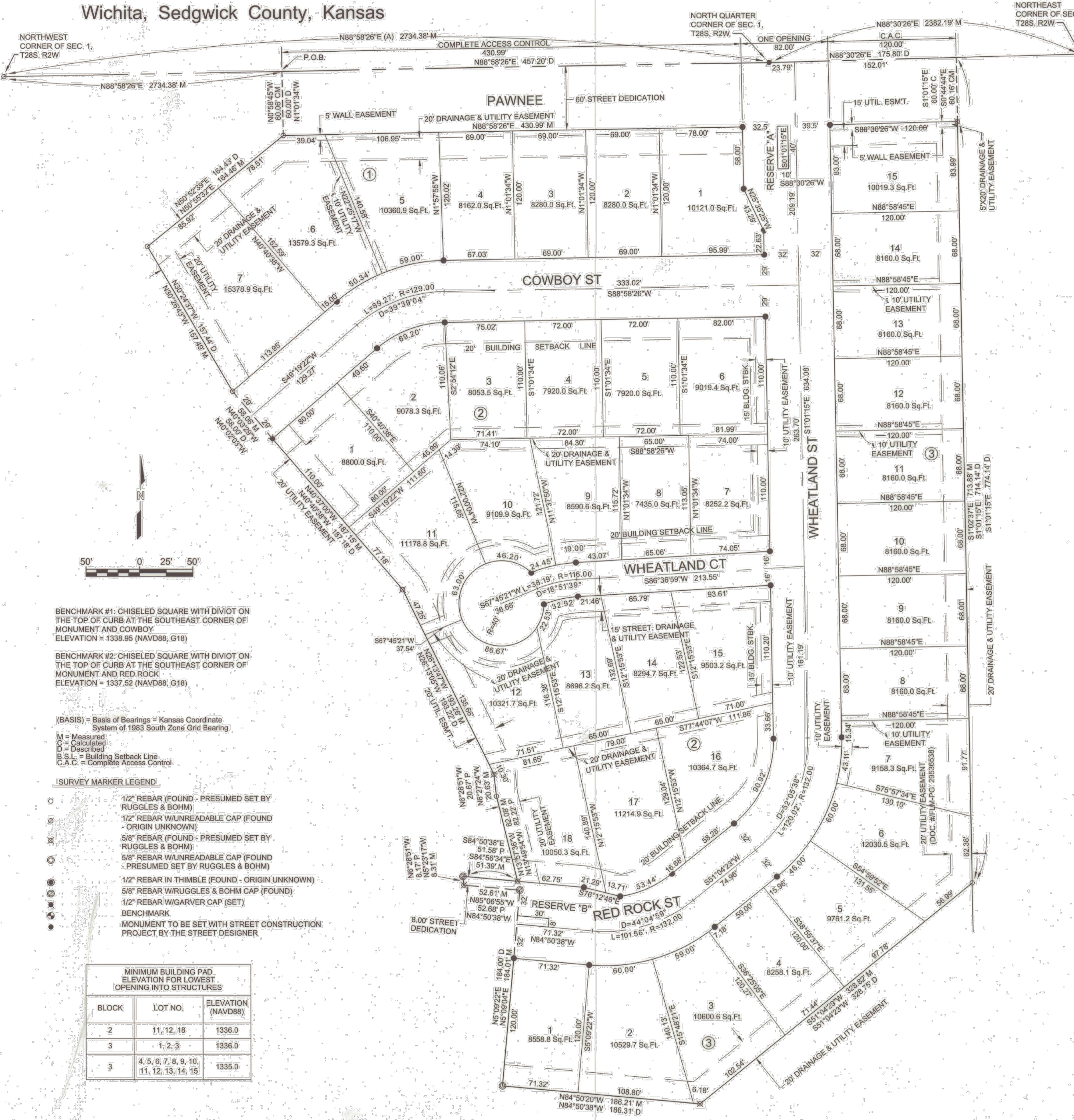


# LIONSGATE

Wichita, Sedgwick County, Kansas



BENCHMARK #1: CHISELED SQUARE WITH DIVIOT ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF MONUMENT AND COWBOY ELEVATION = 1338.95 (NAVD88, G18)

BENCHMARK #2: CHISELED SQUARE WITH DIVIOT ON THE TOP OF CURB AT THE SOUTHWEST CORNER OF MONUMENT AND RED ROCK ELEVATION = 1337.52 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

M = Measured  
C = Calculated  
D = Described  
B.S.L. = Building Setback Line  
C.A.C. = Complete Access Control

**SURVEY MARKER LEGEND**

- 1/2" REBAR (FOUND - PRESUMED SET BY RUGGLES & BOHM)
- ⊙ 1/2" REBAR W/UNREADABLE CAP (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR (FOUND - PRESUMED SET BY RUGGLES & BOHM)
- ⊙ 5/8" REBAR W/UNREADABLE CAP (FOUND - PRESUMED SET BY RUGGLES & BOHM)
- ⊙ 1/2" REBAR IN THIMBLE (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND)
- ⊙ 1/2" REBAR W/GARVER CAP (SET)
- ⊙ BENCHMARK
- ⊙ MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

BLOCK	LOT NO.	ELEVATION (NAVD88)
2	11, 12, 18	1336.0
3	1, 2, 3	1336.0
3	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	1335.0

State of Kansas)  
SS  
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "LIONSGATE", 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 Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas and that part of Reserve C and Red Rock street, Southwest Passage Addition, Wichita, Sedgwick County, Kansas described as commencing at the N.W. corner of said Sec. 1; thence N88°58'26"E, along the north line of said Sec. 1, 2101.38 feet to the Northeast corner of Southwest Passage Addition, Wichita, Sedgwick County, Kansas, for a place of beginning; thence N88°58'26"E, along the north line of said NW1/4, 457.20 feet to the N.E. corner of said NW1/4; thence N88°30'26"E, along the north line of the NE1/4 of said Sec. 1, 175.80 feet; thence S01°01'15"E, 774.14 feet to the Northeast corner of Reserve D as platted in said addition; thence S51°04'23"W, 328.75 feet to a corner of said Reserve D; thence N84°50'38"W, 186.31 feet to a corner of said Reserve D; thence N05°09'22"E, 184.00 feet to a point on the south line of said Reserve C; thence N84°50'38"W along the south line of said Reserve C, 52.68 feet to the west line of said Reserve C; thence N06°28'51"W along the west line of said Reserve C, 8.17 feet; thence S84°50'38"E, parallel with the south line of said Reserve C, 51.58 feet; thence N13°49'54"W, 82.22 feet to a point of intersection on the east line of said Reserve C; thence N06°28'51"W, 20.67 feet to a corner of said Reserve C; thence N26°13'05"W, 193.22 feet to a corner of said Reserve C; thence N40°40'38"W, 187.18 feet to the easterly most corner of Cowboy Street as platted in said addition; thence N40°02'03"W, 58.00 feet to the northerly most corner of said Cowboy Street; thence N30°24'37"W, 157.44 feet to a corner of Reserve B as platted in said addition; thence N50°52'39"E, 164.43 feet to the Northeast corner of said Reserve B; thence N01°01'34"W, 60.00 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC  
Land Surveyor  
William K. Cleverger, PS #1437

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, Streets and Reserves, to be known as "LIONSGATE", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage and utility easements are hereby granted to the public as indicated for street improvements, drainage purposes and for the construction and maintenance of all public utilities. The wall easements are hereby granted to the Home Owners Association for screening walls or fences. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for signage, irrigation, entry features, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings is as shown on the accompanying table. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants."

NAPA Adventures, LLC  
Member  
Timothy M. Chadd

MARSHA R. BISHOP  
Notary Public - State of Kansas  
My Appt. Expires 11-27-25

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 31 day of January, 2023, by Timothy M. Chadd, Member, on behalf of NAPA Adventures, LLC.

Notary Public  
Marsha R. Bishop

My appointment expires 11-27-23

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "LIONSGATE", Wichita, Sedgwick County, Kansas.

Emprise Bank  
Senior Vice President  
Lori Newell

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 31st day of January, 2023, by Lori Newell, Senior Vice President of Emprise Bank, N.A., on behalf of the Bank.  
Notary Public  
Hazel Kimpie

This plat of "LIONSGATE", 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 \_\_\_, 2023.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
Chair: Ann M. Fox  
Secretary: Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_, 2023.  
At the Direction of the City Council  
Mayor: Brandon J. Whipple  
City Clerk: Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this 23rd day of January, 2023.  
Deputy County Surveyor  
Sedgwick County Kansas  
Tricia L. Robello, PS #1246

Entered on transfer record this \_\_\_ day of \_\_\_, 2023.  
County Clerk  
Kelly B. Arnold

State of Kansas)  
SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_ day of \_\_\_, 2023, at \_\_\_ o'clock \_\_\_ M, and is duly recorded.

Register of Deeds  
Tonya Buckingham  
Deputy  
Kenly Zehring

FOR INFORMATION ONLY

DWG FILE: 22S04032 SURVEY BASE  
PROJECT NO: 22S04032  
JANUARY 20, 2023

