

FILE COPY
SUB 2013-48
FINAL TRACING REC'D 2-21-14

FINAL PLAT

CAMPBELL'S POND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ____ day of _____, 2014.

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest:
_____, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Entered on transfer record this ____ day of _____, 2014.

_____, County Clerk
Kelly B. Arnold, County 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 _____, 2014, at _____ o'clock ____ M; and is duly recorded.

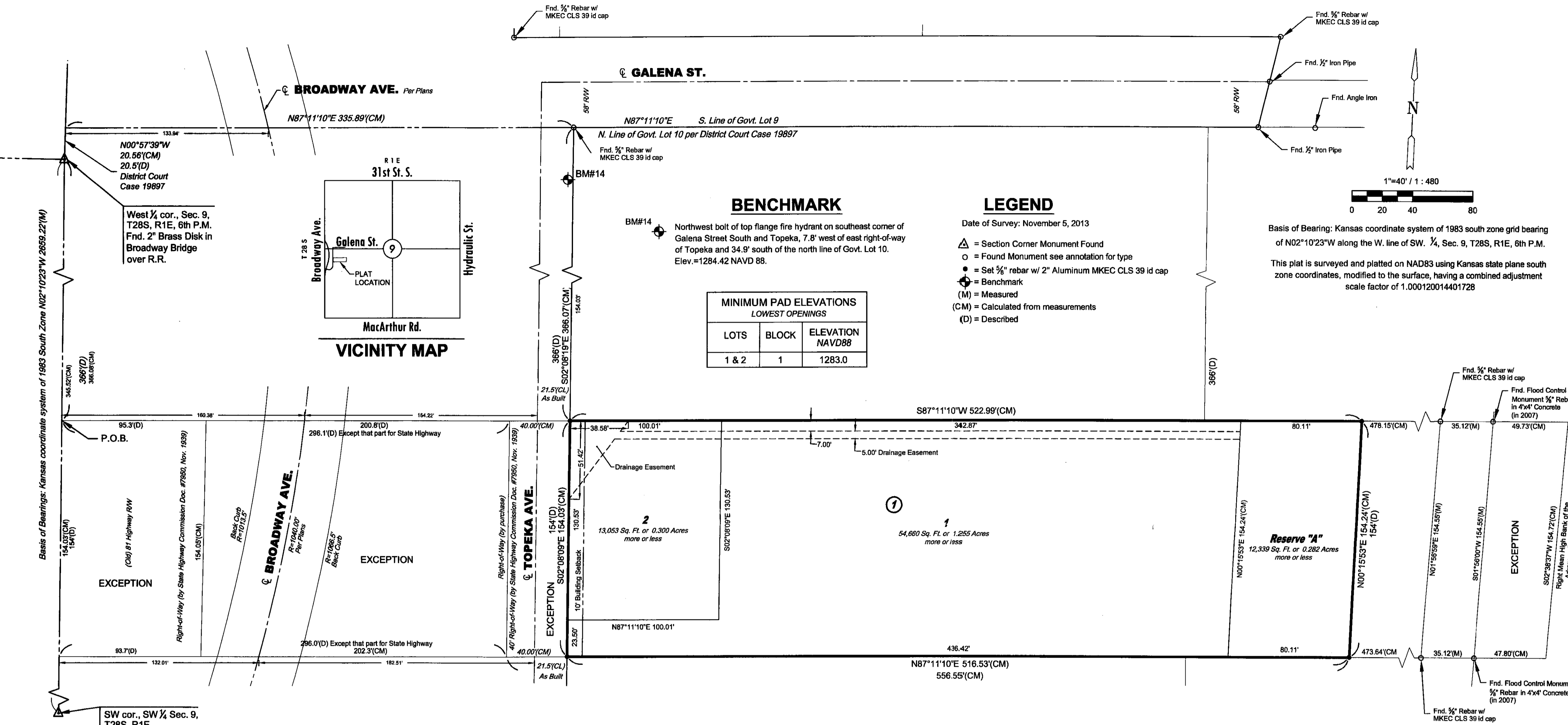
_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:
_____, Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2014.

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



BENCHMARK

Northwest bolt of top flange fire hydrant on southeast corner of Galena Street South and Topeka, 7.8' west of east right-of-way of Topeka and 34.9' south of the north line of Govt. Lot 10. Elev. = 1284.42 NAVD88.

MINIMUM PAD ELEVATIONS LOWEST OPENINGS

LOTS	BLOCK	ELEVATION NAVD88
1 & 2	1	1283.0

LEGEND

- Date of Survey: November 5, 2013
- △ = Section Corner Monument Found
 - = Found Monument see annotation for type
 - = Set 5/8" rebar w/ 2" Aluminum MKEC CLS 39 id cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (CM) = Calculated from measurements
 - (D) = Described

CERTIFICATE OF SURVEY

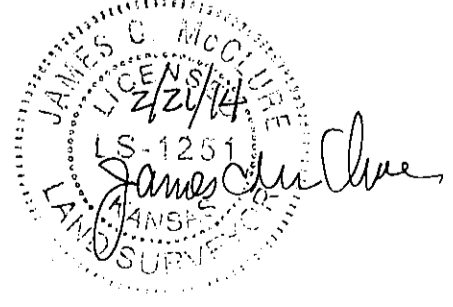
I, James C. McClure, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CAMPBELL'S POND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Reserve, the same being accurately set forth in the accompanying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

The West Half of the following described tract:
Beginning at a point on the West line of Lot 10, 366 South of the Northwest corner of Lot 10, in the Southwest Quarter of Section 9, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, as established in District Court Case No. 19897; thence South along said West line of Lot 10 a distance of 154 feet; thence East parallel with the North line of Lot 10 to the West bank of the Arkansas River; thence North along the West bank of said River to a point 366 feet south of the North line of Lot 10; thence West to the point of beginning, subject to those portions condemned for State Highway and Flood Control purposes, in Sedgwick County, Kansas, and except the West 296.9 feet of said above described parcel.

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 21ST day of FEBRUARY, 2014.

James C. McClure
James C. McClure, R.L.S. #1251
MKEC Engineering Consultants, Inc.
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 Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and a Reserve, the same to be known as "CAMPBELL'S POND ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Drainage easements for the construction and maintenance of drainage as indicated hereon, are hereby granted to and for the use of the public.

Reserve "A" is platted for drainage, landscaping, open space, recreation, irrigation, monuments, accessory structures, sidewalks, fences, walls, fountains, and uses permitted by the Zoning that are not in conflict with the conveyance of stormwater, and utilities confined by easement(s) or rights-of-way. The Reserve shall be owned and maintained by the owner of Lot 1, Block 1.

A drainage plan has been developed for this plat. All drainage easements, rights-of-ways, or 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 storm water.

Charles M. Campbell
Marilyn E. Campbell

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on 21ST day of FEBRUARY, 2014, by Charles M. Campbell and Marilyn E. Campbell, husband and wife.

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

ANN C. YBARRA
Notary Public - State of Kansas
My Appt. Expires 9-15-2017

John L. Schlegel, Secretary

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This plat of "CAMPBELL'S POND 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

Don Klausmeyer, Chair

John L. Schlegel, Secretary

