

PRELIMINARY PLAT

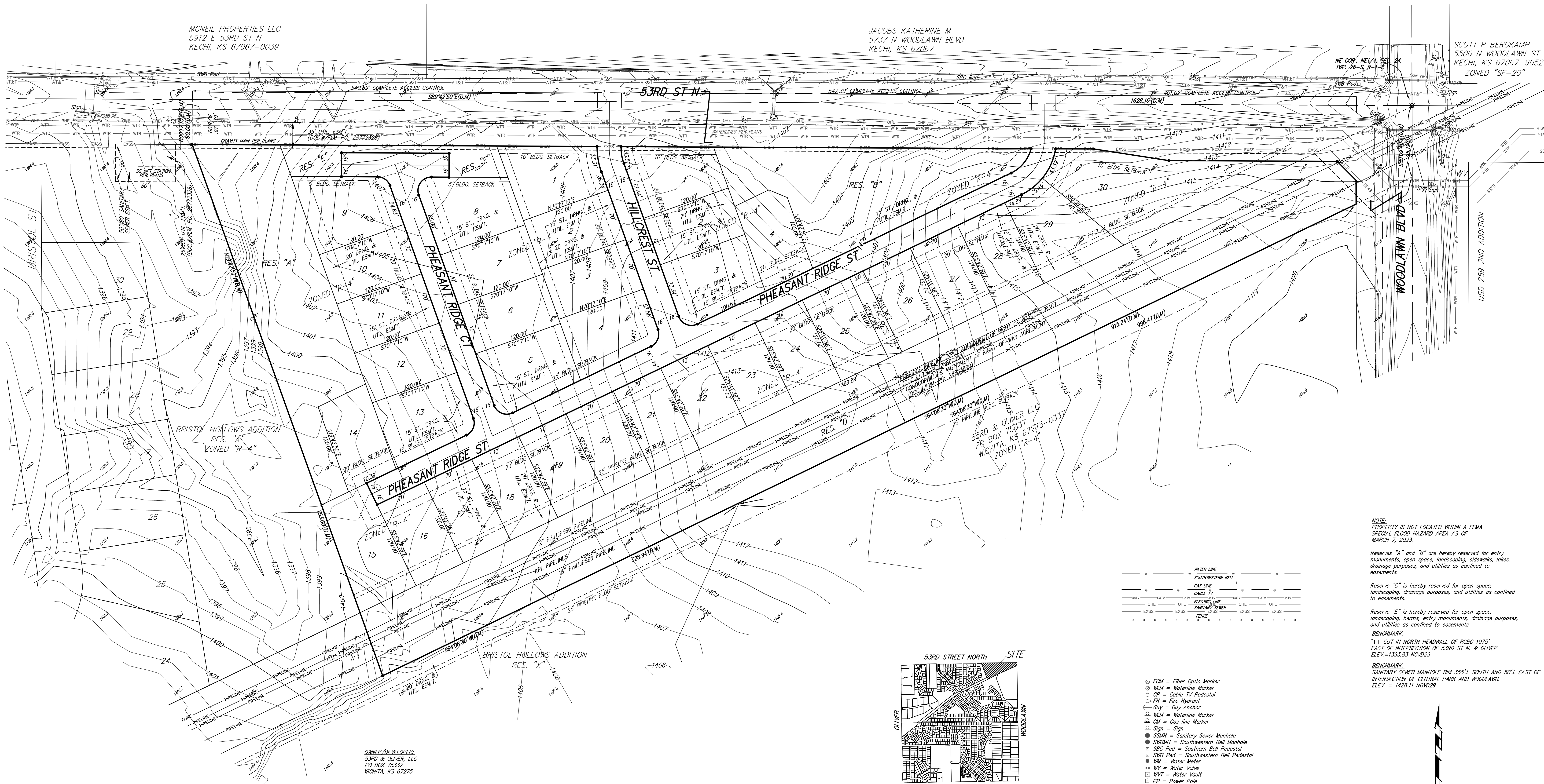
CHAPEL LANDING 7TH

BEL AIRE, SEDGWICK COUNTY, KANSAS

MCNEIL PROPERTIES LLC
5912 E 53RD ST N
KECHI, KS 67067-0039

JACOBS KATHERINE M
5737 N WOODLAWN BLVD
KECHI, KS 67067

SCOTT R BERGKAMP
5500 N WOODLAWN ST
KECHI, KS 67067-9052
ZONED "SF-20"



NOTE:
PROPERTY IS NOT LOCATED WITHIN A FEMA
SPECIAL FLOOD HAZARD AREA AS OF
MARCH 7, 2023.

Reserves "A" and "B" are hereby reserved for entry
monuments, open space, landscaping, sidewalks, lakes,
drainage purposes, and utilities as confined to
easements.

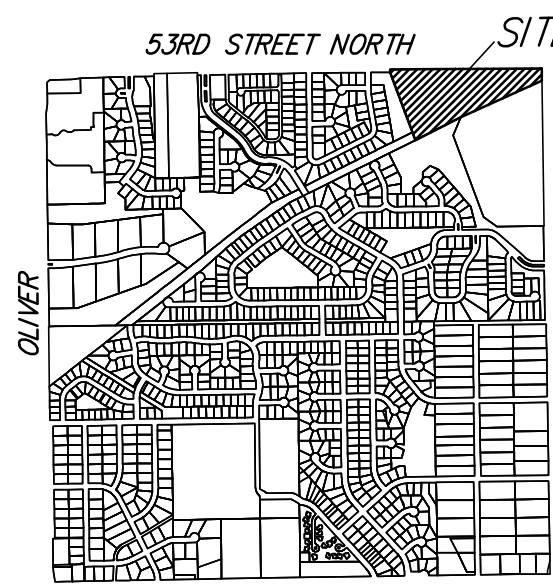
Reserve "C" is hereby reserved for open space,
landscaping, drainage purposes, and utilities as confined to
easements.

