

Steeple Bay Addition (SUB2017-00041)

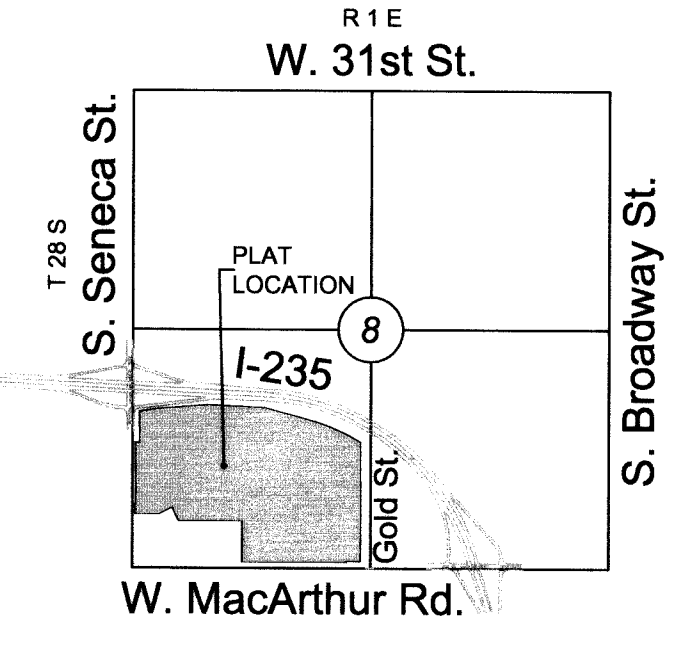
FINAL PLAT

STEEPLE BAY ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

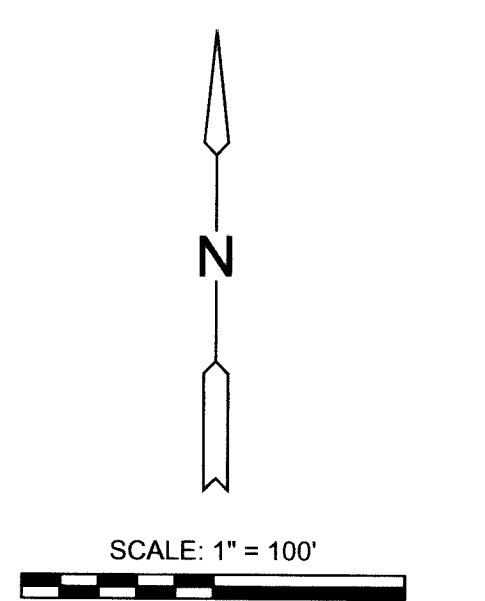
BENCHMARKS

- BM#1 North rim of sanitary sewer manhole on west side of Gold Street, 700 feet north of the intersection of Gold Street and MacArthur Road. 15 feet north of the north edge of access drive going west into mobile home park. 70 feet west of the west edge of Gold Street. Manhole top is 2.5 feet above existing ground. Elev.=1280.01 NAVD88
- BM#2 North rim of sanitary sewer manhole on east side of Seneca Street, 700 feet north of the intersection of Seneca Street and MacArthur Road. 5 feet north of the north edge of driveway. 25 feet east of the west edge of Seneca Street. Elev.=1278.68 NAVD88



VICINITY MAP

LOTS	BLOCK	ELEVATION
LOWEST OPENINGS		
inclusive NAVD 88		
1 - 7	1	1283.0
8 - 11	1	1282.0
1	2	1282.0
1 - 2	3	1282.0
1 - 5	4	1282.0



