

SUNFLOWER COMMERCE PARK 4TH

BEL AIRE, SEDGWICK COUNTY, KANSAS

SURVEYOR'S CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

I, Chad R. Abbott, do hereby certify that I am a duly licensed and registered professional surveyor in the State of Kansas. That the heretofore described property was surveyed and subdivided by me or under my direct supervision; that all subdivision regulations of Bel Aire 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 Bel Aire, Kansas, this ____ day of _____ 2024.

Date of Survey:
Date of Preparation:

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Chad R. Abbott P.S. #1340
Abbott Land Survey

RECORD DESCRIPTION

The West Half of the Southwest Quarter of Section 16, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion thereof commencing at the southwest corner of the Southwest Quarter of Section 16, Township 26 South, Range 2 East of the 6th P.M.; thence on a bearing based in the Kansas Coordinate System of 1983, N 88°50'35" E along the south line of said Southwest Quarter 70.00 feet; thence N 00°52'43" W parallel with the west line of said Southwest Quarter 30.00 feet to a point lying east 70.00 feet from the west line of said Southwest Quarter and north 30.00 feet from the south line of said Southwest Quarter for the point of beginning; thence N 00°52'43" W 55.00 feet to a point lying north 85.00 feet from the south line of said Southwest Quarter; thence S 46°01'04" E 14.11 feet to a point lying north 75.00 feet from the south line of said Southwest Quarter; thence N 88°50'35" E parallel with the south line of said Southwest Quarter 1247.10 feet, more or less, to the east line of the West Half of said Southwest Quarter; thence southerly along said east line 45.00 feet to a point lying north 30.00 feet from the south line of said Southwest Quarter; thence S 88°50'35" W 1257.10 feet, more or less, to the point of beginning.

OWNER'S CERTIFICATE

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 4th. 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.

Reserve A and Reserve B shown hereon are hereby reserved for open space, landscaping, drainage purposes, entry monuments, fences, and utilities as confined to easement.

No private drainage systems shall be located within public drainage easements unless a commercial drainage relief permit is obtained from the City of Bel Aire.

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 City of Bel Aire.

Plat is shown to be located in Zone "X" (areas of minimal flood hazard) and Zone "A" (with BFE or depth), as said property plots by scale on the Flood Insurance Rate Map Number 20173CQ240G. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended use within the subdivision.

Aspen Sunflower Industrial, LLC
Dan Schulte

NOTARY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

Be it remembered that on this ____ day of _____, 2024, before me a notary public in and for said County and State, came Dan Schulte for Aspen Sunflower Industrial, LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Sworn before me this ____ day of _____, 2024.

_____, Notary Public
(Print Name)

My appointment expires: _____

MORTGAGE HOLDERS CERTIFICATE

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of " _____ ", to Sedgwick County, Kansas.

?

_____, (Title)
?

NOTARY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

Be it remembered that on this ____ day of _____, 2024, before me a notary public in and for said County and State, came _____ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

Sworn before me this ____ day of _____, 2024.

_____, Notary Public
(Print Name)

My appointment expires: _____

COUNTY SURVEYOR CERTIFICATE

This plat has been reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2024.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

PLANNING COMMISSION CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This plat of Sunflower Commerce Park 4th, 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 Bel Aire, Kansas, with the recommendation that such plat be approved as proposed. Dated this ____ day of _____, 2024.

_____, Chair
James Schmidt

_____, Secretary
Anne Stephens

CITY ATTORNEY CERTIFICATE

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: _____

_____, City Attorney
Maria Schrock

GOVERNING BODY CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This plat is approved and all dedications shown hereon accepted by the city council of the City of Bel Aire, Kansas, this ____ day of _____, 2024.

_____, Mayor
Jim Benage

_____, City Clerk
Melissa Krehbiel

TRANSFER RECORD

Entered on transfer record this ____ day of _____, 2024.

_____, County Clerk
Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
) SS
County of Sedgwick)

This is to certify that this instrument has been filed for record in the Register of Deeds, this ____ day of _____, 2024 at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring