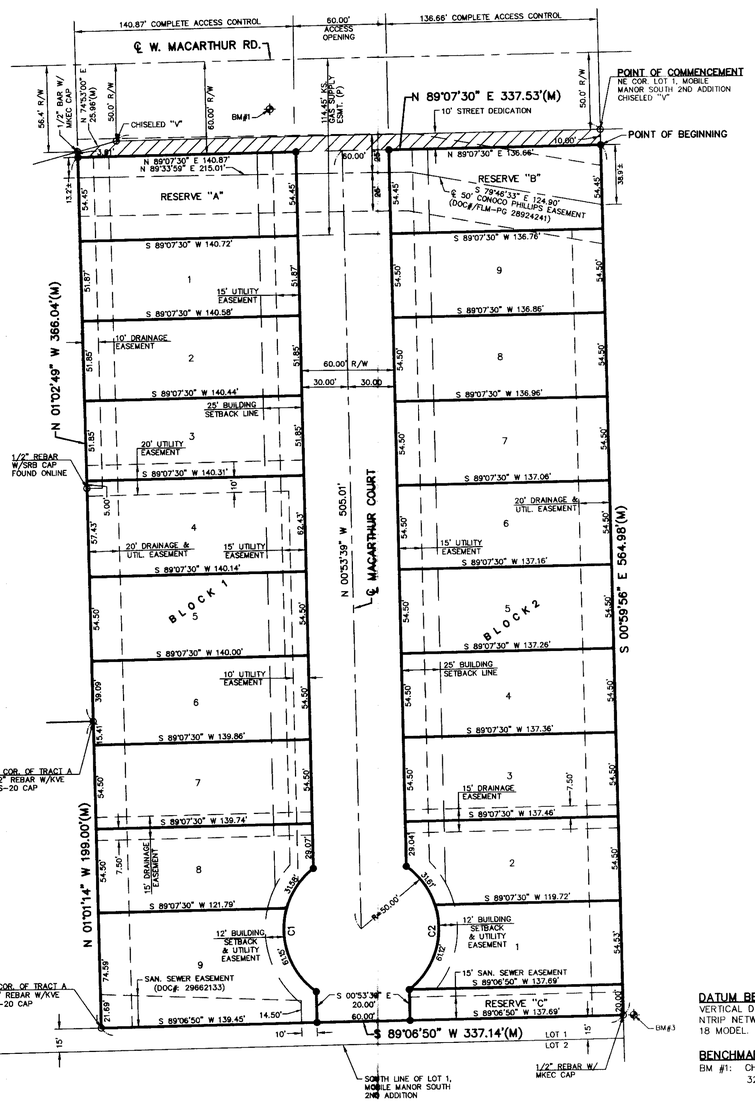
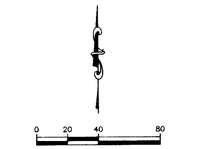
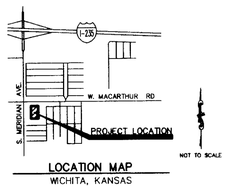
PC 313-10

MAC MERIDIAN ADDITION

A REPLAT OF A PORTION OF LOT 1, MOBILE MANOR SOUTH 2ND ADDITION,
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS







LOCATION MAP
WICHITA, KANSAS

LEGEND

- ○ MONUMENT FOUND
- ● SET 1/2" X 24" REBAR W/KVE CLS 20 YELLOW CAP
- (P) PLATTED (MOBILE MANOR SOUTH 2ND ADDITION)
- (M) MEASURED BEARING & DISTANCE
- ◆ BENCHMARK

CURVE C1	CURVE C2
L=92.73'	L=92.73'
R=50.00'	R=50.00'
CB=S 00°53'39" E	CB=S 00°53'39" E
CD=80.00'	CD=80.00'

LOT NO.	BLOCK	AREA (SQ. FT)
1	1	7,295
2	1	7,288
3	1	7,278
4	1	8,755
5	1	7,634
6	1	7,626
7	1	7,619
8	1	7,334
9	1	9,566
1	2	6,665
2	2	7,215
3	2	7,488
4	2	7,483
5	2	7,478
6	2	7,472
7	2	7,467
8	2	7,462
9	2	7,456
RESERVE "A"		7,666
RESERVE "B"		7,444
RESERVE "C"		2,753

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

BENCHMARKS:
BM #1: CHISELED "SQUARE" CUT ON TOP OF INLET ON MACARTHUR ROAD, 32'± NORTHWEST OF THE NORTHEAST CORNER OF RESERVE "A".
ELEV=1283.53

BM #2: CHISELED "SQUARE" CUT ON TOP OF THE NORTHEAST CORNER OF A CURB INLET ON MERIDIAN AVE, 80'± NORTH OF NORTHERN ENTRANCE TO FAMILY DOLLAR STORE.
ELEV=1283.93

BM #3: CHISELED "SQUARE" CUT ON TOP OF CURB 6.8'± EAST OF THE SOUTHEAST CORNER OF RESERVE "C".
ELEV=1282.58

SURVEYOR'S DESCRIPTION:
A PORTION OF LOT 1, MOBILE MANOR SOUTH 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, RECORDED IN PLAT BOOK PC 107-4, AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, ALL BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, BEING DESCRIBED BY TRENTON C. HEINEN, PS 1707, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON THE EAST LINE OF SAID LOT 1, S 00°59'56" E 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE, S 00°59'56" E 564.98 FEET TO A POINT 15.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S 89°06'50" W 337.14 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED IS DOC.#/FLM-PG: 29662095 IN THE REGISTER OF DEEDS OF SAID COUNTY; THENCE ON THE EAST LINE OF SAID PARCEL, N 01°01'14" W 199.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ON THE WEST LINE OF SAID LOT 1 AND ITS SOUTHERLY PROLONGATION, N 01°02'49" W 366.04 FEET; THENCE N 89°07'30" E 337.53 FEET TO THE POINT OF BEGINNING.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, A STREET, AND RESERVES UNDER THE NAME OF "MAC MERIDIAN ADDITION", CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. THAT ALL STREETS, ALLEYS, EASEMENTS, AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF WICHITA; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS.