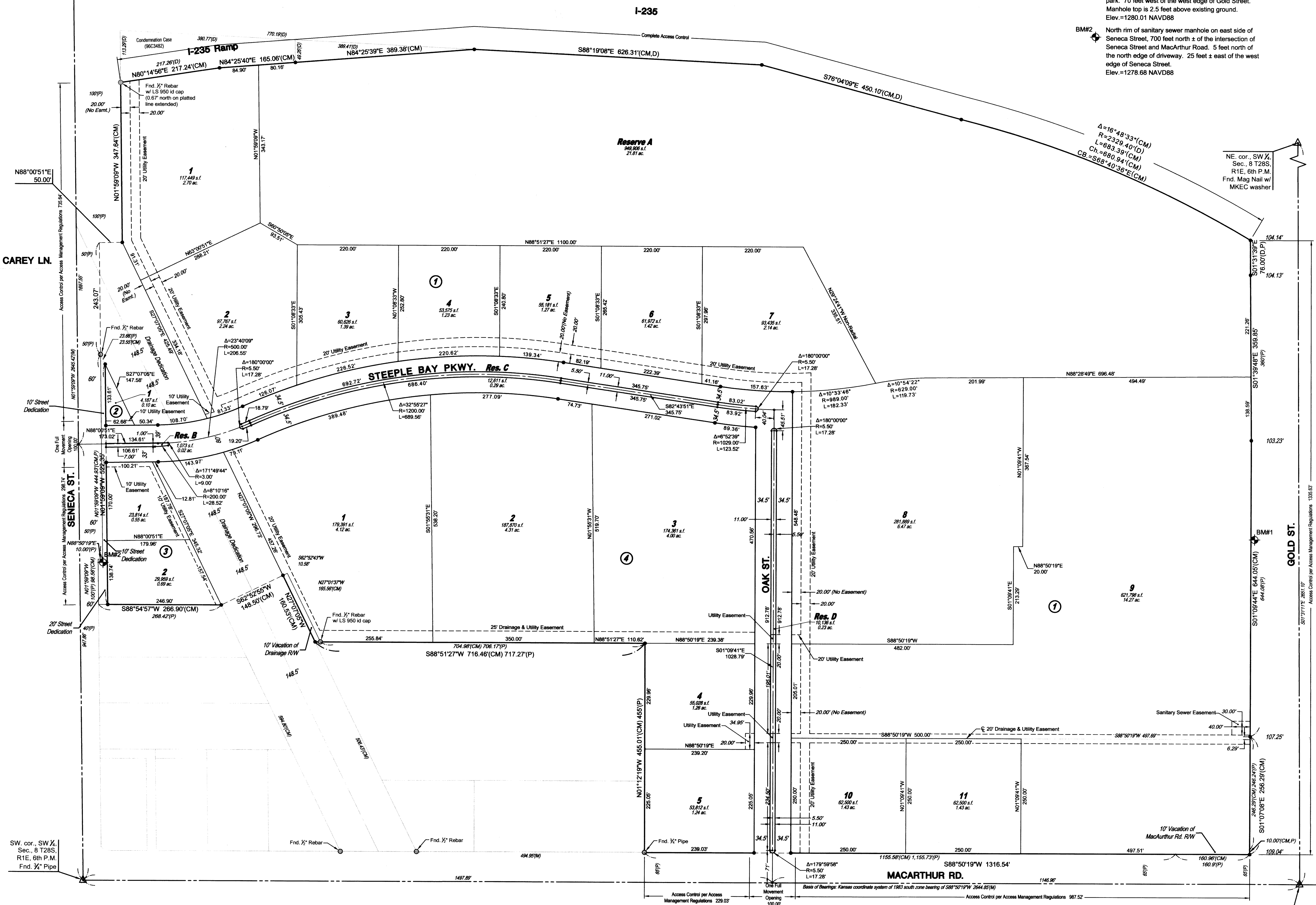
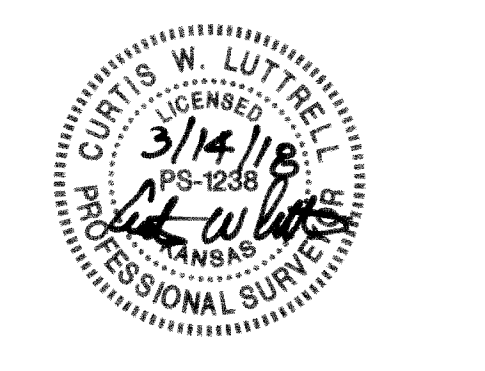
SCALE: 1" = 100'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°50'19"W on the south line of the Southwest Quarter, Section 8, Township 28 South, Range 1 East of the 6th Principal Meridian.

