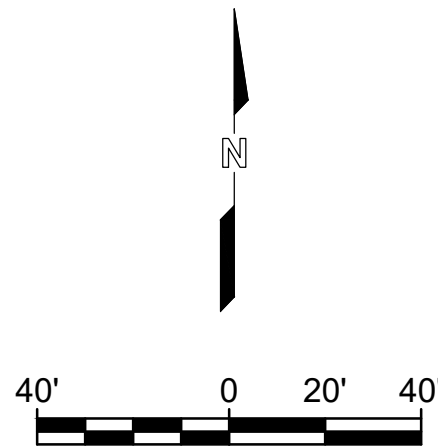


# ARTHUR HEIGHTS ESTATES

Bel Aire, Sedgwick County, Kansas  
Part of the SE1/4 of Sec. 24 and NE1/4 of Sec. 25, T26S, R1E



BENCHMARK:  
CHISELED SQUARE WITH DIVOT ON THE CONCRETE  
TRANSFORMER PAD IN LOT 2, BLOCK 1, NORTH  
WOODLAWN SECOND ADDITION, SEDGWICK COUNTY,  
KANSAS, 91° W. AND 72° S. OF THE CENTER OF  
INTERSECTION OF 45TH ST. N. AND WOODLAWN  
ELEVATION = 1393.91 (NAVD88, G18)

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

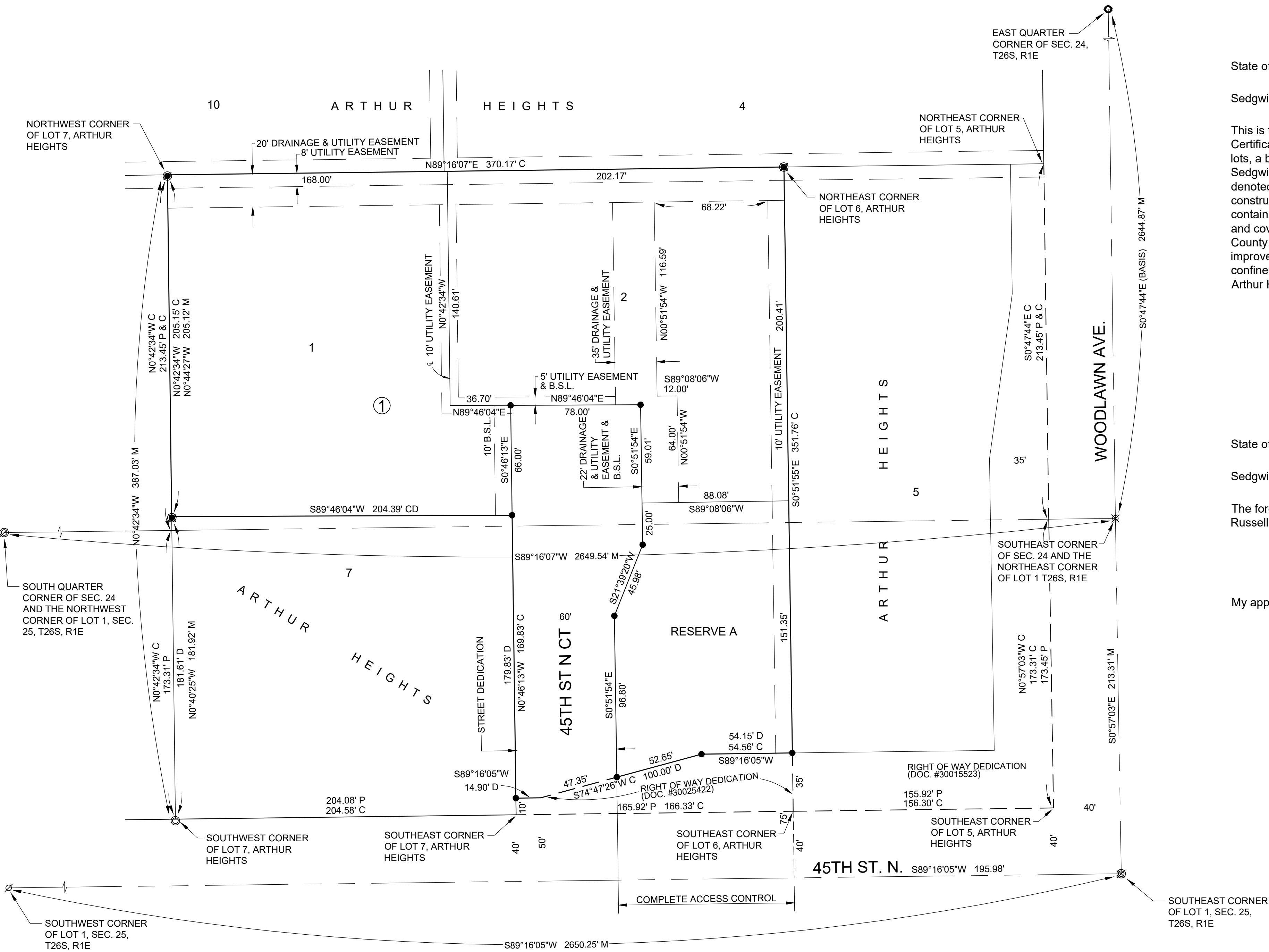
P = Platted  
M = Measured  
C = Calculated  
D = Described  
B.S.L. = Building Setback Line

