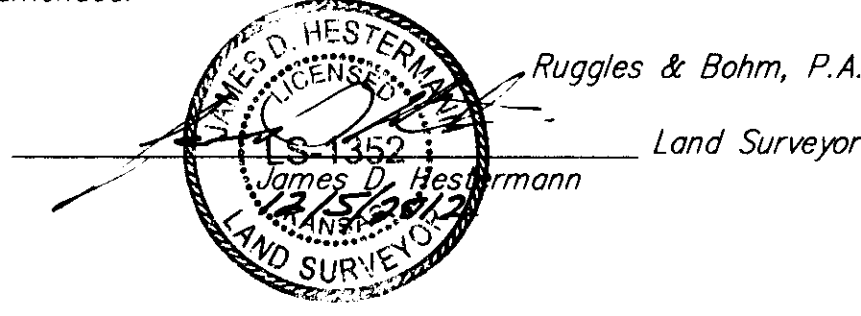
an Addition to Wichita, Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BELLECHASE THIRD ADDITION", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A replat of part of Bellechase Second Addition, an Addition to Wichita, Sedgwick County, Kansas and part of the N1/2, SW1/4, Sec. 26, T27S, R2E of the 6th P.M., Sedgwick County, Kansas described as beginning beginning at the northeast corner of Bellechase, an Addition to Wichita, Sedgwick County, Kansas; thence N88°45'24"E along the north line of said N1/2, 1347.55 feet; thence S01°14'36"E, 50.00 feet; thence N88°45'24"E, parallel with said north line, 161.08 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 a point on the east line of said N1/2; thence S00°50'19"E along said east line, 627.26 feet to the southeast corner of said N1/2; thence S88°42'16"W along the south line of said N1/2, 816.53 feet to the northwest corner of Reserve A, as platted in said Bellechase Second Addition; thence N31°37'02"W, 229.82 feet to the southeast corner of Lot 27, Block 2, as platted in said Bellechase Second Addition; thence N07°48'23"E, 50.90 feet to the Northeast corner of said Lot 27; thence N82°11'37"W, 120.00 feet to the Northwest corner of said Lot 27; thence S07°48'23"W, 5.53 feet to a point of tangency on the east right-of-way line of Bellechase, as platted in said Bellechase Second Addition; thence N82°11'37"W, 64.00 feet to a point on the west right-of-way of Bellechase, said point being a non-tangent point of curve to the right having a radius of 93.00 feet, a central angle of 80°53'53", and a chord bearing S48°15'19"W, 120.67 feet, as platted in said Bellechase Second Addition; thence southwesterly along said curve a distance of 131.31 feet to a point of tangency of said curve, as platted in said Bellechase Second Addition; thence S88°42'16"W, 667.31 feet to the Southwest corner of Lot 1, Block 1, as platted in said Bellechase Second Addition; thence N03°08'58"W, 503.21 feet to the Northwest corner of Lot 6, Block 1, as platted in said Bellechase Second Addition; thence S88°45'24"W, 213.37 feet to the easterly most corner of Lot 3, Block 3, as platted in said Bellechase Addition; thence N43°03'34"W, 207.71 feet to the northeast corner of Lot 1, Block 3, as platted in said Bellechase Addition; thence N05°21'38"W, 64.18 feet to the southeast corner of Lot 9, Block 2, as platted in said Bellechase Addition; thence N01°02'26"W, 413.18 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b amended.



Ruggles & Bohm, P.A.
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "BELLECHASE THIRD ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for irrigation, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for signage, irrigation, walls, walks, lighting, landscaping, parking, a swimming pool and swimming pool related improvements. The Reserves are to be owned and maintained by the Homeowners Association for the addition. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

JBC INVESTMENT, INC.

President

Stephen G. Miller

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 6TH day of DECEMBER, 2012, by Stephen G. Miller, President, on behalf of Bellechase Development L.L.C.

Notary Public
WILLIAM K. CLEVELAND
STATE OF KANSAS
My Exp. 11/15/16

My appointment expires

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "BELLECHASE THIRD ADDITION", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank
Patrick F. Walden, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this 6 day of December 2012, by Patrick F. Walden, President of Garden Plain State Bank, on behalf of the Bank.

My appointment expires 10-21-15.

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

Dated this ___ day of ___, 201__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair

David Dennis

Secretary

John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 201__.

At the Direction of the City Council

Mayor

Carl Brewer

City Clerk

Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 201__.

Deputy County Surveyor

Tricia L. Robello, LS #1246

Entered on transfer record this ___ day of ___, 201__.

County Clerk

Kelly B. Arnold

State of Kansas) SS
Sedgwick County)

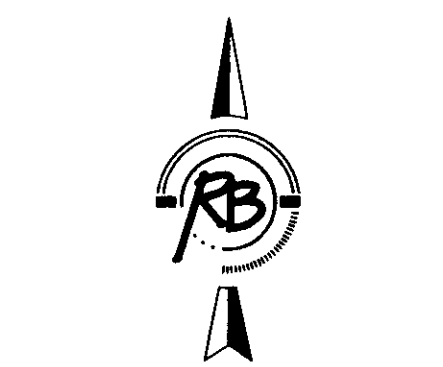
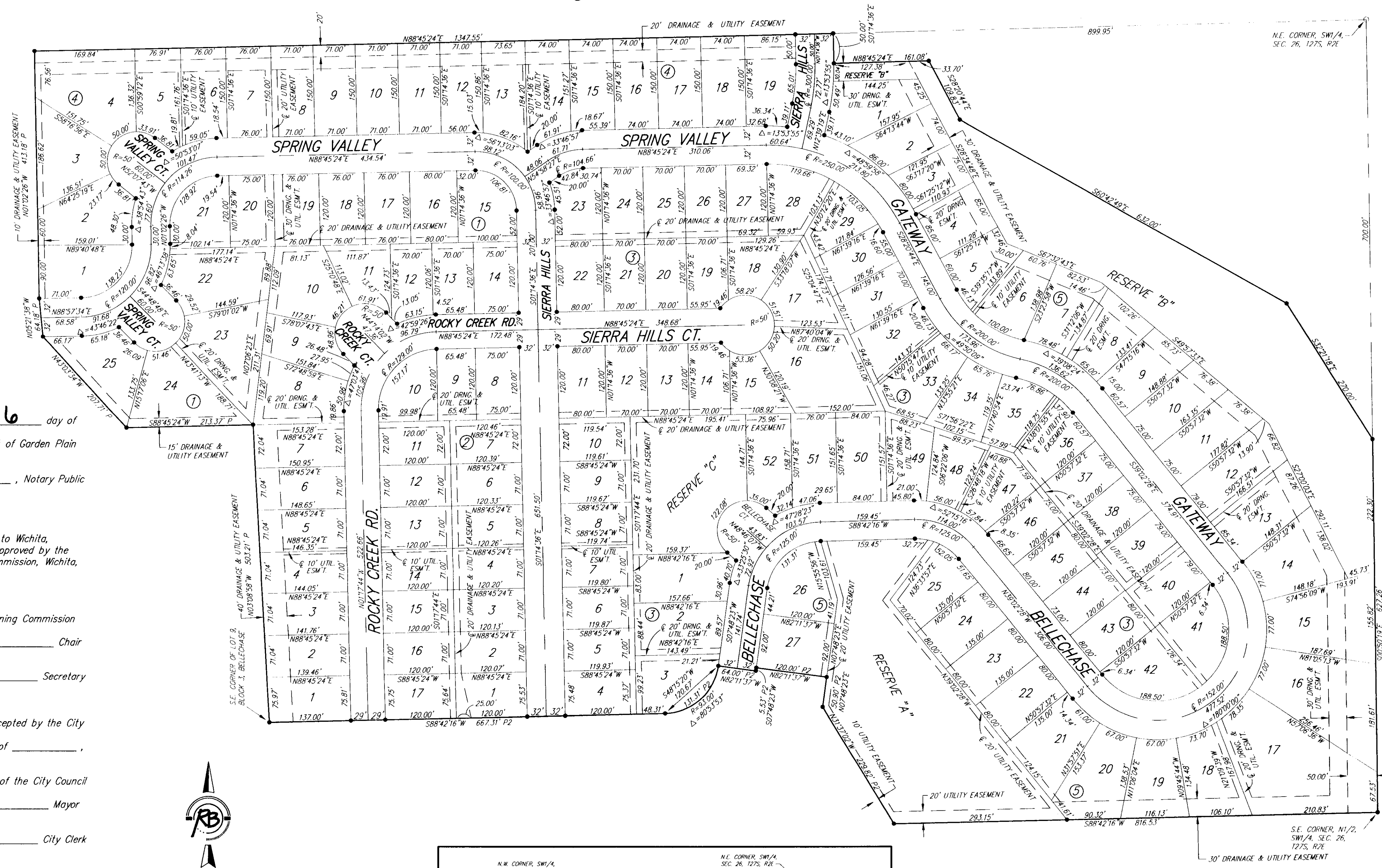
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 201__ at ___ o'clock __ M, and is duly recorded.

