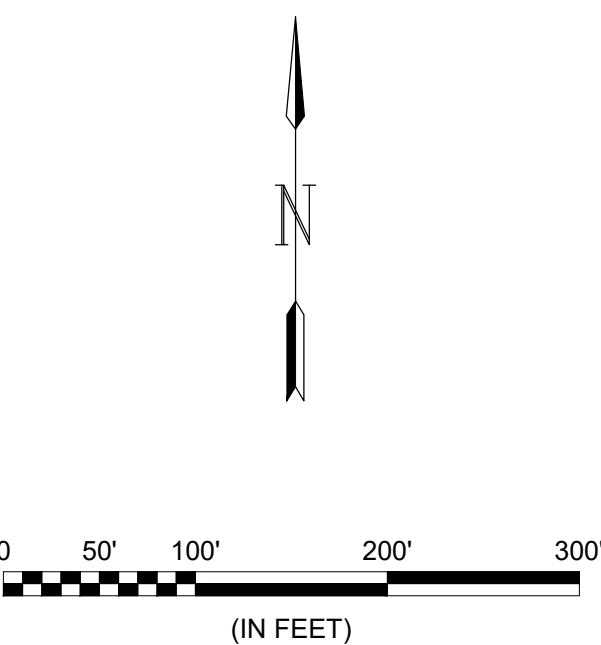

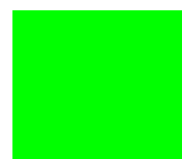



CHAPEL LANDING 5TH

Re-plat of Part of Chapel Landing
Bel Aire, Sedgwick County, Kansas
Part of the NE1/4 of Sec. 24, T26S, R1E