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 1.000120014401728

LEGEND

- Date of Survey: 9/1/2017
- △ = Section Corner Monument Found
 - = Found monument (see annotation for type)
 - = Set 3/8" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
 - ⊕ = Benchmark
 - (M) = Measured
 - (D) = Described
 - (P) = Platted
 - (CM) = Calculated from Measurement
 - (CD) = Calculated from Described
 - 1 = Lot
 - ① = Block



SW. cor., SW 1/4, Sec. 8 T28S, R1E, 6th P.M. Frnd. 3/4" Pipe

SE. cor., SW 1/4, Sec. 8 T28S, R1E, 6th P.M. Frnd. 3/4" Pipe

1/2

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "STEEPLE BAY ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within: Lots 1 and 2, Beevers Addition, Wichita, Sedgwick County, Kansas, AND ALSO, the adjoining 10.00 feet of MacArthur Road right-of-way south of said Lots 1 and 2; TOGETHER WITH, Lot 1, Block A, Lots 4 and 5, Block B, and Exchange Place, Halford Homesites, Sedgwick County, Kansas, TOGETHER WITH, Lots 1, 2, 3, and 4, Don Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lot 1, Block A, AND ALSO, all of Exchange Place street right-of-way, AND ALSO, all of a 10 foot Drainage Dedication, platted within Pacesetter Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lot 1, EXCEPT that portion taken for highway in Case No. 96C3482, and Lot 2, Burnworth-Sampson Addition to Wichita, Kansas, TOGETHER WITH, Lot 3, Thompsons Acres, Sedgwick County, Kansas, TOGETHER WITH, Lot 1, AND ALSO, all of the drainage right-of-way, platted within Jerry Elliott Addition, Wichita, Kansas, TOGETHER WITH, Lot 1, AND ALSO, all of the drainage right-of-way, platted within Willie Mae Addition, Wichita, Kansas, TOGETHER WITH,

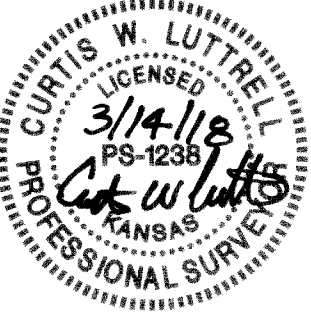
A portion of the Riverside Drainage District Right-of-Way in Case No. 72947, lying within the Southwest Quarter, Section 8, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, said portion being that part adjoining and abutting the following tracts of land: The east line of said Lot 1, Willie Mae Addition; the east line of said Lot 1, Jerry Elliott Addition, the west line of said Pacesetter Addition, and the west line of said Burnworth Sampson Addition.