Register of Deeds

Bill Meek

Deputy

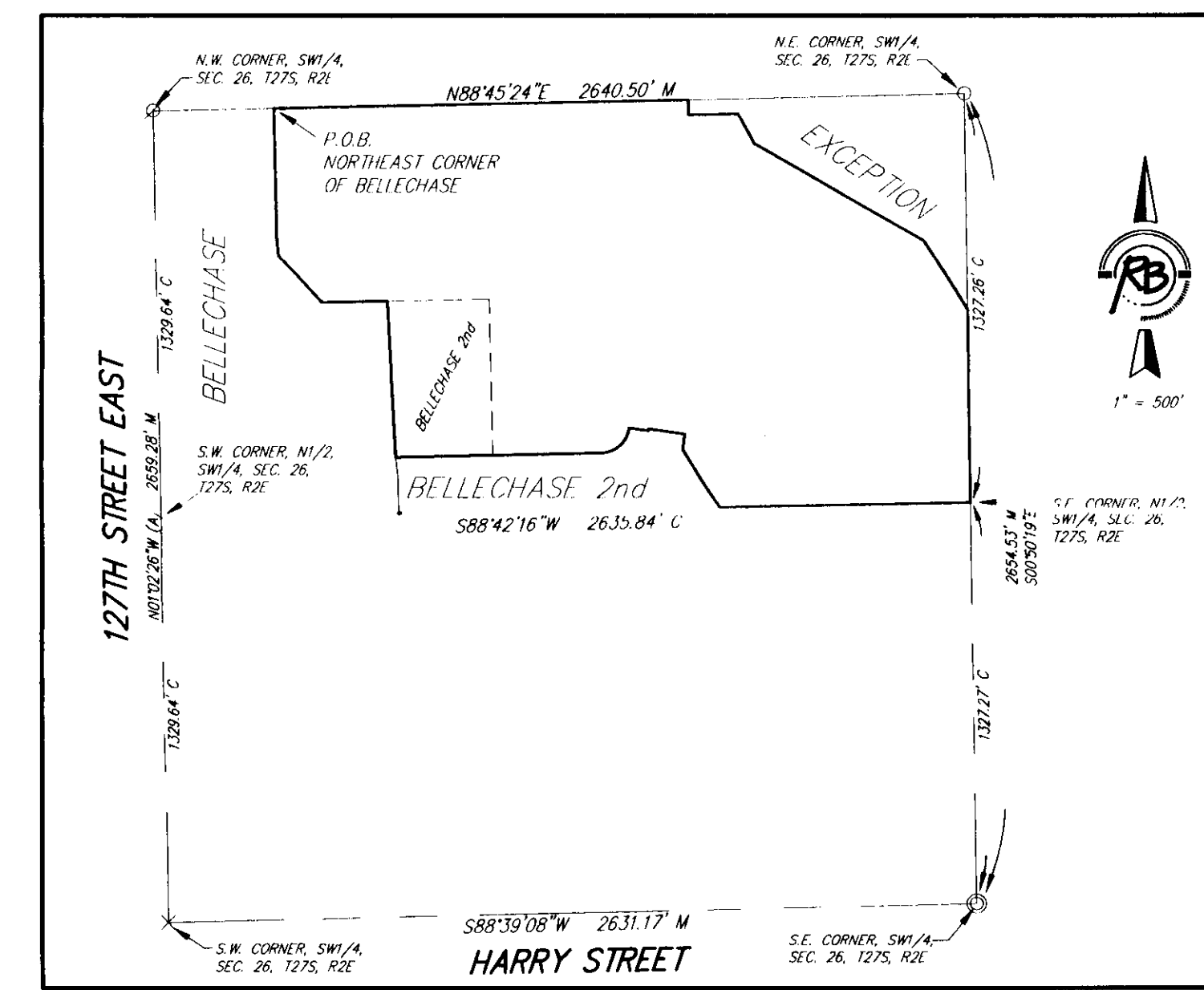
Tonya Buckingham



- C = Calculated
- M = Measured
- P = Platted (Bellechase)
- P2 = Platted (Bellechase 2nd)
- (A) = Assumed Basis of Bearings
- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- CHISELED CROSS (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND)

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF SPRING VALLEY AND HORSEBACK
ELEVATION = 1331.27 (NAVD88)

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF ALDEN AND BELLECHASE
ELEVATION = 1323.30 (NAVD88)



Block	Lot No.	Elevation (NAVD88)
5	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	1319.0
	12, 13, 14, 15, 16, 17, 18, 19, 20	1317.0
	21, 22, 23, 24, 25, 26, 27	1318.3

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE
PROJECT NO: 4018P
NOVEMBER 26, 2012