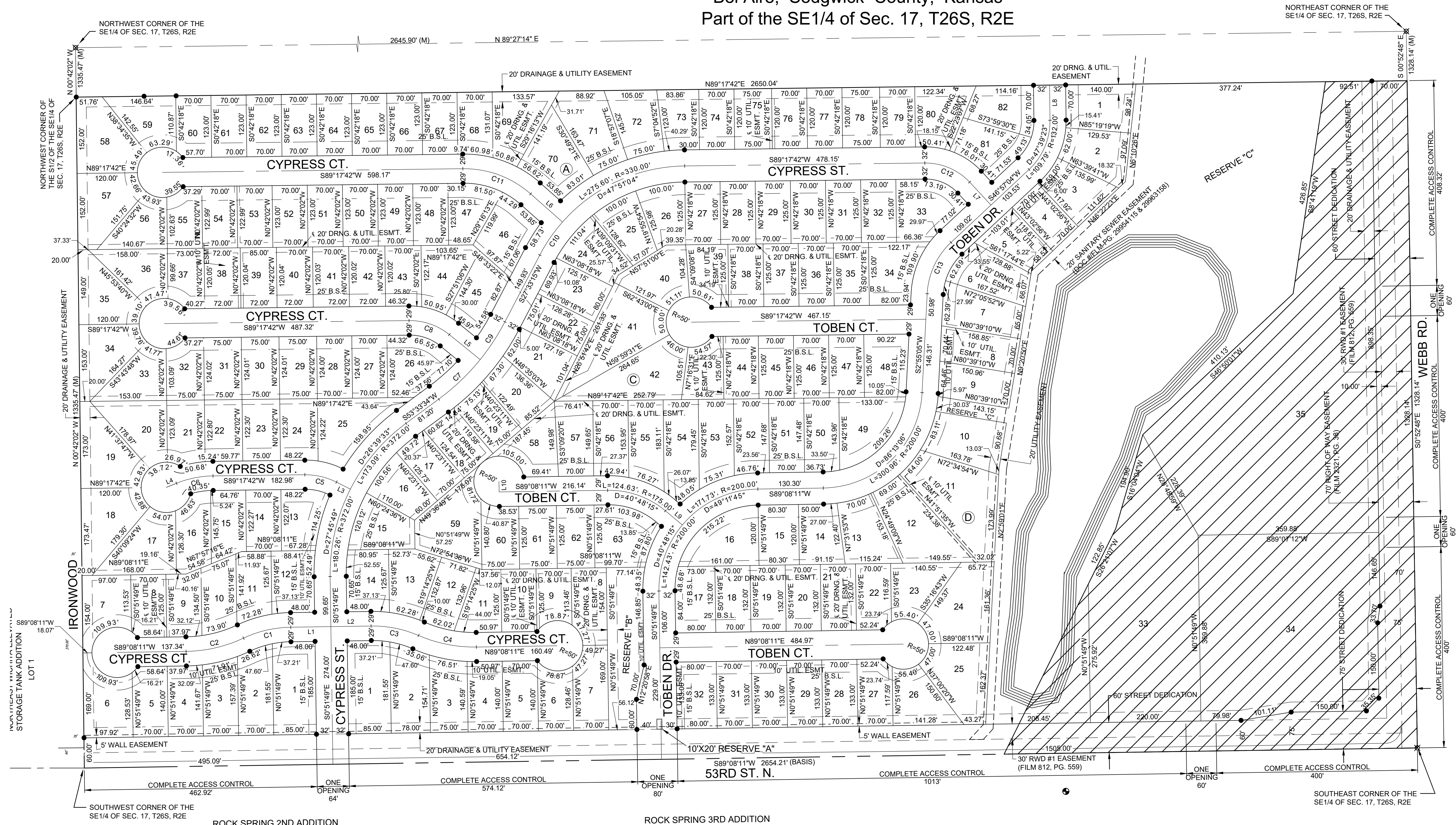


ROCK SPRING 5TH

Bel Aire, Sedgwick County, Kansas
Part of the SE1/4 of Sec. 17, T26S, R2E



Line Table		
Line #	Length	Direction
L1	80.00'	S89° 08' 11\"W
L2	80.00'	N89° 08' 11\"E
L3	30.96'	N63° 05' 59\"W
L4	21.96'	N67° 57' 16\"E
L5	78.98'	S50° 59' 12\"E
L6	84.69'	S48° 33' 22\"E
L7	62.41'	N43° 02' 56\"W
L8	70.00'	S00° 42' 18\"E
L9	44.03'	S50° 03' 33\"E
L10	21.00'	S00° 51' 49\"E

Curve Table			
Curve #	Length	Radius	Delta
C1	97.11	229.00	24°17'53\"
C2	118.32	279.00	24°17'53\"
C3	97.11	229.00	24°17'53\"
C4	118.32	279.00	24°17'53\"
C5	65.20	135.32	27°36'19\"
C6	74.49	200.00	21°20'26\"
C7	114.25	450.00	14°32'46\"
C8	86.65	125.00	39°43'06\"
C9	90.00	450.00	11°27'33\"
C10	80.00	330.00	13°53'24\"
C11	147.13	200.00	42°08'56\"
C12	99.81	120.00	47°39'23\"
C13	115.28	150.00	44°02'00\"

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
D	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 24, 25, 33, 35	1395.0

BENCHMARK #1:
CHISELED SQUARE AT THE NORTHWEST CORNER OF A
CONCRETE VAULT AT THE NORTHWEST CORNER OF A
LIFT STATION, 702' WEST AND 76' SOUTH OF THE
SOUTHEAST QUARTER CORNER OF SEC. 17, T26S, R2E.
ELEVATION = 1400.08 (NAVD88, G12B)

BENCHMARK #2:
CHISELED SQUARE AT THE NORTHWEST CORNER OF A
CONCRETE VAULT AT THE NORTHWEST CORNER OF THE
CITY OF WICHITA CHLORINATION BUILDING, 702' WEST
AND 76' SOUTH OF THE NORTHEAST QUARTER CORNER
OF SEC. 20, T26S, R2E.
ELEVATION = 1400.08 (NAVD88, G12B)

Any land dedicated to or owned by a municipal authority shall be exempt from any and all assessments including those assessed by Homeowners Association Covenants. Land within this plat owned by such a municipal 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.

The Building Setbacks within R-5 zoning areas that are not shown shall be as follows:

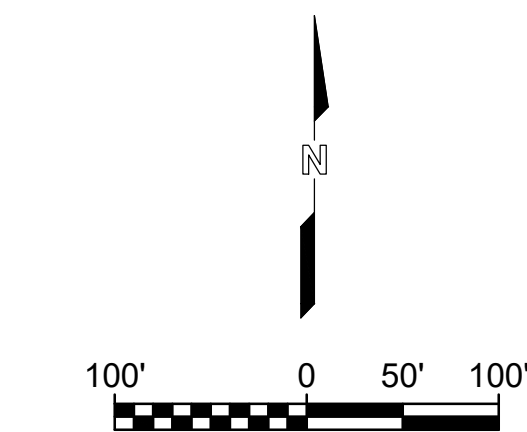
Rear yard building setback shall be 20 feet.
Side yard building setback shall be 6 feet.

Accessory buildings

Accessory buildings are allowed on all lots, subject to the following:

- All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
- Sheds may be permitted within a rear set back line but no closer than 10' to a rear property line.
- The side yard shall be maintained at 6 feet, but no sheds may be located within a side yard setback.
- All residential properties shall comply with the required 35-45% land coverage codes, as well as conform to the type and height structure restrictions.

SHEET 1 OF 2



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

M = Measured
D = Described
C = Calculated
B = Building Setback Line
C.A.C. = Complete Access Control

5/8\" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
1/2\" REBAR W/GARVER CAP (SET)
MONUMENT TO BE SET WITH THE STREET
CONSTRUCTION PROJECT BY THE STREET DESIGNER

DWG FILE: 21S04012 SURVEY BASE
PROJECT NO. 21S04012
NOVEMBER 19, 2021



GARVER
8535 E. 21st Street N.
Suite 130
Wichita, KS 67206
(316) 264-8008
www.GarverUSA.com