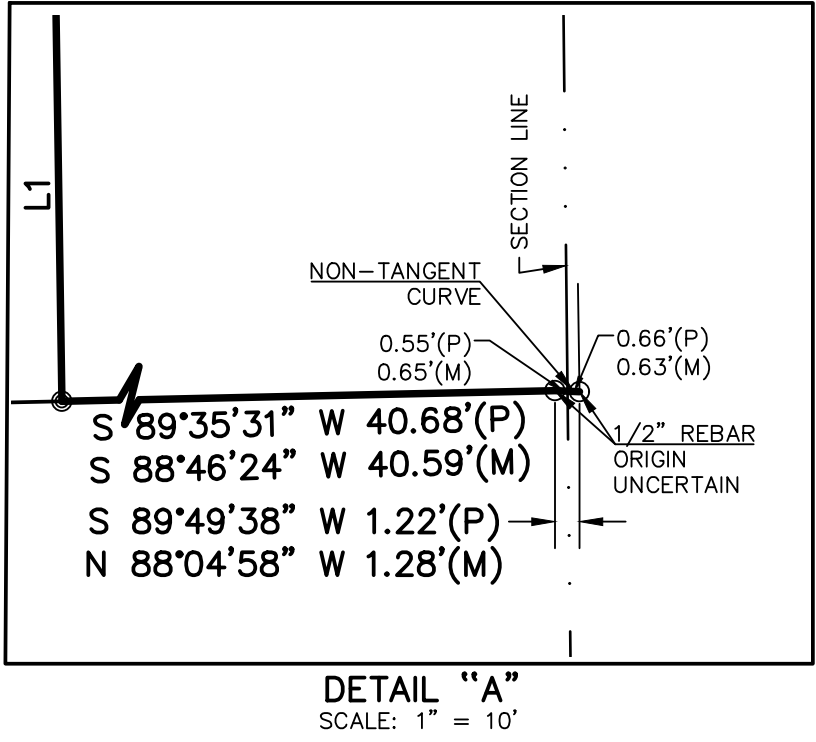
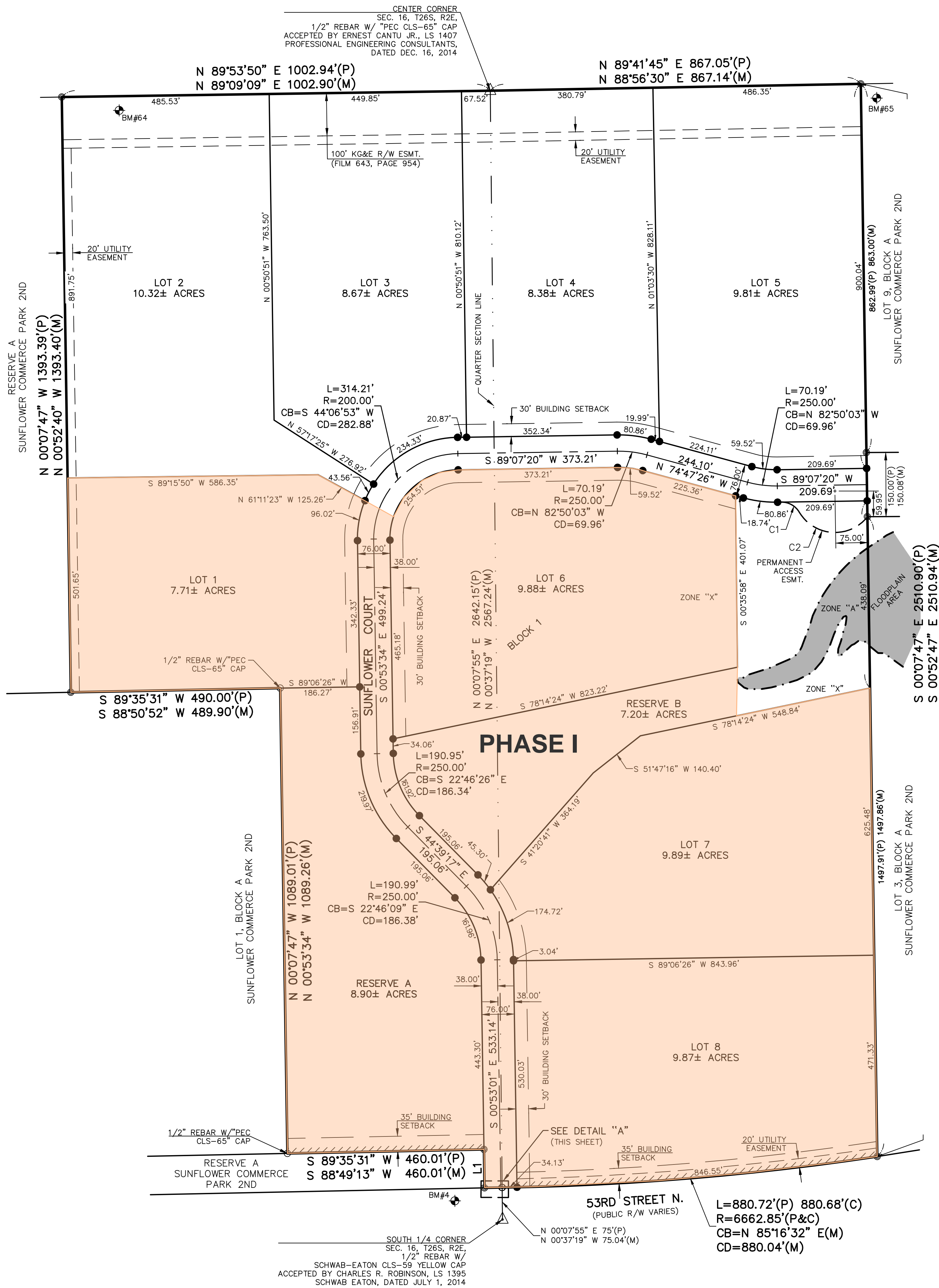
