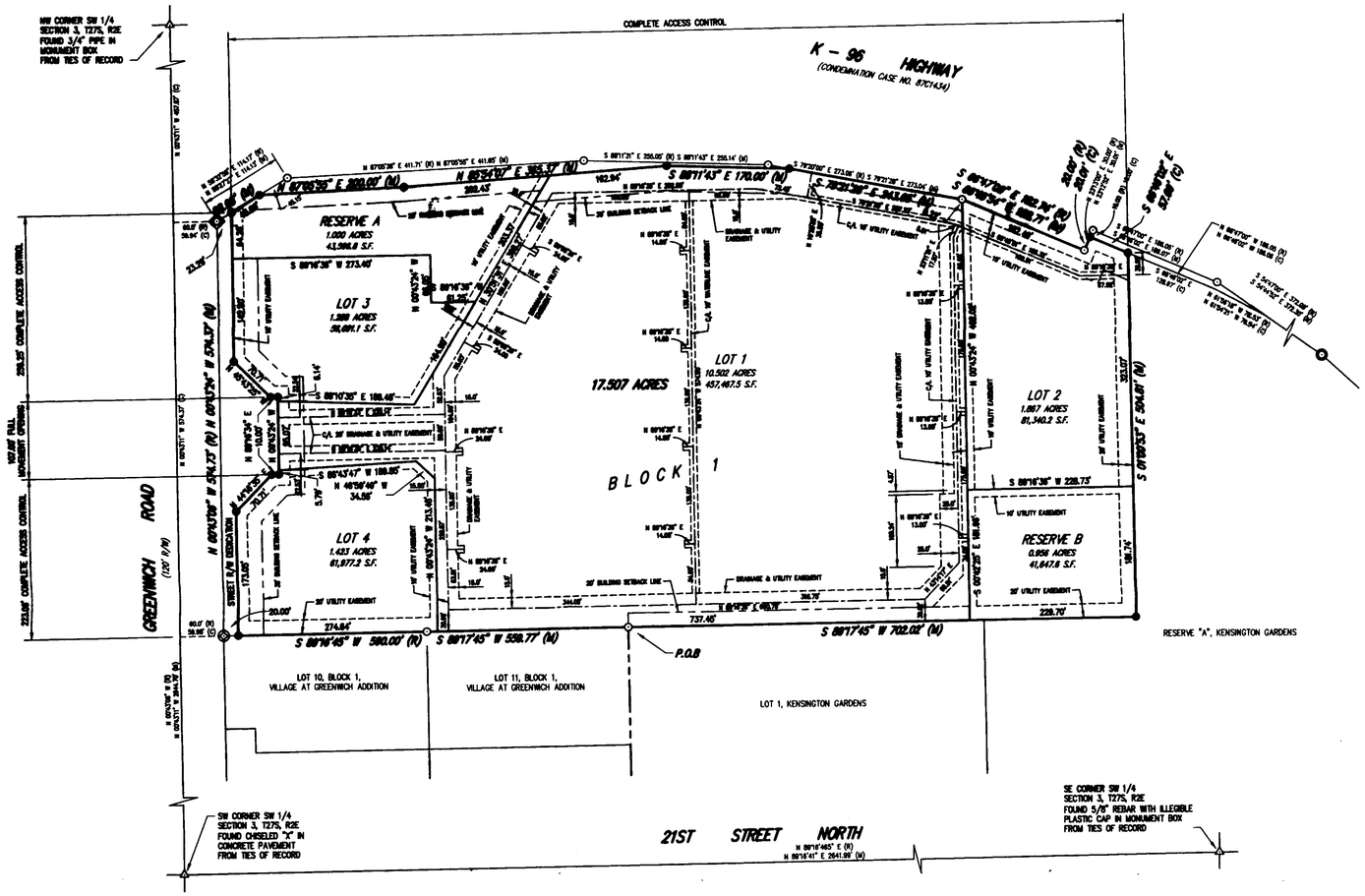
FINAL TRACING REC'D 10.16.14

FILE COPY
SUB2013-00053

FINAL PLAT

WICHITA CROSSING

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



BENCH MARKS

SITE DATUM: CHISELED SQUARE IN TOP OF CURB ON WEST END OF ISLAND 42.2 FEET NORTH AND 4.8 FEET EAST OF THE NORTHWEST CORNER OF LOT 7 AS RECORDED ON THE PLAT OF VILLAGE AT GREENWICH ADDITION AT THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS.
ELEVATION=1366.975(NGVD29)
ELEVATION=1367.46(NAVD88)

SBM-1: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 12.8 FEET SOUTH AND 14.1 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1368.92(NAVD88)

SBM-2: CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF NORTH GREENWICH ROAD 63.5 FEET NORTH AND 19.6 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION=1367.72(NAVD88)

FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0377E. EFFECTIVE DATE FEBRUARY 2, 2007.

