

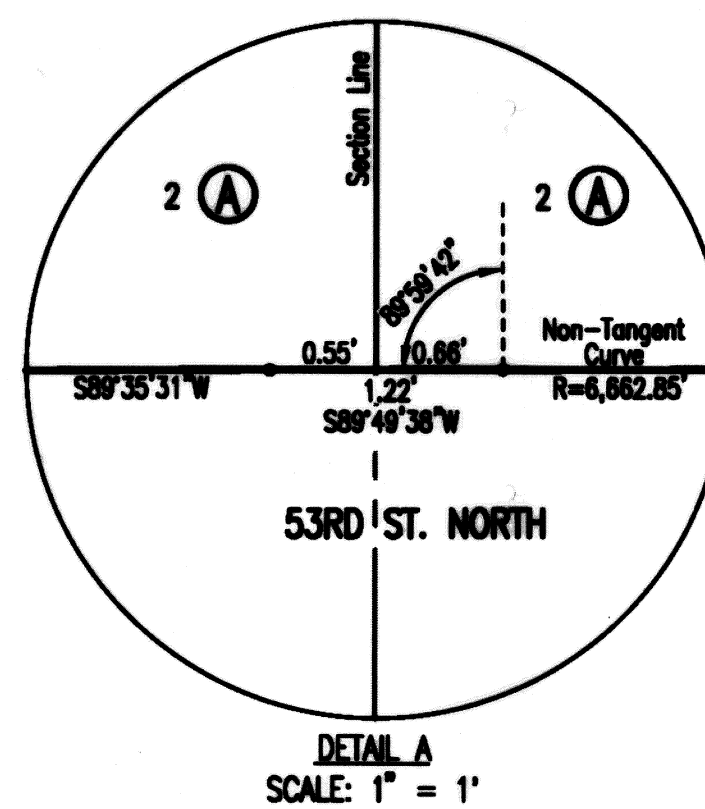
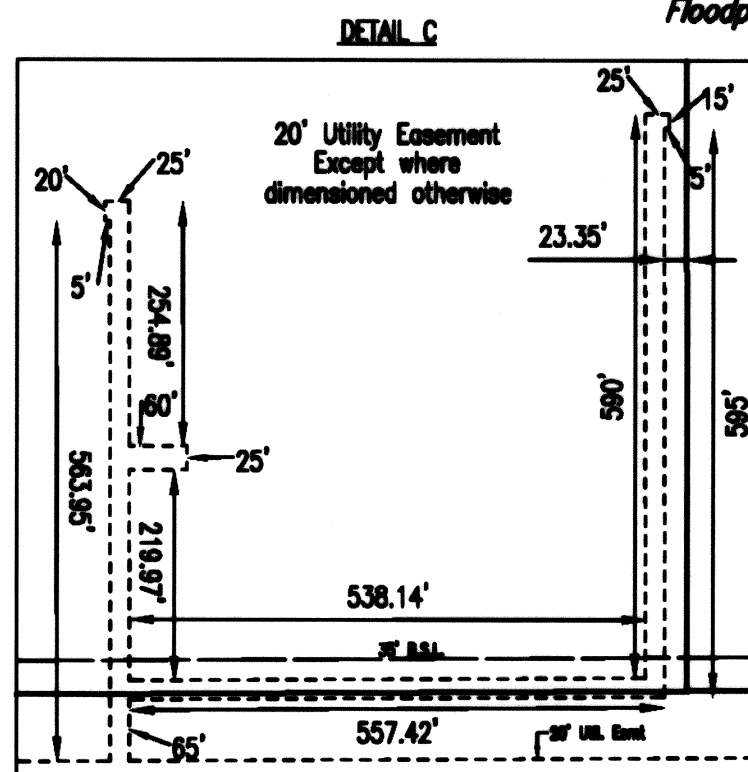
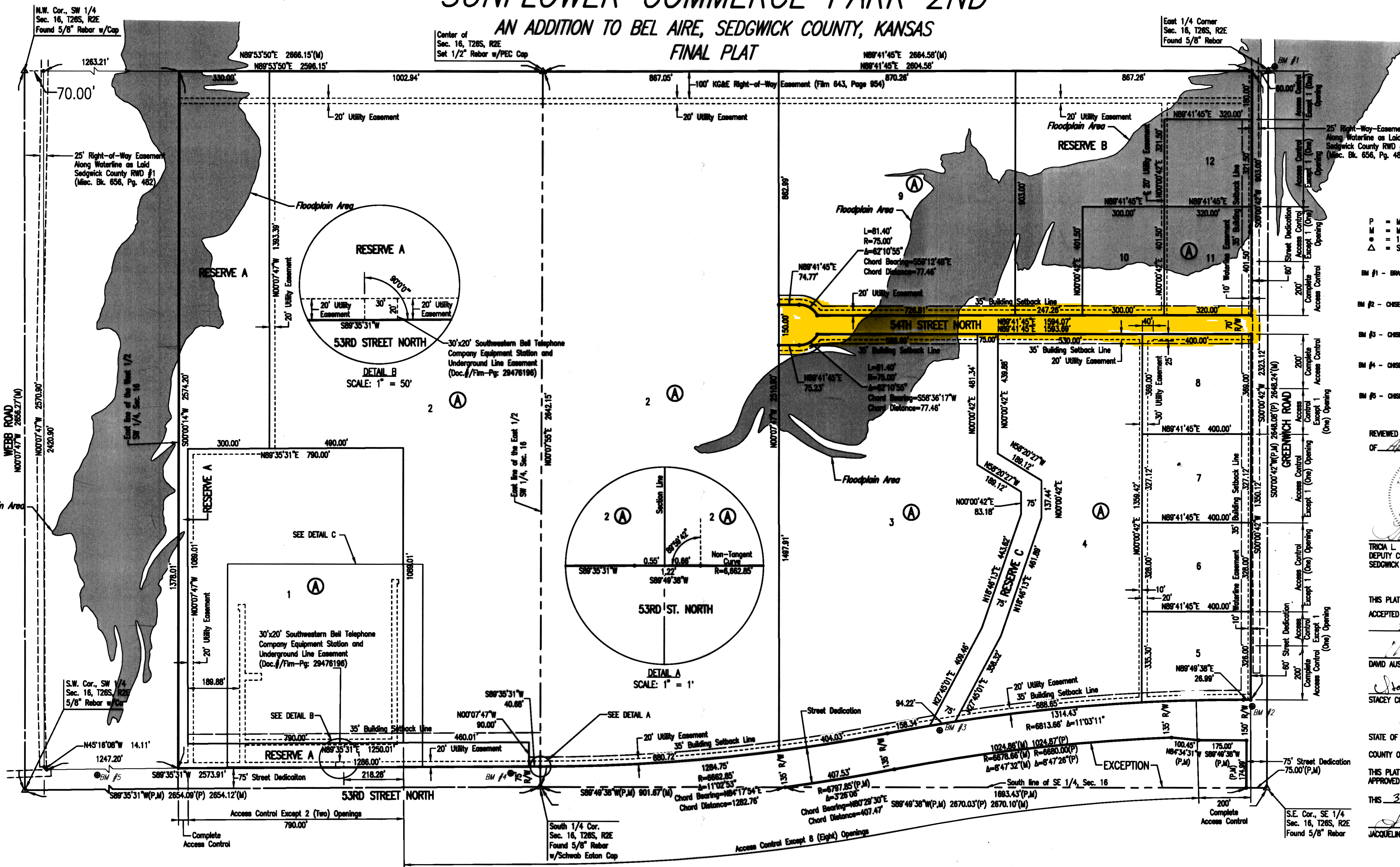
# SUNFLOWER COMMERCE PARK 2ND

AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS

FINAL PLAT

Vacation area

KP



EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ADJUTERS' RIGHTS OF ACCESS TO AND FROM GREENWICH ROAD AND 53RD STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED THAT LOTS 5 THROUGH 8, 11, 12, BLOCK A, AND RESERVE B SHALL HAVE ACCESS TO GREENWICH ROAD AT ONE (1) LOCATION FOR EACH LOT AND RESERVE. LOTS 2 THROUGH 5, BLOCK A, RESERVE C, AND THAT PORTION OF RESERVE A ADJACENT TO LOT 2 SHALL HAVE ACCESS TO 53RD STREET NORTH FOR A TOTAL OF EIGHT (8) OPENINGS. LOT 1, BLOCK A SHALL HAVE ACCESS TO 53RD STREET NORTH AT TWO (2) LOCATIONS ACROSS RESERVE A. ALL ACCESS LOCATIONS SHALL BE AS APPROVED BY THE CITY ENGINEER.

ANY LAND DEDICATED TO OR OWNED BY A MUNICIPAL AUTHORITY SHALL BE EXEMPT FROM ANY AND ALL ASSESSMENTS INCLUDING THOSE ASSESSED BY BUSINESS ASSOCIATION COVENANTS, LAND WITHIN THIS PLAT OWNED BY AN ORGANIZATION EXEMPT FROM TAXATION BY THE LAWS OF THE STATE OF KANSAS, SHALL NOT BE SUBJECT TO ANY NON-TAXING AUTHORITY ASSESSMENTS THROUGHOUT THE DURATION OF SUCH OWNERSHIP.

MINIMUM OPENING

BLOCK A  
LOTS 1, 2  
LOTS 3, 4  
LOTS 5 THRU 12

ELEVATION (NAVD83)  
\* VARIES FROM 1394.0 TO 1403.0  
\* VARIES FROM 1393.0 TO 1408.0  
1391.0

\* FINAL ELEVATION TO BE AS DIRECTED BY CITY ENGINEER BASED ON STRUCTURE LOCATION WITHIN LOT.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES A, B AND C SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION AND ARE HEREBY PLATTED FOR DRAINAGE AND STORMWATER DETENTION PURPOSES, OPEN SPACE, AND UTILITIES CONFINED TO EASEMENTS. RESERVE A SHALL ALSO ALLOW PRIVATE DRIVES AND UTILITY SERVICE LINES TO SERVE LOTS 1 AND 2, BLOCK A AND CONTAINS A PRIVATE AT&T EASEMENT AS SHOWN.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS.

CITY OF BEL AIRE, KANSAS PUBLIC BUILDING COMMISSION

GARY O'NEAL, PRESIDENT

EPIC REAL ESTATE DEVELOPMENT II, L.L.C.

GARY PROCTOR, MANAGER

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF April, 2018, BY GARY O'NEAL, PRESIDENT OF BEL AIRE, KANSAS PUBLIC BUILDING COMMISSION.

STACEY COOK, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 09/26/2020

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2018, BY GARY PROCTOR, MANAGER OF EPIC REAL ESTATE DEVELOPMENT II, L.L.C.

STACEY COOK, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 09/26/2020

THIS PLAT OF SUNFLOWER COMMERCE PARK 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE BEL AIRE PLANNING COMMISSION, BEL AIRE, KANSAS, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF BEL AIRE, KANSAS, WITH THE RECOMMENDATION THAT SUCH PLAT BE APPROVED AS PROPOSED.

DATED THIS 15 DAY OF March, 2018.

JAMES SCHMIDT, CHAIRPERSON

KEITH PRICE, SECRETARY

SCALE: 1" = 200'  
PREPARED: FEBRUARY 17, 2018

- LEGEND
- P = MEASUREMENT FROM THE PLAT OF SUNFLOWER COMMERCE PARK
  - M = MEASURED
  - 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
  - Δ = SECTION CORNER
- REMARK LIST
- BM #1 - BRASS DISK AT NORTH END OF THE EAST HUBBARD OF A REINFORCED CONCRETE BOX ON GREENWICH ROAD 1/2 MILE NORTH OF 53RD STREET. ELEV.=1392.002 (NAVD83)
  - BM #2 - CHISELED SQUARE ON THE NORTH END WEST OF TWO CONCRETE CULVERTS WITH ENDS AT THE NORTHWEST CORNER OF 53RD STREET AND GREENWICH ROAD. ELEV.=1405.842 (NAVD83)
  - BM #3 - CHISELED SQUARE ON THE NORTHEAST END OF A REINFORCED CONCRETE BOX ± 100' WEST OF GREENWICH ROAD ON 53RD STREET. ELEV.=1408.482 (NAVD83)
  - BM #4 - CHISELED SQUARE ON THE NORTH END OF A REINFORCED CONCRETE BOX 1/2 MILE WEST OF GREENWICH ROAD ON 53RD STREET. ELEV.=1408.012 (NAVD83)
  - BM #5 - CHISELED SQUARE ON THE NORTHEAST END OF A REINFORCED CONCRETE BOX ± 120' EAST OF WEBB ROAD ON 53RD STREET. ELEV.=1403.082 (NAVD83)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 5th DAY OF April, 2018.

TRICA L. ROBELLO, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BEL AIRE, KANSAS, THIS 3rd DAY OF April, 2018.

DAVID AUSTIN, MAYOR  
STACEY COOK, CITY CLERK

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS PLAT OF SUNFLOWER COMMERCE PARK 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY ATTORNEY OF BEL AIRE, SEDGWICK COUNTY, KANSAS, THIS 3rd DAY OF April, 2018.

JACQUELINE KELLY, BEL AIRE CITY ATTORNEY

ENTERED ON TRANSFER RECORD THIS 6th DAY OF June, 2018.

KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 10:45 AM, ON THE 6th DAY OF June, 2018.

TONYA BUCKINGHAM, REGISTER OF DEEDS

JUDY J. PAGET, CLERK

PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
303 SOUTH TOPEKA WICHITA, KS 67202  
316-262-2891 www.pec1.com