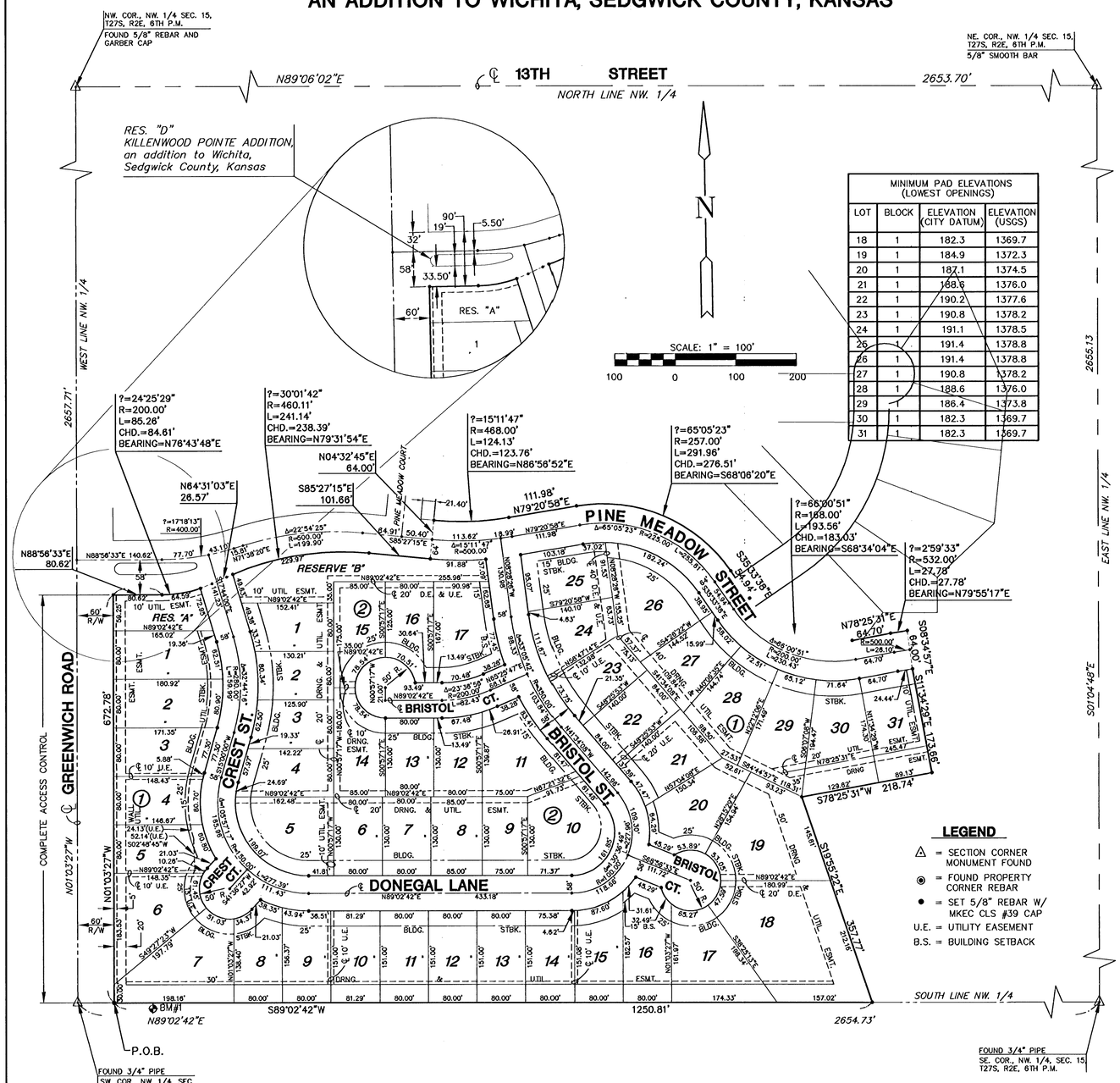
BENCHMARKS

BM#1 – C.O.W. disk, 48' East of and 4' South of the Southwest corner of the Northwest Quarter, Sec. 15, T27S, R2E.
ELEV.=1389.18 msl
201.78 city datum