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- ○ FOUND WITH PLASTIC CAP STAMPED "BAUGHMAN"
- FOUND WITH PLASTIC CAP STAMPED "R&S"
- ⊗ FOUND WITH PLASTIC CAP STAMPED "MKEC"
- FOUND 3/4" PIPE UNKNOWN ORIGIN
- FOUND 1/2" PIPE UNKNOWN ORIGIN
- ● SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184"
- ■ SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184" IN CONCRETE

N. NORTH
S. SOUTH
E. EAST
W. WEST
° DEGREES
' FEET OR MINUTES
" INCHES OR SECONDS
SQ. SQUARE
FT. FEET
VOL. VOLUME
PG. PAGE
O.R. OFFICIAL RECORD
C. CALCULATED
R. RECORD
M. MEASURED

N
W — Alpha Land Surveys — E
S

0 100 200

SCALE: 1"=100'
BASIS OF BEARINGS IS NAD83 GRID KANSAS SOUTH ZONE

MINIMUM PAD ELEVATIONS	
LOT NUMBER	ELEVATION
1	1372.0 (NAVD88)
2	1372.0 (NAVD88)
3	1372.0 (NAVD88)
4	1372.0 (NAVD88)

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON 23rd DAY OF September 20 14 AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

A PORTION OF RESERVE "A", KENSINGTON GARDENS, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID KENSINGTON GARDENS, THENCE SOUTH 89°17'45" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID RESERVE "A" A DISTANCE OF 559.77 FEET (560.00 FEET RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 10 AND 11, BLOCK 1, VILLAGE AT GREENWICH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 00°43'24" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD 574.37 FEET (574.73 FEET RECORD) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY; THENCE NORTH 58°27'27" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 68.98 FEET; THENCE NORTH 67°08'55" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 200.00 FEET; THENCE NORTH 85°54'07" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 365.37 FEET; THENCE SOUTH 88°11'43" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 170.00; THENCE SOUTH 79°21'28" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 243.05 FEET; THENCE SOUTH 66°46'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 182.71 FEET (182.74 FEET RECORD); THENCE NORTH 23°12'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 20.01 FEET; THENCE SOUTH 66°46'02" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 57.09 FEET; THENCE SOUTH 01°00'53" EAST 504.81 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID RESERVE "A"; THENCE SOUTH 89°17'45" WEST ALONG THE SOUTH LINE OF SAID RESERVE "A" AND THE EXTENSIONS THERBOF 702.02 FEET TO THE POINT OF BEGINNING, CONTAINING 17.507 ACRES.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.

LLOYD P. DORZWEILER, L.S. #885

LLOYD P. DORZWEILER LICENSED 885 KANSAS LAND SURVEYOR 10-8-14

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS, AND RESERVES UNDER THE NAME OF WICHITA CROSSING AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THIS PLAT SHALL CONFORM TO THE RECITALS OF THE K-96 AND GREENWICH SOUTH COMMUNITY UNIT PLAN (CUP2012-00026, DP-328).

LOTS 1, 2, 3 AND 4, BLOCK 1, ARE REQUIRED TO ADHERE TO THE MINIMUM PAD ELEVATIONS AS SHOWN ON THE "MINIMUM PAD ELEVATIONS" TABLE.

THE UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

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

ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

RESERVES A AND B ARE PLATTED FOR STORMWATER DETENTION, LANDSCAPING, AND IRRIGATION. RESERVES A AND B SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER'S ASSOCIATION.

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

SF-WICHITA-I, L.P.

BY: SF-WICHITA GP, LLC, GENERAL PARTNER OF SF-WICHITA-I, L.P.

R. ERIC SEITZ, PRESIDENT OF SF-WICHITA GP, LLC

NOTARY CERTIFICATE

STATE OF ~~TEXAS~~ KANSAS COUNTY OF ~~COLLIN~~ SEDGWICK } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF October, 2014, BY R. ERIC SEITZ, PRESIDENT OF SF-WICHITA GP, LLC.

, NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-6-14

LYNETTE S. RUDKIN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 12-6-14

MORTGAGE CERTIFICATE

INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DOES HEREBY CONSENT TO THE PLAT OF WICHITA CROSSING AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

INTRUST BANK, N.A.

DAN JONES, COMMERCIAL REAL ESTATE LENDING RELATIONSHIP MANAGER

STATE OF KANSAS, COUNTY OF SEDGWICK } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF October, 2014, DAN JONES, COMMERCIAL REAL ESTATE LENDING RELATIONSHIP MANAGER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

, NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/6/14

LYNETTE S. RUDKIN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 12-6-14

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, CITY OF WICHITA } SS:

THIS PLAT OF WICHITA CROSSING AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 20___.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

MATTHEW J. GOOLSBY, CHAIR

JOHN L. SCHIEGEL, SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, CITY OF WICHITA } SS:

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 20___.

CARL BREWER, MAYOR

KAREN SUBLETT, CITY CLERK

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____.

KELLY B. ARNOLD, COUNTY CLERK

REGISTER OF DEEDS

STATE OF KANSAS, CITY OF WICHITA } SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ (A.M.) (P.M.), ON THIS _____ DAY OF _____, 20____.

BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY } SS:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISION. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

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

Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE:	09/18/2013	PLOT DATE:	10/08/2014
DRAWN BY:	RDB	PROJ. NO.:	13-0000P
CHECKED BY:	LPD	SHEET	1 OF 1