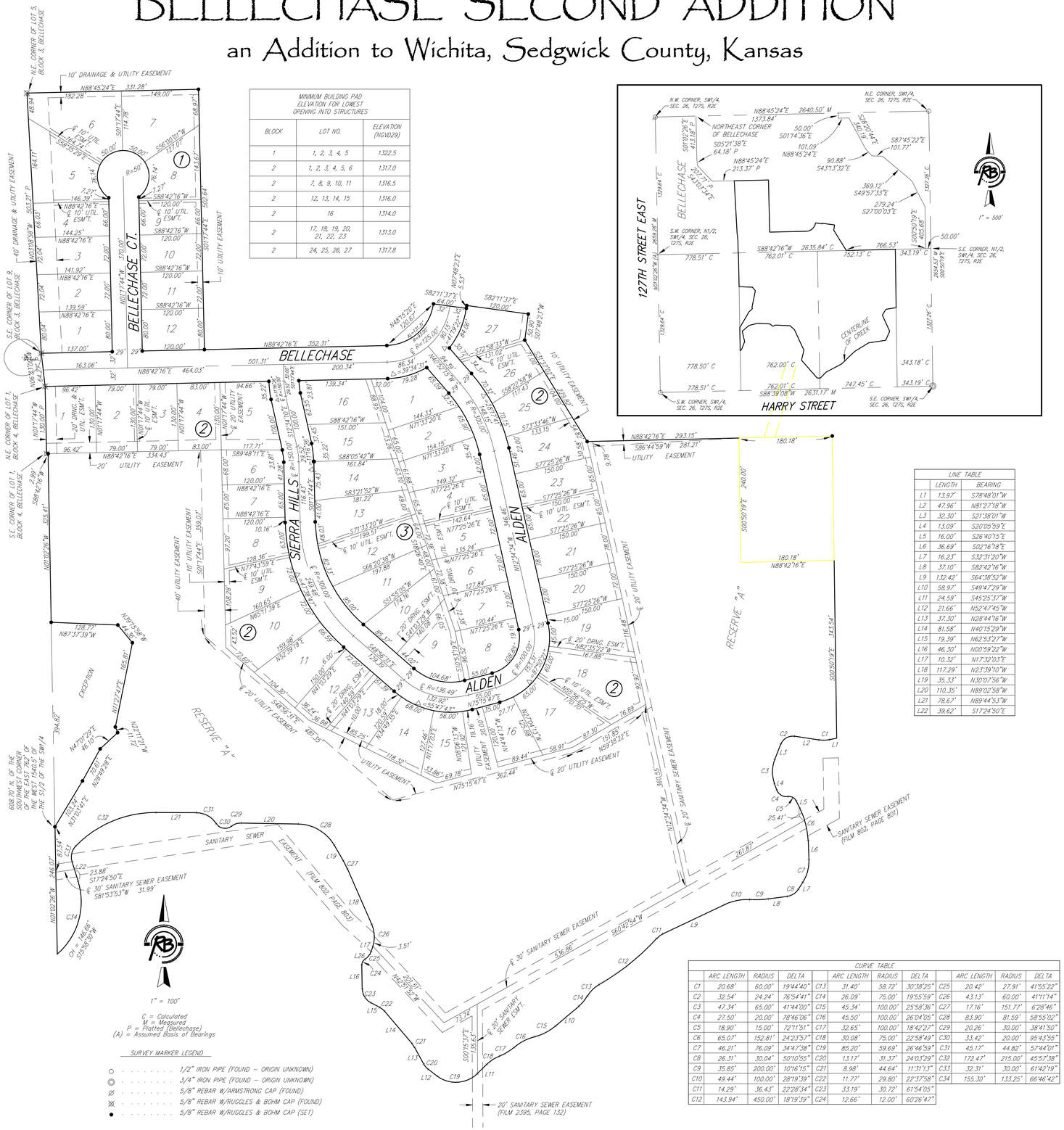
BELLECHASE SECOND ADDITION

an Addition to Wichita, Sedgwick County, Kansas



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NGVD29)
1	1, 2, 3, 4, 5	1322.5
2	1, 2, 3, 4, 5, 6	1317.0
2	7, 8, 9, 10, 11	1316.5
2	12, 13, 14, 15	1316.0
2	16	1314.0
2	17, 18, 19, 20, 21, 22, 23	1313.0
2	24, 25, 26, 27	1317.8