#### SURVEY MARKER LEGEND

- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 3/4" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR W/KAW VALLEY ENGINEERING CAP (FOUND)
- ⊗ 5/8" REBAR W/UNREADABLE CAP (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/GARVER CAP (SET)

PARCEL	SQ. FT.
LOT 1, BLOCK 1	36,987.2
LOT 2, BLOCK 1	33,780.6
RESERVE A	15,495.5

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	2	1395.0



BENCHMARK

State of Kansas )  
SS  
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on \_\_\_\_\_, 2023 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Lot 6, Arthur Heights, Sedgwick County, Kansas, EXCEPT that part described as beginning at the Southeast Corner of said Lot 6; thence West along the South line of said Lot 6, 165.92 feet to the Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 10.00 feet; thence East parallel with said South line, 14.90 feet; thence Northeast, 100.00 feet to a point 35.00 feet North of said South line; thence East parallel with said South line, 54.15 feet to the East line of said Lot 6; thence South along said East line, 35.00 feet to the point of beginning; TOGETHER WITH Lot 7, Arthur Heights, Sedgwick County, Kansas, EXCEPT that part of Lot 7 described as follows: Beginning at the Southwest corner of said Lot 7; thence northerly, on the West line of said Lot 7 a distance of 181.61 feet; thence easterly to a point on the East line of said Lot 7, said point being 179.83 feet north of the Southeast corner of said Lot 7; thence southerly, on said East line, a distance of 179.83 feet to said Southeast corner; thence westerly on the South line of said Lot 7, a distance of 204.08 feet to the point 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. Clevenger, PS #1437

State of Kansas )  
SS  
Sedgwick County)

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, a block, a reserve and a street under the name of "ARTHUR HEIGHTS ESTATES", Bel Aire, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; 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. Reserve "A" is hereby reserved for irrigation, walls, lighting, landscaping, park improvements, a pond, parking, walks, signage, drainage, drainage structures, and utilities confined to easements. Reserve "A" is to be owned and maintained by the owner of Lot 2, Block 1, Arthur Heights Estates, Bel Aire, Sedgwick County, Kansas.

RKR, LLC

Member

Russell P. Relph

State of Kansas )  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Russell P. Relph, Member, on behalf of RKR, LLC.

Notary Public

My appointment expires \_\_\_\_\_.

State of Kansas )  
SS  
County of Sedgwick)

This plat of "ARTHUR HEIGHTS ESTATES", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairperson

James Schmidt

Attest:

Secretary

Jay Cook

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 \_\_\_\_\_, 2023.