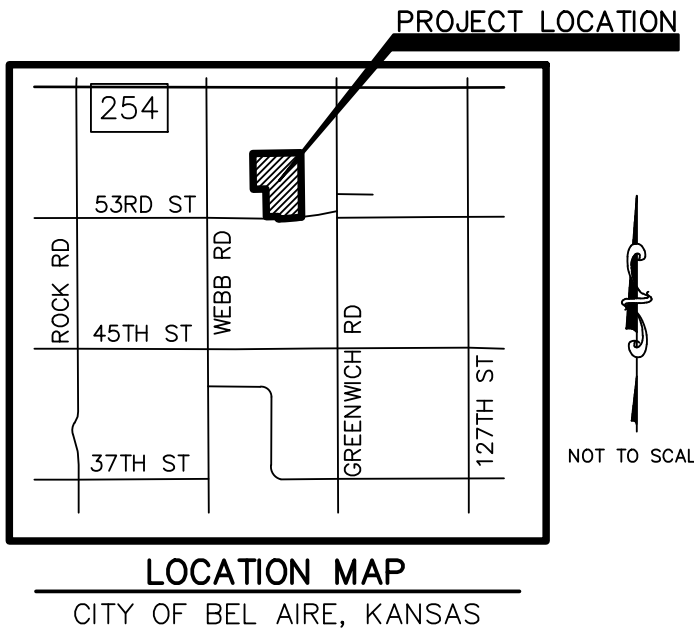
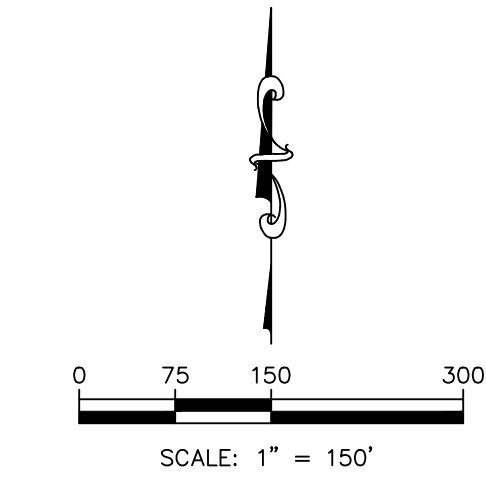