FINAL PLAT
PINE MEADOW ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
18	1	182.3	1369.7
19	1	184.9	1372.3
20	1	187.1	1374.5
21	1	188.6	1376.0
22	1	190.2	1377.6
23	1	190.8	1378.2
24	1	191.1	1378.5
25	1	191.4	1378.8
26	1	191.4	1378.8
27	1	190.8	1378.2
28	1	188.6	1376.0
29	1	186.4	1373.8
30	1	182.3	1369.7
31	1	182.3	1369.7

LEGEND
- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- ● = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- U.E. = UTILITY EASEMENT
- B.S. = BUILDING SETBACK

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PINE MEADOW ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract of land located within the Northwest Quarter, Section 15, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract more particularly described as follows:

BEGINNING at a point lying 60.00 feet East of and at a right angle to the Southwest corner of said Northwest Quarter, thence parallel with the West line of said Northwest Quarter, N 01°03'27" W, 672.78 feet to a point on the South line of Killenwood Pointe Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said South line, N 88°56'33" E, 80.62 feet; thence along said South line along a curve to the left, thence along the arc of said curve for a distance of 85.26 feet, said curve having a central angle of 24°25'30", a radius of 200.00 feet , and a long chord distance of 84.61 feet, bearing N 76°43'48" E; thence along said South line, N 64°31'03" E, 26.57 feet; thence along said South line, along a curve to the right, thence along the arc of said curve for a distance of 241.14 feet, said curve having a central angle of 30°01'42", a radius of 460.11 feet , and a long chord distance of 238.39 feet, bearing N 79°31'54" E; thence along said South line, S 85°27'15" E, 101.66 feet; thence along said South line, N 04°32'45" E, 64.00 feet; thence, along a curve to the left and along said South line, thence along the arc of said curve for a distance of 124.13 feet, said curve having a central angle of 15°11'47", a radius of 468.00 feet, and a long chord distance of 123.76 feet, bearing N 86°56'52" E; thence along said South line, N 79°20'58" E, 111.98 feet; thence, along a curve to the right, thence along the arc of said curve for a distance of 291.96 feet, said curve having a central angle of 65°05'24", a radius of 257.00 feet, and a long chord distance of 276.51 feet, bearing S 68°06'20" E; thence, S 35°33'38" E, 54.94 feet; thence, along a curve to the left, thence along the arc of said curve for a distance of 193.56 feet, said curve having a central angle of 66°00'51", a radius of 168.00 feet , and a long chord distance of 183.03 feet, bearing S 68°34'04" E; thence, N 78°25'31" E, 64.70 feet; thence, along a curve to the right, thence along the arc of said curve for a distance of 27.78 feet, said curve having a central angle of 02°59'32", a radius of 532.00 feet , and a long chord distance of 27.78 feet, bearing N 79°55'17" E; thence, S 08°34'57" E, 64.00 feet; thence, S 11°34'29" E, 173.66 feet; thence, S 78°25'31" W, 218.74 feet; thence, S 19°55'22" E, 357.77 feet to a point on the North line of Balthrop Addition an addition to Sedgwick County, Kansas; thence along said North line of said Balthrop Addition, S 89°02'42" W, 1250.81 feet to the POINT OF BEGINNING. CONTAINING: 20.91 acres of land, more or less.

Drainage Easements found on Film 2079, Page 1104; Film 1911, Page 715; and Utility Easements found on Film 1911, Page 721; Film 2158, Page 813, within the described property are herby vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this_____day of _____, _____ 2001.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

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, Blocks, Streets, and Reserves, the same to be known as "PINE MEADOW ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement. Reserves "A" and "B" are platted for open space, landscaping, irrigation, and monuments. The reserves shall be owned and maintained by the homeowners association. The streets are hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, right-of-way, 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. All abutters right of access to or from Greenwich Road over and across the West line of "PINE MEADOW ADDITION", are hereby granted to the the appropriate governing body, as indicated on the face of the plat.

Kiser Gateway, L.L.C.

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, Willard J. Kiser Properties, L.L.C., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

_____, Notary Public

Notary Public
My appointment expires:

Willard J. Kiser Properties, L.L.C.

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, Kiser Gateway, L.L.C., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

_____

Notary Public
My appointment expires:

This plat of "PINE MEADOW ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Acting Chair
J.D. Michaelis, Acting Chair

_____, Secretary
Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2001.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 2001.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2001.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2001.
Deputy County Surveyor

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

18-08-05-15