Said contiguous tract of land being more particularly described as follows: BEGINNING at the northeast corner of said Lot 1, Beevers Addition, being coincident with the southeast corner of said Lot 1, Block A, Pacesetter Addition; thence along an extended east line of said Lot 1, Beevers Addition, a Kansas coordinate system of 1983 south zone bearing of S01°07'08"E, 256.29 feet to a point lying 65.00 feet north of the south line of the Southwest Quarter, Section 8, Township 28 South, Range 1 East, of the Sixth Principal Meridian; thence parallel with and 65.00 feet north of said south line, S88°50'19"W, 160.96 feet to the extended west line of Lot 2, said Beevers Addition, being coincident with the southeast corner of said Lot 1, Block A, Halford Homesites; thence along the north right-of-way line of MacArthur Road and along the south lines of said Halford Homesites, said Don Addition, and said Pacesetter Addition, S88°50'19"W, 1155.58 feet to the southwest corner said Lot 1, Block A, Pacesetter Addition; thence along the westerly line of said Lot 1, Block A, Pacesetter Addition, N01°12'19"W, 455.01 feet; thence along the extended southerly line of said Lot 1, Block A, Pacesetter Addition, S88°51'27"W, 716.46 feet to a point on the west line of a 10 foot drainage dedication as platted on said Pacesetter Addition; thence along said 10 foot drainage dedication parallel with and 10 feet west of the west line of said Lot 1, Block A, Pacesetter Addition, N27°07'05"W, 160.56 feet; thence S62°52'55"W, 148.50 feet to the southeast corner of said Lot 3, Thompsons Acres; thence along the south line of said Lot 3, Thompsons Acres, S88°54'57"W, 266.90 feet to the southwest corner of said Lot 3, Thompsons Acres, also being a point on the east right-of-way line of Seneca Street; thence along said east right-of-way line for the next three courses, and along the west line of said Lot 3, Thompsons Acres, N01°59'09"W, 98.56 feet to the northwest corner of said Lot 3, Thompsons Acres; thence along the north line of said Lot 3, Thompsons Acres, N88°50'19"E, 10.00 feet to the southwest corner of said Lot 1, Jerry Elliott Addition; thence along the extended west line of said Lot 1, Jerry Elliott Addition and said Lot 1, Willie Mae Addition, N01°59'09"W, 688.00 feet; thence N88°00'51"E, 50.00 feet to a point on the west line of said Lot 1, Burnworth-Sampson Addition, being coincident with said east right-of-way line of Seneca Street; thence along said west line and east right-of-way line, N01°59'09"W, 347.64 feet to a point on a south right-of-way line of Interstate 235 established by Condemnation Case No. 96C3482; thence along said south right-of-way line for the next four courses, N80°14'56"E, 217.24 feet; thence N84°25'40"E, 165.06 feet; thence N84°25'39"E, 389.38 feet; thence S88°19'08"E, 626.31 feet to a point on the north line of said Lot 1, Burnworth-Sampson Addition, being common to said south right-of-way line of Interstate 235 established by Condemnation Case A-76777; thence along said north line and south right-of-way line for the next two courses, S76°04'09"E, 450.10 feet to a point on a non-tangent curve to the right, said curve having a radius of 2329.40 feet, a central angle of 16°48'33", a chord bearing of S68°40'36"E, and a chord distance of 680.94 feet; thence along said non-tangent curve to the right, 683.39 feet to the northeast corner of said Lot 1, Burnworth-Sampson Addition, being coincident with a point on the west right-of-way line of Gold Street; thence along said west right-of-way line for the next four courses, and along the east line of said Lot 1, Burnworth-Sampson Addition, S01°31'39"E, 76.00 feet to the northeast corner of said Lot 2, Burnworth-Sampson Addition; thence along the east line of said Lot 2, Burnworth-Sampson Addition, S01°39'48"E, 359.85 feet to the southeast corner of said Lot 2, Burnworth-Sampson Addition, being coincident with the northeast corner of said Lot 1, Block A, Pacesetter Addition; thence along the east line of said Lot 1, Block A, Pacesetter Addition, S01°09'44"E, 644.05 feet to the southeast corner of said Lot 1, Block A, Pacesetter Addition, being coincident with the northeast corner of said Lot 1, Beevers Addition being the POINT OF BEGINNING.

All streets, easements, rights-of-way, building setbacks, access controls; together with an Access Easement recorded on Film 640, Page 856; together with an Easement for sewer and all other public utilities recorded on Film 468, Page 916; together with a Contingent Dedication recorded on Film 1216, Page 655; together with a Public Utility Easement recorded on Film 2636, Page 1277; together with an Easement for sewer pipes and sewer system recorded on Film 546, Page 421; 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 14 day of March, 2018.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
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 Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "STEEPLE BAY ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body.

All abutters rights of access to or from Seneca Street over and across the west line of STEEPLE BAY ADDITION, are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon plus additional full and/or right turn only openings are permitted as per per the Access Management Regulations. All abutters rights of access to or from MacArthur Road over and across the south line of STEEPLE BAY ADDITION, are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon plus additional full and/or right turn only openings are permitted as per per the Access Management Regulations. All abutters rights of access to or from Gold Street over and across the east line of STEEPLE BAY ADDITION, are hereby granted to the appropriate governing body, provided however, full and/or right turn only openings are permitted as per per the Access Management Regulations. All abutters rights of access to or from I-235 over and across the north line of property are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and 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 stormwater. Lots 1-11 (inclusive), Block 1, Lot 1, Block 2, Lots 1 and 2, Block 3, and Lots 1-5 (inclusive), Block 4 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon (Page 1 of 2).

