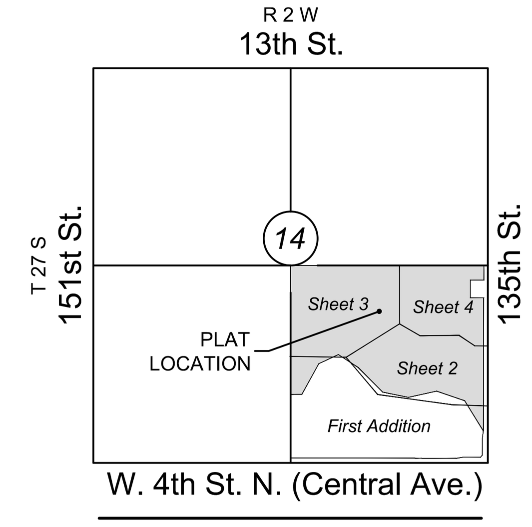
FINAL PLAT

COURTYARDS AT JACOBS FARM SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

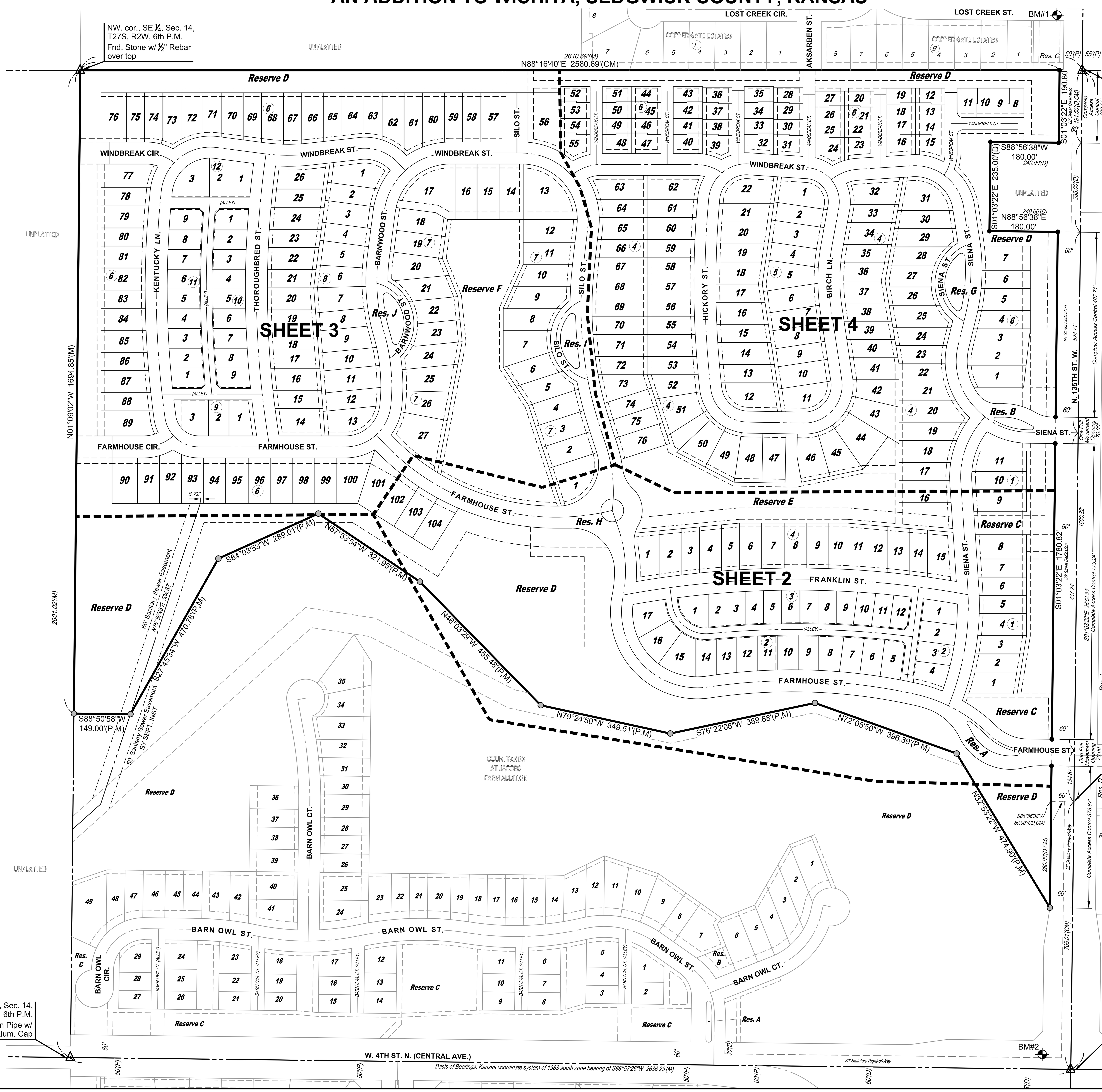
MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT(S) *inclusive*	BLOCK	ELEVATION *NAVD 88*
1	1	1353.6
4	2	1354.0
5	2	1354.2
6-7	2	1354.3
8	2	1354.4
9	2	1355.2
10	2	1355.4
11	2	1356.4
12	2	1356.9
13	2	1357.1
14	2	1357.3
15-16	2	1357.7
8-12	6	1352.0
89-90	6	1363.6
91	6	1363.4
92	6	1363.1
93	6	1361.8
94	6	1361.5
95	6	1361.0
96	6	1360.7
97	6	1360.1
98	6	1359.8
99-104	6	1358.5
Reserve D (between Lot 17, Block 2 and Lot 104, Block 6)		1359.0

FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

NOTE:

This plat of "Courtyards at Jacobs Farm Second" is subject to the conditions of the Planned Unit Development PUD No. 107. The platted building setbacks are established with the PUD or as shown hereon.



LEGEND

Date of Survey: June 2022

- △ = Section Corner Monument Found
- ◎ = Found ⅝" rebar w/ MKEC CLS 39 id. cap
- ● = Set ⅝" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- *1* = Lot
- (1) = Block
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°57'26"W on the south line of Southeast Quarter, Section 14, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas. 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 1.00012001440

MICHAEL E. SMALL LICENSED PS-1390 KANSAS PROFESSIONAL SURVEYOR

BENCHMARKS

BM#1 Nail in top of curb, south side of Lost Creek Road near northwest corner of inlet, 56 feet west and 145 feet north of Northeast Corner of SE ¼, Sec. 14, T27S, R2W Elev.=1351.54 NAVD88

BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 77 feet west and 36 feet north of Southeast Corner of SE ¼, Sec. 14, T27S, R2W Elev.=1349.14 NAVD88

MKEC
Wichita, KS • 316.684.9600

Courtyards at Jacobs Farm Second Addition (SUB2024-00006)