FINAL PLAT PUD
SUNFLOWER COMMERCE PARK 3RD ADDITION
A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,
BEL AIRE, SEDGWICK COUNTY, KANSAS



LINE & CURVE TABLE	
L1	N 00°07'47" W 90.00'(P) N 00°53'01" W 90.07'(M)
C1	L=50.43' R=48.00' CB=S 60°46'43" E CD=48.14'
C2	L=187.65' R=97.00' CB=S 86°06'02" E CD=159.73'



LEGEND	
	SECTION CORNER MONUMENT FOUND
	1/2"x24" REBAR W/KVE CLS-20 YELLOW CAP SET
	MONUMENT FOUND, ORIGIN UNCERTAIN
	1/2" REBAR W/"ARMSTRONG LS-780" CAP
	(P) PLATTED BEARING AND DISTANCE PER SUNFLOWER COMMERCE PARK 2ND ADDITION
	(M) MEASURED BEARING AND DISTANCE
	BENCHMARK LOCATION
	COMPLETE ACCESS CONTROL
	FLOODPLAIN DESIGNATION

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

BENCHMARKS:
BM #4: PLATTED BENCHMARK #4, PER SUNFLOWER COMMERCE PARK 2ND ADDITION; CHISELED SQUARE ON THE NORTH OF A REINFORCED CONCRETE BOX, HALF MILE WEST OF GREENWICH ROAD ON 53RD STREET NORTH.
ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE CONCRETE PAD, 135'± EAST OF THE NORTHWEST CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.
ELEV=1392.35

BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE CONCRETE PAD, 50'± SOUTHEAST OF THE NORTHEAST CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.
ELEV=1394.07

DATE OF PREPARATION: JUNE 23, 2023

		200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 wh@kveneng.com www.kveneng.com	PROJECT NO. C23S2566
			DRAWN BY AL
			CHECKED BY TCH
			DATE 2566PLAT
FINAL PLAT PUD SUNFLOWER COMMERCE PARK 3RD BEL AIRE, SEDGWICK COUNTY, KS.		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24	

FINAL PLAT PUD
SUNFLOWER COMMERCE PARK 3RD ADDITION
A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,
BEL AIRE, SEDGWICK COUNTY, KANSAS

RECORD DESCRIPTION (DOC#/FLM-PG: 29775209):

LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS.

PUD REGULATIONS:

THE SUNFLOWER COMMERCE PARK 3RD ADDITION, A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION INTO 8 LOTS AND 2 RESERVES CONFORMS TO THE STANDARDS AND ZONING IN PLACE ON THE PROPERTY, FROM THE ORIGINAL PUD PLAT OF SUNFLOWER COMMERCE PARK 2ND ADDITION. NO WAIVERS OR VARIANCES ARE ANTICIPATED ON THIS REPLAT. ALL SUBMITTALS BUILDING PERMIT REQUIRED THROUGH THE CITY OF BEL AIRE AND SEDGWICK COUNTY SHALL BE ENFORCED AND BE PRESENTED AT SUCH TIME THE LOTS DEVELOP.

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 "SUNFLOWER COMMERCE PARK 3RD ADDITION", A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION, CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS. THAT ALL HIGHWAYS, STREETS, 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 BEL AIRE; 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 GRANTEEES, 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.

NO PRIVATE DRAINAGE SYSTEMS SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF BEL AIRE 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" AREA OF MINIMAL FLOOD HAZARD & A PORTION IN ZONE "A" AREA WITHOUT BASE FLOOD ELEVATION, AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20173C0240G. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

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

NAME: _____
TITLE: _____
COMPANY: _____
DATE SIGNED: _____

MORTGAGE HOLDER

THE CONSENT OF THE MORTGAGE HOLDER IN THE FOLLOWING FORM FOR AN INDIVIDUAL CAPACITY OR MODIFIED IF A REPRESENTATIVE CAPACITY:
THE _____ (NAME OF INSTITUTION) BY _____
(NAME & TITLE OF OFFICER), HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF SUNFLOWER COMMERCE PARK 3RD ADDITION, CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS.

(NAME OF INSTITUTION
& LOCATION)

(NAME AND TITLE)

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____,
BY _____ (PRINTED NAME) ON BEHALF OF _____
INSTITUTION/COMPANY).

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A.
58-2005 ON THIS ____ DAY OF _____, 20____.

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

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT OF "SUNFLOWER COMMERCE PARK 3RD ADDITION", HAS BEEN SUBMITTED TO AND APPROVED BY THE BEL AIRE PLANNING COMMISSION, BEL AIRE, KANSAS, WITH THE RECOMMENDATION THAT MUCH AT BE APPROVED AS PROPOSED.
DATED THIS ____ DAY OF _____, 20____.

AT THE DIRECTION OF THE BEL AIRE PLANNING COMMISSION.

_____, CHAIRPERSON
JAMES SCHMIDT

ATTEST: _____, SECRETARY
JAY COOK

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THE DEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS ON ____ DAY OF _____, 20____.

AT THE DIRECTION OF THE BEL AIRE CITY COUNCIL.

_____, MAYOR
JIM BENAGE

ATTEST: _____, CITY CLERK
MELISSA KREHBIEL

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20____.

_____, COUNTY CLERK
KELLY B. ARNOLD

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 _____, M.
ON ____ DAY OF _____, 20____.



_____, REGISTER OF DEEDS
TONYA E. BUCKINGHAM
_____, DEPUTY
KENLY ZEHRING

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 ____ DAY OF _____, 20____.

DATE OF SURVEY: MARCH 10, 2023

DATE OF PREPARATION: JUNE 22, 2023

	 KAW VALLEY ENGINEERING	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G23S2566
			DRAWN BY AL
			CHECKED BY TCH
FINAL PLAT PUD SUNFLOWER COMMERCE PARK 3RD, BEL AIRE, SEDGWICK COUNTY, KS.			CFN 2566PLAT
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24			SHEET 2 OF 2