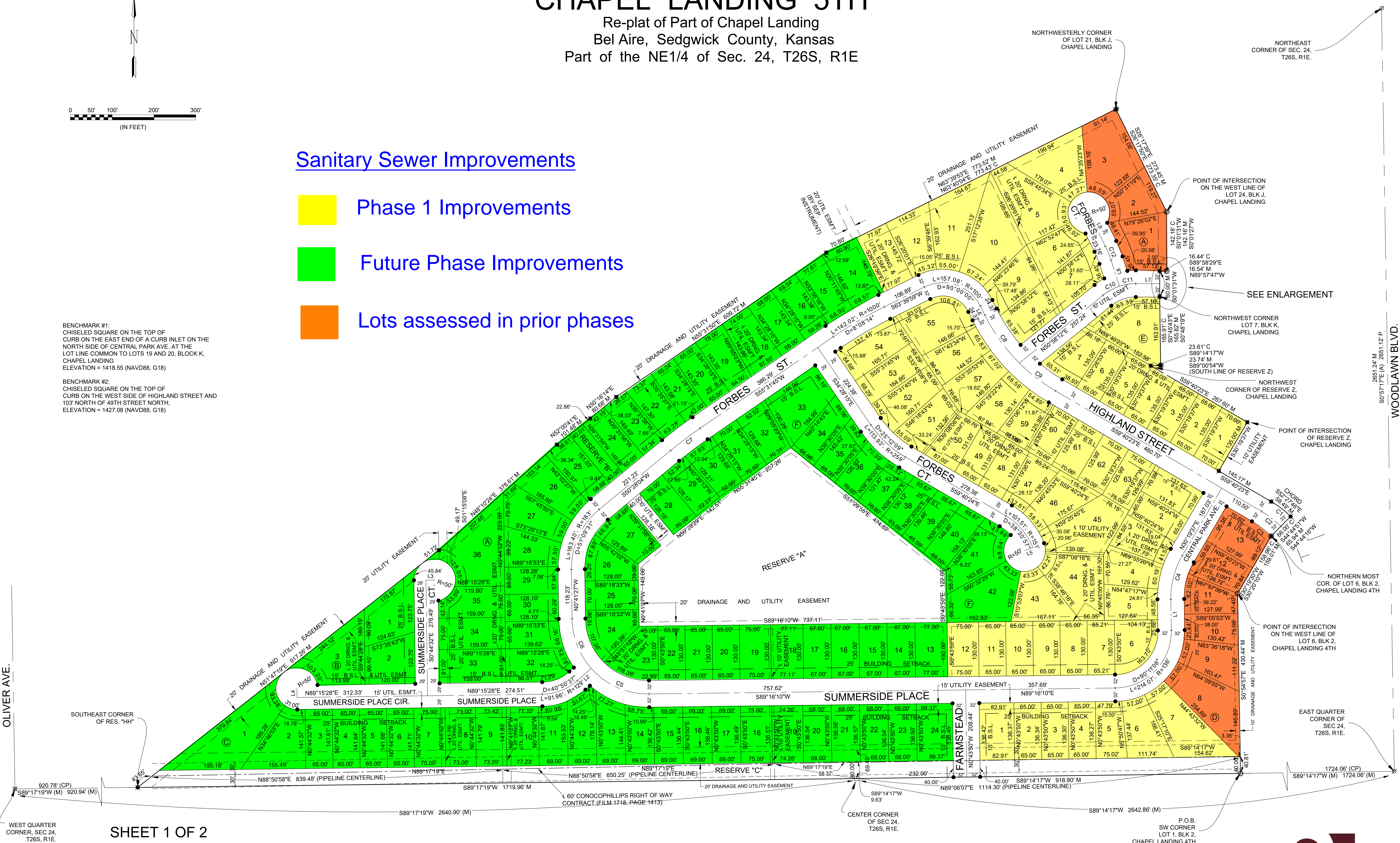


Sanitary Sewer Improvements

-  Phase 1 Improvements
-  Future Phase Improvements
-  Lots assessed in prior phases

BENCHMARK #1:
CHISELED SQUARE ON THE TOP OF
CURB ON THE EAST END OF A CURB INLET ON THE
NORTH SIDE OF CENTRAL PARK AVE. AT THE
LOT LINE COMMON TO LOTS 19 AND 20, BLOCK K,
CHAPEL LANDING
ELEVATION = 1418.55 (NAVD88, G18)

BENCHMARK #2:
CHISELED SQUARE ON THE TOP OF
CURB ON THE WEST SIDE OF HIGHLAND STREET AND
103' NORTH OF 49TH STREET NORTH,
ELEVATION = 1427.08 (NAVD88, G18)



DWG FILE: 21S04022 PLATTING BASE
PROJECT NO. 21S04022
MARCH 17, 2022



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

CHAPEL LANDING 5TH
Re-plat of Part of Chapel Landing
Bel Aire, Sedgwick County, Kansas
Part of the NE1/4 of Sec. 24, T26S, R1E

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 March 3, 2022 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.

LEGAL DESCRIPTION:
That part of Chapel Landing, Bel Aire, Sedgwick County, Kansas, described as:

Beginning at the Southwest Corner of Lot 1, Block 2, in Chapel Landing 4th, Bel Aire, Sedgwick County, Kansas; thence West along the South Line of the Northeast Quarter of Section Twenty-Four, Township Twenty-Six South, Range One East of the Sixth Principal Meridian, said Line also being the Original Common Line Between Chapel Landing and Kappelman's Bel Aire Heights Second Addition, a distance of 918.80 feet to the Southeast Corner of the Northwest Quarter of said Section Twenty-Four; thence continuing West along said Quarter Section Line with a deflection to the right of 0°03'02" a distance of 1719.96 feet to the intersection of said Quarter Section Line and Reserve "HH" line as Platted in said Chapel Landing, also being the Southeasterly line of the Conoco-Phillips Pipeline Easement; thence Northeasterly along said Reserve Line with a deflection to the right of 142°30'00" a distance of 917.26 feet; thence with a deflection to the left of 3°36'59" and a distance of 378.61 feet; thence continuing along said Reserve Line with a deflection to the right of 3°50'17" and a distance of 101.48 feet; thence continuing along said Reserve Line with a deflection to the left of 1°44'27" and a distance of 80.68 feet; thence continuing along said Reserve Line with a deflection to the right of 5°15'36" and a distance of 609.72 feet; thence continuing along said Reserve Line with a deflection to the right of 8°08'14" and a distance of 773.43 feet to the Northwesterly Corner of Lot 21, Block J in said Chapel Landing; thence Southeasterly with a deflection to the right of 90°02'06" along the Westerly Lot Lines of Lots 21, 22, 23 and 24 for a distance of 273.35 feet to a point of intersection on the West Line of said Lot 24; thence South with a deflection to the right of 26°19'21" along the West Lot Lines of Lots 24 and 25 a distance of 142.18 feet to the North right of way of Forbes Street; thence West along said right of way a distance of 16.44 feet; thence South at right angles to the South right of way of said Forbes Street a distance of 60.00 feet to the Northwest Corner of Lot 7, Block K in said Chapel Landing; thence South with a deflection to the left of 0°47'14" along said Lot 7 a distance of 165.91 feet to the North Line of Reserve "Z" in said Chapel Landing; thence West at right angles along said North Line a distance of 23.61 feet; thence Southeasterly with a deflection to the left of 148°54'40" along said Reserve "Z" a distance of 267.60 feet; thence Southwesterly at right angles and continuing along said Reserve Line a distance of 135.00 feet to the Northeasterly right of way of Highland Street as Platted in said Chapel Landing; thence Southeasterly at right angles along said right of way of said Highland Street a distance of 145.17 feet; thence Southeasterly along said right of way of said Highland Street on a curve to the right with a radius of 233.00 feet and an arc length of 58.64 feet and a delta of 14°25'14"; thence at right angles to said right of way a distance of 66.00 feet to the Southwesterly line of said Highland Street and the Northern Most Corner of Lot 6, Block 2 in said Chapel Landing 4th; thence Southwesterly along said Lot 6 a distance of 158.96 feet to a point of intersection on the West Line of said Lot 6; thence South with a deflection of 31°14'34" to the left along the West Line of said Lot 6 and Lots 5, 4, 3, 2 and 1 Block 2, in said Chapel Landing 4th a distance of 430.44 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, blocks, reserves and streets under the name of "CHAPEL LANDING 5TH", 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. Reserves "A", "B" and "C" are hereby reserved for irrigation, walls, lighting, landscaping, berms, walks, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for park improvements, lighting, landscaping, drainage, drainage structures, and utilities confined to easements. Reserve "C" is to be owned by the City of Bel Aire and maintained as specified in the Developer's Agreement. Reserves "A" & "B", are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns.

Woodlawn 53, LLC, a
Kansas limited liability company
Authorized Signatory
Randel M. Harder

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this day of , 2022, by Randel M. Harder, Authorized Signatory, on behalf of Woodlawn 53, LLC, a Kansas limited liability company.

Notary Public

My appointment expires .

We, Emprise Bank, Wichita, Kansas, holder of a Mortgage on the above described property, do hereby consent to the platting of the Chapel Landing 5th, Bel Aire, Kansas.

Emprise Bank
Commercial Banker
Lori J. Newell

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this day of , 2022, by, Lori J. Newell, Commercial Banker, on behalf of Emprise Bank.

Notary Public

My appointment expires .

State of Kansas)
SS
County of Sedgwick)

This plat of "CHAPEL LANDING 5TH", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire City 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 , 2022.

Chairperson
James Schmidt

Attest:
Secretary
Anne Stephens

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 , 2022.

, 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: , 2022.

By:
Jacqueline Kelly, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this day of , 2022.

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

Entered on transfer record this day of , 2022.

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 , 2022, at o'clock M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

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.

No fences will be allowed within pipeline easements.

Unless otherwise shown, the Building Setbacks shall be as follows:

Front building setback shall be 25 feet.
Street side building setback shall be 15 feet.
Rear yard building setback shall be 20 feet.
Side yard building setback shall be 6 feet.

Minimum lot size: 8,400 square feet
Minimum lot width: 65 feet, measured along the front building setback line
Minimum lot depth: 120 feet, measured at right angles on the horizontal plane at the midpoint for non-rectangle lots

Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:
1. 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.
2. Sheds may be permitted within a rear set back line but no closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All properties shall comply with the required 35-45% land coverage codes, as well as conform to the type and height structure restrictions.