Mayor

Jim Benage

Attest:

City Clerk

Melissa Krehbiel

State of Kansas )  
SS  
County of Sedgwick)

The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: \_\_\_\_\_, 2023.

By:

Jennifer M. Hill, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 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

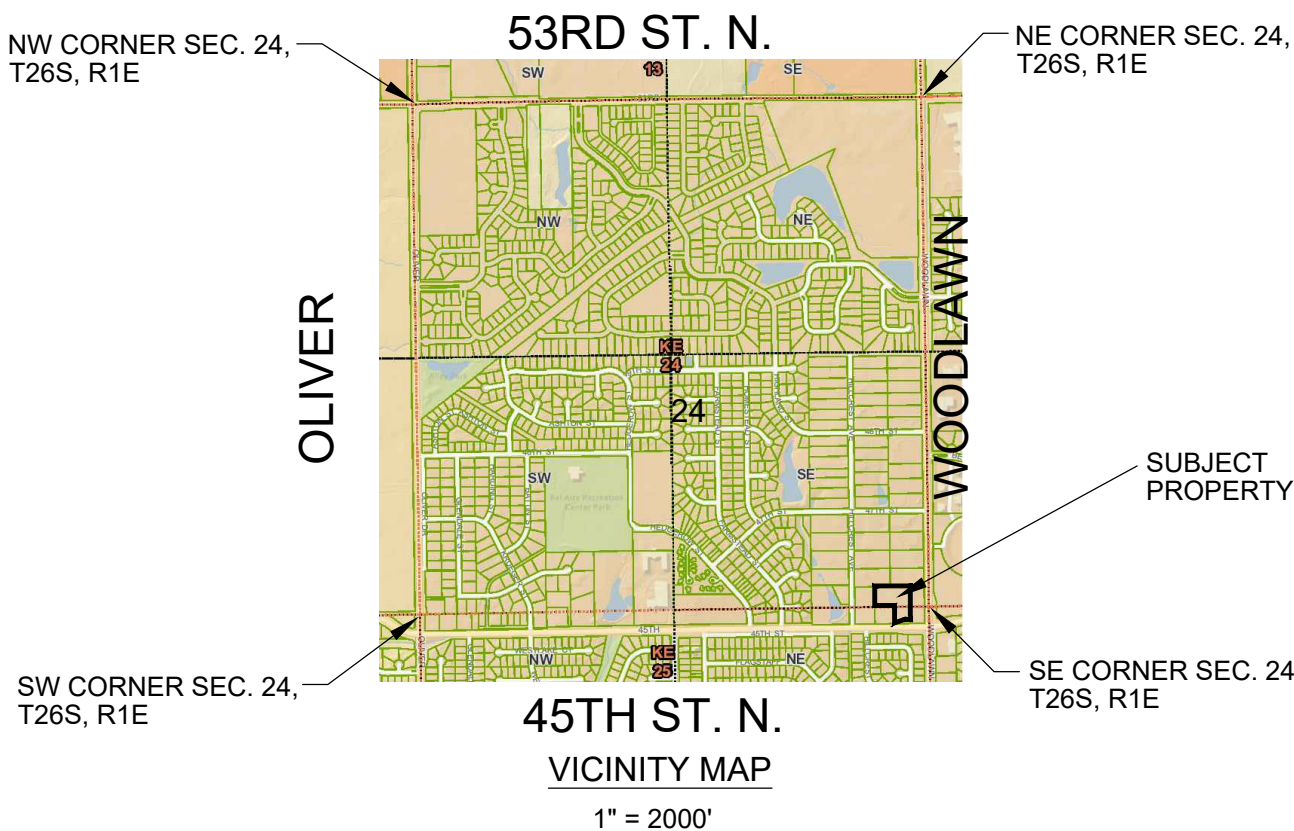
Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Register of Deeds

Tonya Buckingham

Deputy

Kenly Zehring



DWG FILE: 22S04005 SURVEY BASE  
PROJECT NO. 22S04005  
MARCH 29, 2023



GARVER  
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