LINE TABLE		
	LENGTH	BEARING
L1	13.97'	S78°48'01"W
L2	47.96'	N81°27'18"W
L3	32.30'	S21°38'01"W
L4	13.09'	S20°05'59"E
L5	16.00'	S26°40'15"E
L6	36.69'	S02°16'18"E
L7	16.23'	S32°31'20"W
L8	37.10'	S82°42'16"W
L9	132.42'	S64°38'52"W
L10	58.97'	S49°47'29"W
L11	24.59'	S45°25'37"W
L12	21.66'	N52°47'45"W
L13	37.30'	N28°44'16"W
L14	81.58'	N40°15'29"W
L15	19.39'	N62°53'27"W
L16	46.30'	N00°59'22"W
L17	10.32'	N17°32'03"E
L18	117.29'	N23°39'10"W
L19	35.33'	N30°07'56"W
L20	110.35'	N89°02'58"W
L21	78.67'	N89°44'53"W
L22	39.62'	S17°24'50"E

CURVE TABLE											
	ARC LENGTH	RADIUS	DELTA		ARC LENGTH	RADIUS	DELTA		ARC LENGTH	RADIUS	DELTA
C1	20.68'	60.00'	19°44'40"	C13	31.40'	58.72'	30°38'25"	C25	20.42'	27.91'	41°55'22"
C2	32.54'	24.24'	76°54'41"	C14	26.09'	75.00'	19°55'59"	C26	43.13'	60.00'	41°11'14"
C3	47.34'	65.00'	41°44'00"	C15	45.34'	100.00'	25°58'36"	C27	17.16'	151.77'	6°28'46"
C4	27.50'	20.00'	78°46'06"	C16	45.50'	100.00'	26°04'05"	C28	83.90'	81.59'	58°55'02"
C5	18.90'	15.00'	72°11'51"	C17	32.65'	100.00'	18°42'27"	C29	20.26'	30.00'	38°41'50"
C6	65.07'	152.81'	24°23'57"	C18	30.08'	75.00'	22°58'49"	C30	33.42'	20.00'	95°43'55"
C7	46.21'	76.09'	34°47'38"	C19	85.20'	59.69'	26°46'59"	C31	45.17'	44.82'	57°44'01"
C8	26.31'	30.04'	50°10'55"	C20	13.17'	31.37'	24°03'29"	C32	172.47'	215.00'	45°57'38"
C9	35.85'	200.00'	10°16'15"	C21	8.98'	44.64'	11°31'13"	C33	32.31'	30.00'	61°42'19"
C10	49.44'	100.00'	28°19'39"	C22	11.77'	29.80'	22°37'58"	C34	155.30'	133.25'	66°46'42"
C11	14.29'	36.43'	22°28'34"	C23	33.19'	30.72'	61°54'05"				
C12	143.94'	450.00'	18°19'39"	C24	12.66'	12.00'	60°26'47"				

SURVEY MARKER LEGEND

- ○ . . . . . 1/2" IRON PIPE (FOUND – ORIGIN UNKNOWN)
- ◎ . . . . . 3/4" IRON PIPE (FOUND – ORIGIN UNKNOWN)
- Ø . . . . . 5/8" REBAR W/ARMSTRONG CAP (FOUND)
- ⊠ . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND)
- ● . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

ON-SITE BENCH MARK: RAILROAD SPIKE IN SOUTH FACE OF POWER POLE 79' SOUTH SOUTHEAST OF THE WEST QUARTER CORNER OF SEC. 26, T27S, R2E
ELEVATION = 1337.46 (NGVD29)

DWG FILE: SURVEY BASE
PROJECT NO. 3163P
APRIL 24, 2008

State of Kansas)
Sedgwick County) SS

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 SECOND 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:

That part of the N1/2, SW1/4, Sec. 26, T27S, R2E of the 6th P.M., Sedgwick County, Kansas described as beginning at the N.W. corner of said N1/2; thence N88°45'24"E along the north line of said N1/2, 1766.84 feet; thence S01°14'36"E, 50.00 feet; thence N88°45'24"E, parallel with said north line, 101.09 feet; thence S28°20'44"E, 340.19 feet; thence S43°13'32"E, 90.88 feet; thence S87°45'22"E, 101.77 feet; thence S49°57'33"E, 369.12 feet; thence S27°00'03"E, 279.24 feet to a point 50.00 feet West of the east line of said N1/2; thence S00°50'19"E, parallel with said east line, 405.68 feet to the south line of said N1/2; thence S88°42'16"W along said south line, 2585.83 feet to the S.W. corner of said N1/2; thence N01°02'26"W along the west line of said N1/2, 1329.64 feet to the place of beginning. EXCEPT that part platted as Bellechase, An Addition to Wichita, Sedgwick County, Kansas, AND EXCEPT that part described as beginning at the northeast corner of said addition; thence N88°45'24"E along said north line, 1373.84 feet; S01°14'36"E, 50.00 feet; thence N88°45'24"E, parallel with said north line, 101.09 feet; thence S28°20'44"E, 340.19 feet; thence S43°13'32"E, 90.88 feet; thence S87°45'22"E, 101.77 feet; thence S49°57'33"E, 369.12 feet; thence S27°00'03"E, 279.24 feet to a point 50.00 feet West of the east line of said N1/2; thence S00°50'19"E, parallel with said east line, 405.68 feet to the south line of said N1/2; thence S88°42'16"W along said south line, 766.53 feet; thence N31°37'02"W, 229.82 feet; thence N07°48'23"E, 50.90 feet; thence N82°11'37"W, 120.00 feet; thence S07°48'23"W, 5.53 feet; thence N82°11'37"W, 64.00 feet to a 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; thence southwesterly along said curve a distance of 131.31 feet to a point of tangency of said curve; thence S88°42'16"W, 352.31 feet; thence N01°17'44"W, 502.64 feet; thence S88°45'24"W, parallel with said north line, 331.28 feet to the northeast corner of Lot 5, Block 3, in said addition; thence S88°45'24"W along the north line of said Lot 5, 213.37 feet to the northwest corner of Lot 4, Block 3, in said addition; thence N43°03'34"W along the northeast line of said Lot 4, 207.71 feet to the northeast corner of Lot 1, Block 3, in said addition; thence N05°21'38"W, 64.18 feet to the southeast corner of Lot 9, Block 2, in said addition; thence N01°02'26"W, 413.18 feet to the place of beginning.

The east 762 feet of the west 1540.5 feet of the S1/2 of the SW1/4 of Sec. 26, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, lying north of the centerline of the creek, EXCEPT that part described as: Commencing at the S.W. corner of said east 762 feet; thence North on the west line of said east 762 feet, with an assumed bearing of N00°32'58"W, a distance of 608.70 feet to the point of beginning; thence N00°32'58"W, a distance of 394.82 feet; thence S87°08'11"E, a distance of 128.77 feet; thence S38°46'30"E, a distance of 44.36 feet; thence S11°57'15"W, a distance of 165.81 feet; thence S21°41'53"E, a distance of 11.72 feet; thence S47°30'57"W, a distance of 46.10 feet; thence S29°18'56"W, a distance of 70.61 feet; thence S31°33'22"W, a distance of 103.23 feet to the point of beginning.

The S1/2 of the SW1/4 of Sec. 26, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, EXCEPT the east 343.18 feet thereof; AND EXCEPT the west 1540.5 feet thereof; AND EXCEPT that part south of the centerline of the creek.

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

Ruggles & Bohm, P.A.

Land Surveyor
Thomas C. Ruggles

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, a Reserve and Streets, to be known as "BELLECHASE SECOND ADDITION", an Addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserved for irrigation, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, lakes, drainage, drainage structures, and utilities confined to easements. The Reserve is to be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

BELLECHASE DEVELOPMENT L.L.C.

President
Stephen G. Miller

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 2008, by Stephen G. Miller, President, on behalf of BELLECHASE DEVELOPMENT L.L.C.

Notary Public

My appointment expires _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BELLECHASE SECOND ADDITION", an Addition to Wichita, Sedgwick County, Kansas, this _____ day of _____, 2008.

Garden Plain State Bank

President
Patrick F. Walden

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 2008, by Patrick F. Walden, President of Garden Plain State Bank on behalf of the Bank.

Notary Public

My appointment expires _____

This plat of "BELLECHASE SECOND 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 _____, 2008.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Darrell Downing

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 _____, 2008.

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 _____, 2008.

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

Entered on transfer record this _____ day of _____ , 2008.

County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2008, at _____ o'clock ____ M, and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Tonya Buckingham

Ruggles & Bohm, P.A.
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