Reserve "E" is hereby reserved for open space,
landscaping, berms, entry monuments, drainage purposes,
and utilities as confined to easements.

BENCHMARK:
"C" CUT IN NORTH HEADWALL OF RBCB 1075'
EAST OF INTERSECTION OF 53RD ST N. & OLIVER
ELEV.=1393.83 NGVD29

BENCHMARK:
SANITARY SEWER MANHOLE RIM 355'± SOUTH AND 50'± EAST OF THE
INTERSECTION OF CENTRAL PARK AND WOODLAWN.
ELEV. = 1428.11 NGVD29

- WATER LINE
 - SOUTHWESTERN BELL
 - GAS LINE
 - CABLE TV
 - ELECTRICAL
 - SANITARY SEWER
 - EXSS
 - FENCE
- FOM = Fiber Optic Marker
 - WM = Waterline Marker
 - CP = Cable TV Pedestal
 - FH = Fire Hydrant
 - Guy = Guy Anchor
 - WM = Waterline Marker
 - GM = Gas line Marker
 - Sign = Sign
 - SSMH = Sanitary Sewer Manhole
 - SWMH = Southwestern Bell Manhole
 - SBC Ped = Southern Bell Pedestal
 - SWB Ped = Southwestern Bell Pedestal
 - WM = Water Meter
 - WV = Water Valve
 - WVT = Water Vault
 - PP = Power Pole



VICINITY MAP
SEC. 24, T26S, R1E

We, Baughman Company, P.A., under the supervision of the
undersigned surveyor and land planner, did on this 20th day of
September, 2022 perform a topographic survey of the above
described tract of land.

Jonathan C. Hubble, P.S. #1680
Surveyor

OWNER/DEVELOPER:
53RD & OLIVER, LLC
PO BOX 75337
WICHITA, KS 67275

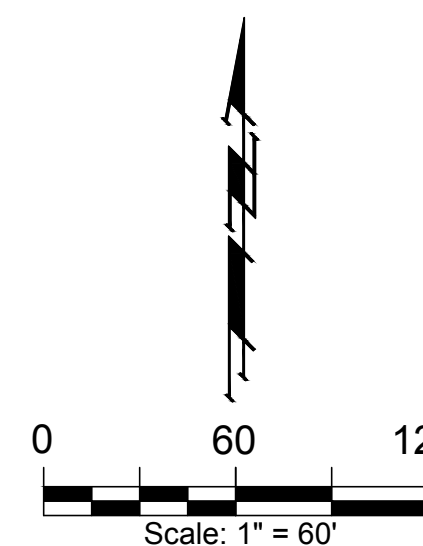
LEGAL DESCRIPTION:
That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°09'40"E, (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 95.19 feet to the intersection with the southeast line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC#FLM-PG-28860253 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC#FLM-PG-28863960, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X" as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas; THIRD COURSE, thence continuing S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "T" as platted in said Chapel Landing; FOURTH COURSE, thence N19°42'50"W coincident with the east line of said Reserve "T", a distance of 89.40 feet to the northeast corner of said Reserve "T", said northeast corner also being the southeast corner of Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County, Kansas; FIFTH COURSE, thence continuing N19°42'50"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'10"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E coincident with the north line of said Northeast Quarter, a distance of 1628.16 feet to the point of beginning, subject to a 50.00 foot road right-of-way lying south of and abutting the north line of said Northeast Quarter and a 50.00 foot road right-of-way lying west of and abutting the east line of said Northeast Quarter.

NOTE:
THE FRONT YARD BUILDING SETBACK LINE WITHIN
THE PROPOSED ADDITION SHALL BE A MINIMUM OF
20 FEET. WHEN A CORNER LOT IS INVOLVED, THE
SIDE YARD BUILDING SETBACK LINE SHALL BE A
MINIMUM OF 15 FEET WITH COMPLETE ACCESS
CONTROL.

NOTE:
THE MINIMUM INTERIOR SIDE YARD SETBACK IN
CHAPEL LANDING 7TH SHALL BE 6 FEET FOR THE
PRIMARY STRUCTURE ONLY AND NO GROUND LEVEL
OR NEAR GROUND LEVEL ENCROACHMENTS SHALL
BE ALLOWED IN THIS SETBACK, INCLUDING, BUT
NOT LIMITED TO WINDOW WELLS, THE PLACEMENT
OF HEATING, INCLUDING A CHIMNEY, OR AIR
CONDITIONING EQUIPMENT, OR ANY OTHER GROUND
LEVEL TYPE ENCROACHMENTS THAT WOULD
RESTRICT CIRCULATION AROUND THE PRIMARY
STRUCTURE. OVERHEAD ENCROACHMENTS,
INCLUDING, BUT NOT LIMITED TO OVERHANGING
EAVES AND GUTTERS SHALL BE PERMITTED IN THIS
SETBACK ONLY AS ALLOWED BY THE ZONING
ORDINANCE.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = STONE (FOUND)
- = 5/8" REBAR W/ ILLEGIBLE CAP (FOUND)
- = #5 REBAR IN THIMBLE (FOUND)
- = #4 REBAR W/ "C-B HAYS CLS 179" (FOUND)
- = IRON W/ "CLS-59" (FOUND)
- △ = STONE W/ DRILL HOLE IN CENTER (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.



Date of Preparation: Mar. 7, 2023
Date of Topography: Jan. 19, 2007; Sept. 20, 2021
Contour Intervals = 1 Foot
Area = 13.59 Acres

CHAPEL LANDING 7TH

REV. Mar. 27, 2023
Mar. 6, 2023

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com