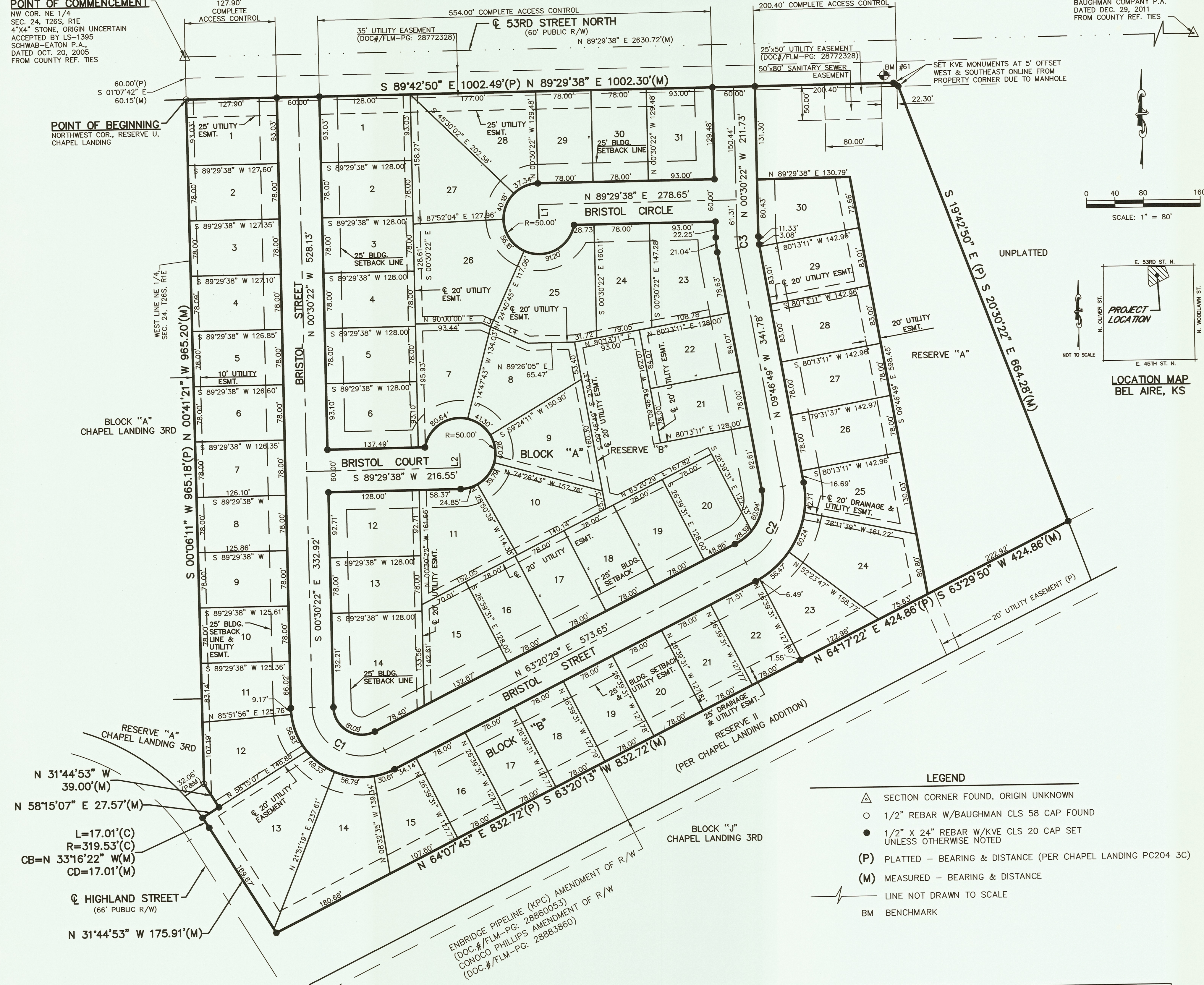


FINAL PLAT OF BRISTOL HOLLOWES

A REPLAT OF LOTS 1-28, BLOCK I, LOTS 41-65, BLOCK J, RESERVE H, P, U & Y, CHAPEL LANDING ADDITION, CITY OF BEL AIRE, COUNTY OF SEDGWICK, KANSAS

