

PRELIMINARY PLAT
CHAPEL LANDING 8TH
BEL AIRE, SEDGWICK COUNTY, KANSAS

EVERGY CONTACT:

Rondee Sutton (316) 261-6276

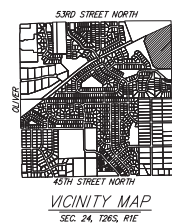
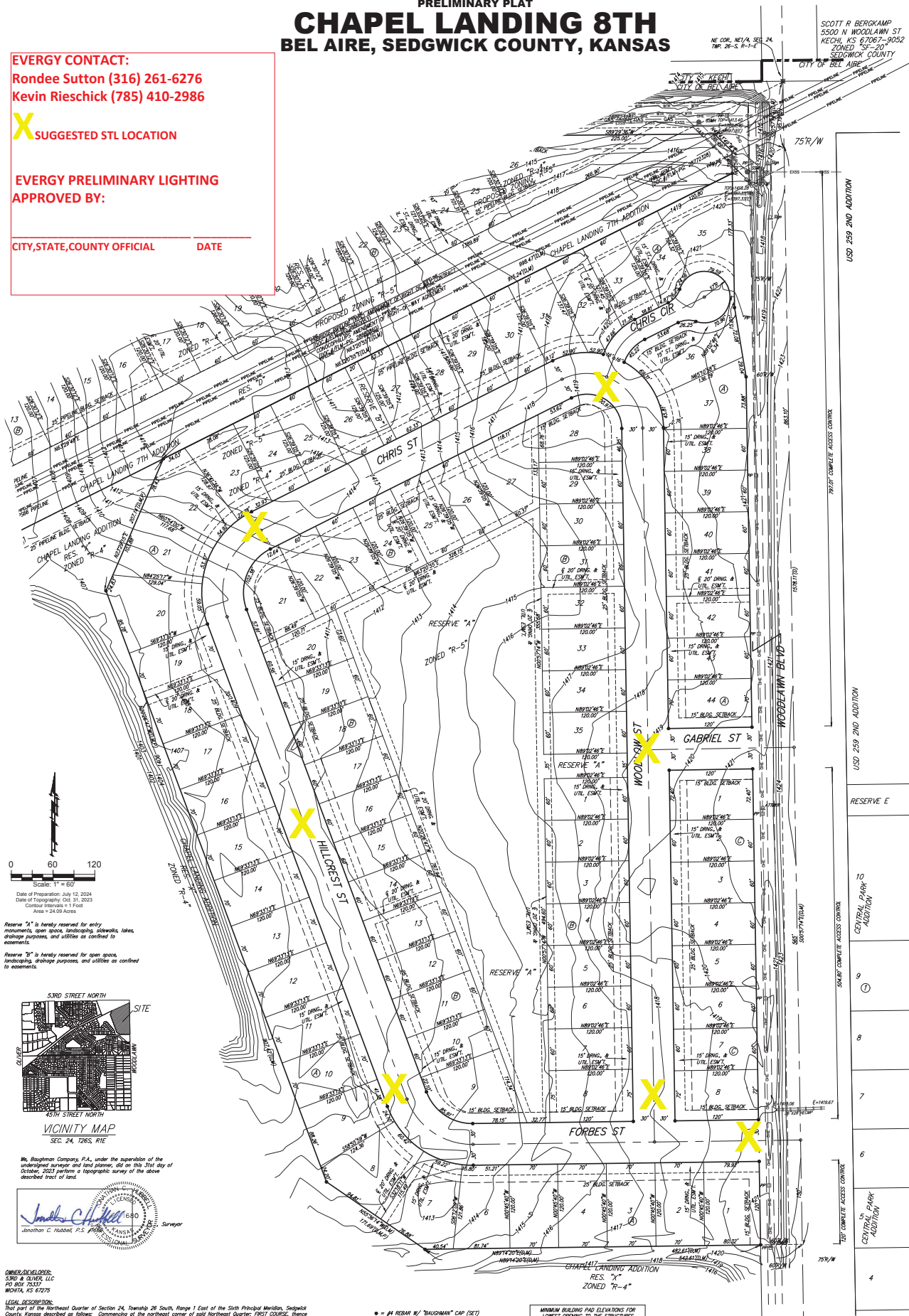
Kevin Rieschick (785) 410-2986

X SUGGESTED STL LOCATION

**EVERGY PRELIMINARY LIGHTING
APPROVED BY:**

CITY, STATE, COUNTY OFFICIAL

DATE



Mr. Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 1st day of October, 2023 perform a topographic survey of the above described tract of land.

Jonathan C. Hubbard, P.L.S. Surveyor

OWNER/DEVELOPER:
SND & CIVIL, LLC
PO BOX 7531
WICHITA, KS 67207

LEGAL DESCRIPTION:
That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas described as follows: Commencing at the northeast corner of said Northeast Quarter; FIRST COURSE, thence 300°59'40" W, (beats of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Aire, Sedgewick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 351.9 feet to the intersection with the southeast line of an Easement Pipeline (EPL) Amendment of Right of Way Contract described and recorded in the Office of the Sedgewick County Register of Deeds in DOC#FLM-PC-2080003 and the southeast line of a Concessions Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgewick County Register of Deeds in DOC#FLM-PC-2080003, (hereinafter referred to as Pipeline Right-of-Way), and for a Point of Beginning; SECOND COURSE, thence S84°17'22" W, coincident with the southeast line of said Pipeline Right-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X" as platted in Chapel Landing, Bel Aire, Sedgewick County, Kansas; THIRD COURSE, thence S84°16'50" W, coincident with the southeast line of said Reserve "X", a distance of 307.14 feet; FOURTH COURSE, thence S31°19'12" E, coincident with the east line of said Reserve "X", a distance of 802.42 feet; FIFTH COURSE, thence S84°48'39" E, coincident with the east line of said Reserve "X", 171.69 feet; SIXTH COURSE, thence S85°58'06" E, coincident with the southerly most north line of said Reserve "X", 154.67 feet to a point in the east line of said Northeast Quarter; SEVENTH COURSE, thence N05°09'40" W, coincident with the east line of said Northeast Quarter, 157.11 feet to the Point of Beginning, subject to a 50.00 foot road right-of-way (right-of-way) and dividing the east line of said Northeast Quarter.

CONVING NOTES:
ALL LOTS WITHIN CHAPEL LANDING 8TH SHALL BE SINGLE FAMILY.

NOTES:
PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF JULY 16, 2024.

LEGEND:
M = MEASURED
P = PLATTED
C = CALCULATED
D = DEED
O = CALCULATED FOR PLATTED INFO
(C-O) = CALCULATED FOR DEED INFO

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES:

LOT	BLOCK	ELEVATION
1-22	A	1410.0
1-35	B	1411.0

REMARKS:
CROSS CUT ON NORTHEAST CORNER OF CONCRETE PAD 18'6" WEST AND 10' NORTH OF NW CORNER OF LOT 1, BLOCK B.
ELEV=1388.51 NGVD29

SQUARE CUT ON TOP OF CURB AT NW CORNER OF LOT 1, BLOCK A, CHAPEL LANDING ADDITION.
ELEV=1417.81 NGVD29

SQUARE CUT IN NORTH HEADWALL OF ROIC 1075' EAST OF INTERSECTION OF 53RD ST N. & OLIVER
ELEV=1388.51 NGVD29

CHAPEL LANDING 8TH

BAUGHMAN COMPANY
3115 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Jul. 11, 2024