RESERVES "A" AND "B" ARE HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIDEWALKS, DRAINAGE, DRAINAGE STRUCTURES AND FLOOD PROTECTION. ANY UTILITIES SHALL BE CONFINED TO EASEMENTS CREATED BY SEPARATE DOCUMENT. OWNER HEREBY COVENANTS AND AGREES FOR SUCH OWNER AND OWNER'S GRANTEES, DEVISEES, SUCCESSORS AND ASSIGNS, (1) THAT NO HUMAN HABITAT OR OTHER CONSTRUCTION MAY BE BUILT IN SAID RESERVES AND THAT NO OBSTRUCTION SHALL BE PLACED THEREIN; (2) THAT NO LEVEE OR ANY FILL, CHANGE OF GRADE, CREATION OF CHANNELS OR OTHER WORK SHALL BE CONSTRUCTED EXCEPT WITH THE APPROVAL OF THE KANSAS STATE BOARD OF AGRICULTURE, DIVISION OF WATER RESOURCES IN ACCORDANCE WITH KSA 24-126; AND (3) THAT SAID RESERVES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION UNDER 82A-301 ELECTS TO ASSUME RESPONSIBILITY FOR, MAINTENANCE OF AND IMPROVEMENTS TO DRAINAGE.

RESERVE "C" IS HEREBY RESERVED FOR THE FIRE APPARATUS ACCESS ROAD SURFACE, GATING APPARATUS AND SIGN INSTALLATION SHALL MEET THE MINIMUM STANDARDS FOR A FIRE APPARATUS ACCESS ROAD REQUIRED BY THE CITY OF WICHITA FIRE DEPARTMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SURFACE, GATING APPARATUS AND SIGN WITHIN THE FIRE APPARATUS ACCESS ROAD. THE LOT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE FIRE APPARATUS ACCESS ROAD. THE CITY OF WICHITA IS HEREBY GRANTED THE RIGHT TO ENTER UPON SUCH PREMISES AT ANY TIME FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPAIRING SUCH FIRE APPARATUS ACCESS ROAD. THE SANITARY SEWER EASEMENT WITHIN SAID RESERVE IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

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.

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 DRAINAGE 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. LOT GRADING PLAN CERTIFICATE PERTAINING TO SUCH OWNER'S LOT TO ANY PERSON INSTALLING A LAWN, LANDSCAPING, FENCING, OR OTHER IMPROVEMENTS OR STRUCTURES AND REQUIRE THEM TO MAINTAIN THE GRADE LEVELS SHOWN ON THE INDIVIDUAL LOT GRADING PLAN CERTIFICATE.

PLAT IS SHOWN TO BE LOCATED IN ZONE X, "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE". ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS, MAP NO. 20173C0501G, EFFECTIVE DATE DECEMBER 22, 2016. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. 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 THE PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC AND ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

NAME: Travis J. Webster
TITLE: Member
COMPANY: TW Development

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 10th DAY OF August, 2023, BY Travis J. Webster (PRINTED NAME).

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 18, 2027

GENERAL NOTE:
ANY PLAT OR PART THEREOF, OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION, OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT OF "MAC MERIDIAN ADDITION", CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 19 DAY OF January, 2023.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

ANN M. FOX, CHAIRPERSON

ATTEST: SCOTT A. WADLE, SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS 8th DAY OF August, 2023.

AT THE DIRECTION OF THE CITY COUNCIL

BRANDON J. WHIPPLE, MAYOR

ATTEST: JAMIE BLASTER, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT 03:20:54 P.M. ON 16th DAY OF August, 2023.

TONYA E. BUCKINGHAM, REGISTER OF DEEDS

For KENLY ZEHRING, DEPUTY

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS 15th DAY OF August, 2023

KELLY B. ARNOLD, COUNTY CLERK

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 15th DAY OF July, 2023

PS-1246

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KS.

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30257862
Receipt #: 2392879
Pages Recorded: 1
Recording Fee: $32.00
Cashier: Isabella
Authorized By: Tonya Buckingham
Date Recorded: 08/16/2023 03:20:54 PM

SURVEYOR'S CERTIFICATION:
I, TRENTON C. HEINEN, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT WICHITA, KANSAS, THIS 20th DAY OF August, 2023.

DATE OF SURVEY: SEPTEMBER 20, 2021

TRENTON C. HEINEN
PS-1707
heinen@kveng.com

KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com

PROJECT NO. 021_1997
DRAWN BY AL
CHECKED BY TCH
CFN 1997PLAT
SHEET 1 OF 1 PLAT

PROJECT:
FINAL PLAT OF
MAC MERIDIAN ADDITION
WICHITA, KANSAS

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

PC 313-10

REV	DATE	DESCRIPTION	DSN	DWN	CHK
B	04/16/24	RFI & CITY COMMENTS	SMM	CS	SMM
0	03/01/24	BIDDING	SMM	TDA	SMM

SUNDIATA MARCELIN
ENGINEER
KS # 29546

KAW VALLEY ENGINEERING
9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

MAC MERIDIAN ADDITION
WEST MACARTHUR ROAD
WICHITA, KANSAS 67217

STORM SEWER IMPROVEMENTS
FINAL PLAT

PROJ. NO. G21D1997
DESIGNER SMM
DRAWN BY TDA
CFN 1997D_PLAT
SHEET 15
REV 1

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.