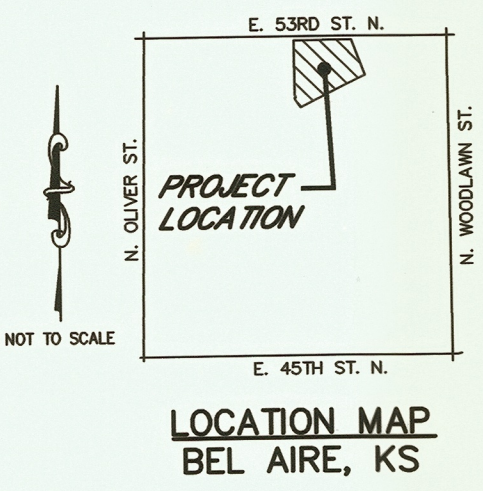
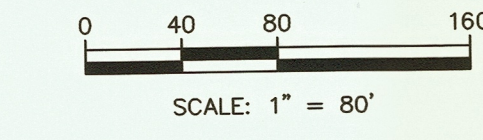
POINT OF COMMENCEMENT
NW COR. NE 1/4 SEC. 24, T26S, R1E 4"x4" STONE, ORIGIN UNCERTAIN ACCEPTED BY LS-1395 SCHWAB-EATON P.A., DATED OCT. 20, 2005 FROM COUNTY REF. TIES

POINT OF BEGINNING
NORTHWEST COR., RESERVE U, CHAPEL LANDING



NE COR. NE 1/4 SEC. 24, T26S, R1E 5/8" REBAR W/ILLEGIBLE CAP, ORIGIN UNCERTAIN ACCEPTED BY LS-0971 BAUGHMAN COMPANY P.A. DATED DEC. 29, 2011 FROM COUNTY REF. TIES

SET KVE MONUMENTS AT 5' OFFSET WEST & SOUTHEAST ONLINE FROM PROPERTY CORNER DUE TO MANHOLE



PLAT DESCRIPTION:

ALL OF LOTS 1 THROUGH 28 IN BLOCK I AND ALL OF LOTS 41 THROUGH 65 IN BLOCK J AND ALL OF RESERVES "H", "P", "U", AND "Y", AND A PORTION OF PLATTED JOSHUA COURT RIGHT-OF-WAY AND A PORTION OF JOSHUA RIGHT-OF-WAY, IN CHAPEL LANDING, BEL AIRE, SEDGWICK COUNTY, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID RESERVE "U"; THENCE ON THE NORTH LINE OF SAID RESERVE "U", THE NORTH LINE OF SAID JOSHUA RIGHT-OF-WAY AND SAID RESERVE "P" AND SAID JOSHUA RIGHT-OF-WAY AND SAID RESERVE "Y", N 89°29'38" E (THIS AND ALL OF THE FOLLOWING BEARINGS ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), SOUTH ZONE 1502) 1002.30 FEET TO THE NORTHEAST CORNER OF SAID RESERVE "Y"; THENCE ON THE EAST LINE OF SAID RESERVE "Y", S 20°30'22" E 664.28 FEET TO THE SOUTHEAST CORNER OF SAID RESERVE "Y" AND THE NORTH LINE, S 63°29'50" W 424.86 FEET; THENCE CONTINUING ON SAID NORTH LINE, S 63°29'50" W 832.72 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHLAND STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE, N 31°44'53" W 175.91 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.53 FEET, AN ARC LENGTH OF 17.01 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N 33°16'22" W 17.01 FEET; THENCE N 58°15'07" E 27.57 FEET; THENCE N 31°44'53" W 39.00 FEET TO THE SOUTHEAST CORNER OF RESERVE "A", CHAPEL LANDING 3RD AND EAST LINE OF NORTHWEST QUARTER, SECTION 24, TOWNSHIP 26 SOUTH, RANGE 1 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER, N 00°41'21" W 965.20 FEET TO THE POINT OF BEGINNING.
CONTAINS 24.19 ACRES MORE OR LESS.
END OF DESCRIPTION

GENERAL NOTE:

ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BY BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
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, BLOCKS, STREETS AND RESERVES UNDER THE NAME OF "BRISTOL HOLLOWES", CITY OF 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 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" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIDEWALKS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "B" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, PLAYGROUNDS, SWIMMING POOLS, UTILITIES AS CONFINED TO EASEMENTS, AND RELATED FACILITIES (INCLUDING PARKING).

NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF BEL AIRE.

UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

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

ANY LAND DEDICATED TO OR OWNED BY A MUNICIPAL AUTHORITY SHALL BE EXEMPT FROM ANY AND ALL ASSESSMENTS INCLUDING UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA 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 JUNCTION CITY, KANSAS, THIS 24th DAY OF SEPTEMBER, 2020.

3F2R HOLDINGS, LLC
Philip L. Ruffo
MANAGING MEMBER

MORTGAGE HOLDER
WE, LEGACY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF BRISTOL HOLLOWES, CITY OF BEL AIRE, COUNTY OF SEDGWICK, KANSAS.

LEGACY BANK
JOHN S. LINES
VICE-PRESIDENT COMMERCIAL LENDING

NOTARY CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 24th DAY OF September, 2020, BY PHILIP L. RUFFO, MANAGING MEMBER OF 3F2R HOLDINGS, LLC.

TIMOTHY R. AUSTIN
Notary Public - State of Kansas
My Appl. Expires 6-16-26
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 16, 2022

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS PLAT OF "BRISTOL HOLLOWES" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF 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 14th DAY OF November, 2019

JAMES SCHMIDT
CHAIRPERSON
ATTEST: KEITH PRICE
SECRETARY

GOVERNING BODY CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THE DEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS ON the 29th DAY OF December, 2019.

JIM BENAGE
MAYOR
ATTEST: MELISSA KREHBIEL
CITY CLERK

TRANSFER RECORD
ENTERED ON TRANSFER RECORD THIS ___ DAY OF ___, 20__

KELLY B. ARNOLD
COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT ___, M. ON ___ DAY OF ___, 20__.

TONYA E. BUCKINGHAM
REGISTER OF DEEDS
KENLY ZEHRING
DEPUTY

SURVEYOR'S CERTIFICATION:
I, JASON R. LOADER, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA 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 JUNCTION CITY, KANSAS, THIS 24th DAY OF September, 2020.

DATE OF SURVEY: SEPTEMBER 18, 2019

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING

PROJECT: FINAL PLAT OF BRISTOL HOLLOWES
PREPARED FOR: 3F2R HOLDINGS, LLC
323 N. OAKWOOD DR.
WICHITA, KS 67208

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/20

- LEGEND**
- △ SECTION CORNER FOUND, ORIGIN UNKNOWN
 - 1/2" REBAR W/BAUGHMAN CLS 58 CAP FOUND
 - 1/2" x 24" REBAR W/KVE CLS 20 CAP SET UNLESS OTHERWISE NOTED
 - (P) PLATTED - BEARING & DISTANCE (PER CHAPEL LANDING PC204 3C)
 - (M) MEASURED - BEARING & DISTANCE
 - LINE NOT DRAWN TO SCALE
 - BM BENCHMARK

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	TANGENT	RADIUS	DELTA
C1	S 58°34'56" E	118.83'	141.91'	112.36'	116°09'09"
C2	N 26°46'50" E	119.14'	127.62'	74.16'	100.00'
C3	S 5°08'35" E	16.17'	16.19'	8.11'	100.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 1°25'14" W	20.00'
L2	N 0°42'57" W	20.00'
L3	S 65°28'03" E	13.76'
L4	S 65°28'03" E	57.75'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 89°29'38" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24.

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFER TO NAVD 88 DATUM DERIVED FROM THE WICHITA RTOM 3.0 GNSS NETWORK ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID 12B MODEL.

BENCHMARK (NAVD 88 DATUM):
BM #60 CHISELED "4" CUT ON HEADWALL OF RCBC, 1075±' EAST OF NW CORNER SEC. 24, T26S, R1E
ELEV.=1394.32

BM #61 CHISELED "X" CUT ON NORTHEAST CORNER TRANSFORMER PAD AT NORTHEAST CORNER OF SITE.
ELEV.=1398.85

Reviewed in accordance with K.S.A. 58-2005
on this 24th day of September, 2020.
Tricia L. Robello, LS# 1246
Deputy County Surveyor
Sedgwick County, Kansas