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross-lot drainage, and utilities confined by easement (platted or otherwise separate instrument). Reserves A is also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserves B, C, and D are also platted for cross access in various locations. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat shall comply with the recitals of the Steeple Bay Community Unit Plan (DP-345) on file at the Wichita-Sedgwick County Planning Department.

FINAL PLAT
STEEPLE BAY ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OWNER'S CERTIFICATE (cont.)

As to Lots 8 and 9, Block 1, as shown hereon

CW1, LLC,
a Delaware limited liability company

By: Triple Crown Realty Trust, LLC,
a Kansas limited liability company, Manager

Daniel C. Schulte, Manager

STATE OF KANSAS, JOHNSON COUNTY) ss:
This instrument was acknowledged before me on 19th day of March, 2018, by Daniel C. Schulte, Manager of Triple Crown Realty Trust, LLC, a Kansas limited liability company, as Manager of CW1, LLC, a Delaware limited liability company.

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



Notary Public: Amanda Klaus
print name
My Term Expires: 8/5/2021

CW Land, LLC,
a Delaware limited liability company

By: Triple Crown Realty Trust, LLC,
a Kansas limited liability company, Manager

Daniel C. Schulte, Manager

STATE OF KANSAS, JOHNSON COUNTY) ss:
This instrument was acknowledged before me on 19th day of March, 2018, by Daniel C. Schulte, Manager of Triple Crown Realty Trust, LLC, a Kansas limited liability company, as Manager of CW Land, LLC, a Delaware limited liability company.

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



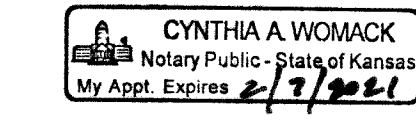
Notary Public: Amanda Klaus
print name
My Term Expires: 8/5/2021

Riverside Drainage District of Sedgwick County, Kansas

Ronald Tracy, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on 20 day of March, 2018, by Ronald Tracy, President of Riverside Drainage District of Sedgwick County, Kansas.

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



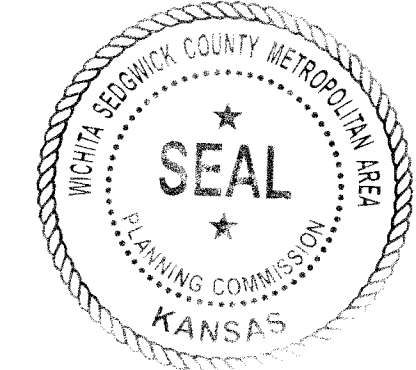
Notary Public: Cynthia A. Womack
print name
My Term Expires: February 7, 2021

PLANNING COMMISSION CERTIFICATE

This plat of "STEEPLE BAY ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this 4th day of January, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



Joseph A. Johnson, Chairman

Attest:

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 10 day of April, 2018.

At the direction of the City Council.

Jeff Cornwall, Mayor

Attest:

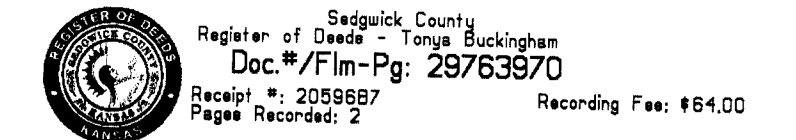
Karen Sublett, City Clerk

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 23 day of April, 2018, at 2:33:05 P.M. and is duly recorded.

Tonya E. Buckingham, Register of Deeds



Attest:

Judy J. Paget, Deputy

Cashier: KVENATOR Authorized By: Tonya E. Buckingham
Date Recorded: 04/23/2018 02:33:05 PM

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 23rd day of April, 2018.

Kelly B. Arnold, County Clerk



COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this 26th day of March, 2018.



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

Steeple Bay Addition (SUB2017-00041)

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