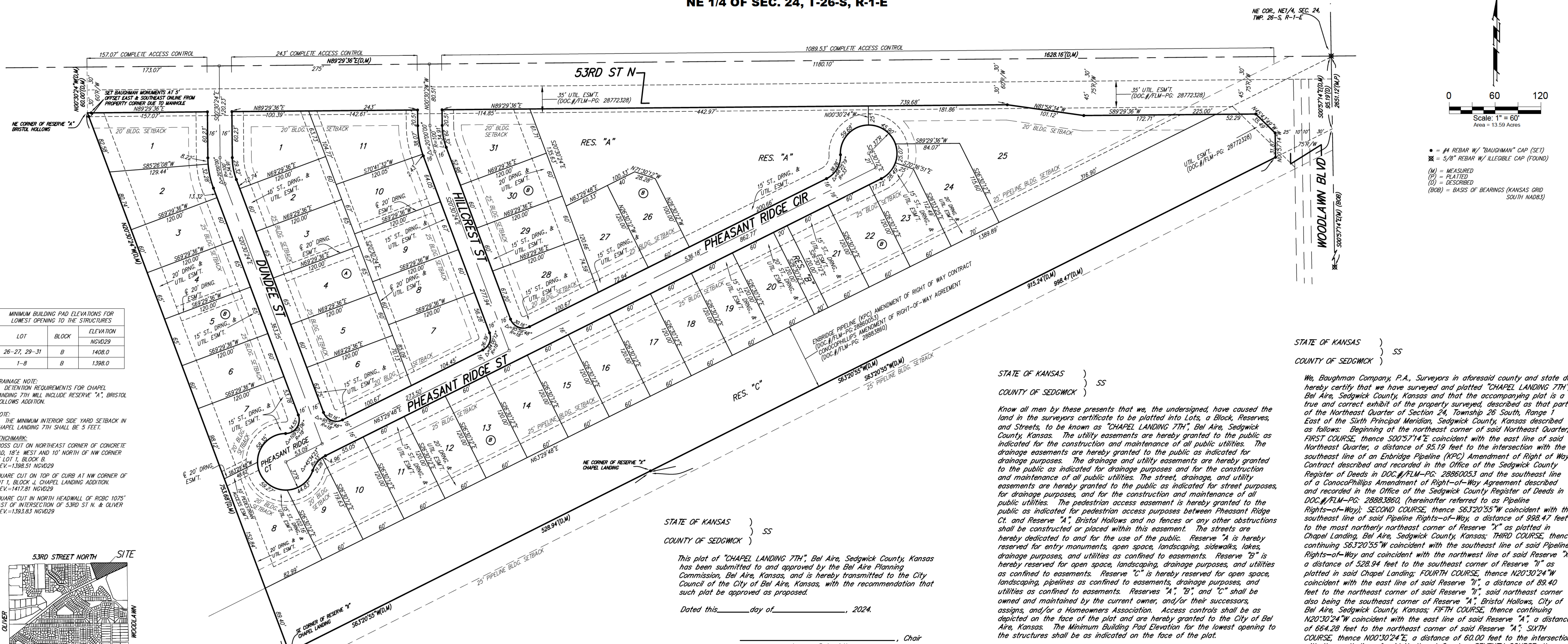


CHAPEL LANDING 7TH

BEL AIRE, SEDGWICK COUNTY, KANSAS

NE 1/4 OF SEC. 24, T-26-S, R-1-E



LOT	BLOCK	ELEVATION
26-27, 29-31	B	1408.0
1-8	B	1398.0

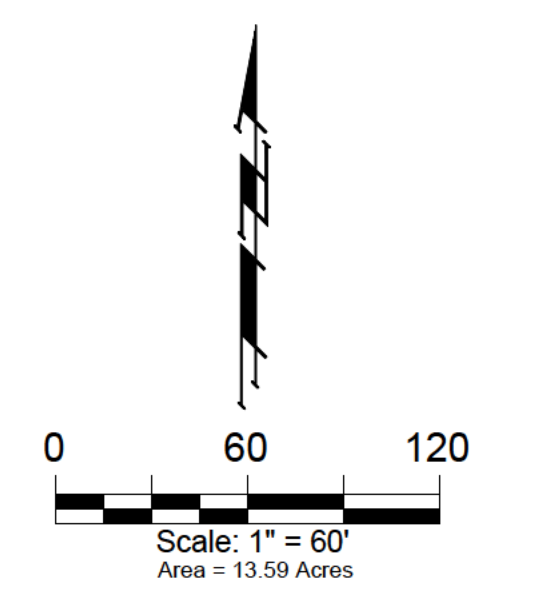
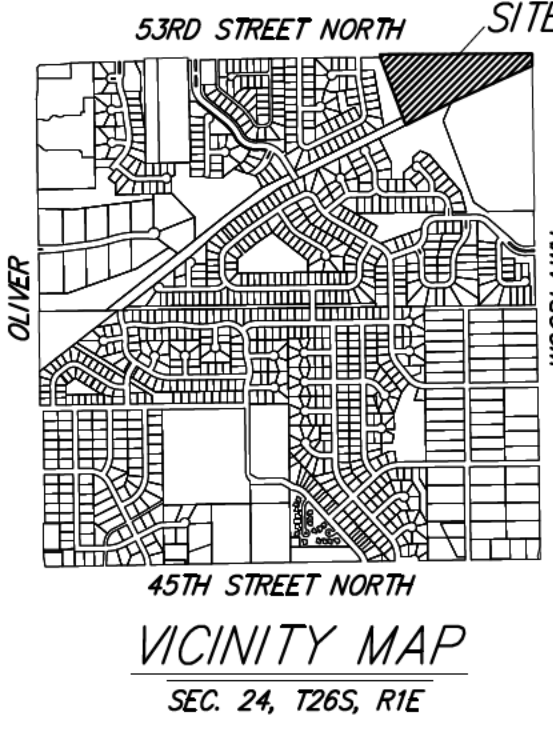
DRAINAGE NOTE:
RETENTION REQUIREMENTS FOR CHAPEL LANDING 7TH WILL INCLUDE RESERVE "A", BRISTOL HOLLOW'S ADDITION.

NOTE:
THE MINIMUM INTERIOR SIDE YARD SETBACK IN CHAPEL LANDING 7TH SHALL BE 5 FEET.

BENCHMARK:
CROSS CUT ON NORTHEAST CORNER OF CONCRETE PAD, 18" WEST AND 10" NORTH OF NW CORNER OF LOT 1, BLOCK B.
ELEV=1398.51 NGVD29

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

SQUARE CUT IN NORTH HEADWALL OF RCBC 1075' EAST OF INTERSECTION OF 53RD ST N & OLIVER
ELEV=1393.63 NGVD29



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 5/8" REBAR W/ ILLEGIBLE CAP (FOUND)
- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (BOB) = BASIS OF BEARINGS (KANSAS GRID SOUTH NAD83)

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CHAPEL LANDING 7TH", Bel Aire, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°57'14"E coincident with the east line of said Northeast Quarter, a distance of 95.19 feet to the intersection with the southeast line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 28860053 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 28883860, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S63°20'55"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X", as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas; THIRD COURSE, thence continuing S63°20'55"W coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "X", as platted in said Chapel Landing; FOURTH COURSE, thence N20°30'24"W coincident with the east line of said Reserve "X", a distance of 89.40 feet to the northeast corner of said Reserve "X", said northeast corner also being the southeast corner of Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County, Kansas; FIFTH COURSE, thence continuing N20°30'24"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°30'24"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence N89°29'36"E coincident with the north line of said Northeast Quarter, a distance of 1628.16 feet to the point of beginning, subject to a 30.00 foot road right-of-way lying south of and abutting the north line of said Northeast Quarter and a 50.00 foot road right-of-way lying west of and abutting the east line of said Northeast Quarter.

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be platted into Lots, a Block, Reserves, and Streets, to be known as "CHAPEL LANDING 7TH", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The pedestrian access easement is hereby granted to the public as indicated for pedestrian access purposes between Pheasant Ridge Ct. and Reserve "A", Bristol Hollows and no fences or any other obstructions shall be constructed or placed within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, open space, landscaping, sidewalks, lakes, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, pipelines as confined to easements, drainage purposes, and utilities as confined to easements. Reserves "A", "B", and "C" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Homeowners Association. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Bel Aire, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This plat of "CHAPEL LANDING 7TH", 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 the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this _____ day of _____, 2024.

_____, Chair
James Schmidt

ATTEST: _____, Secretary
Anne Stephens

53rd & Oliver, LLC
a Kansas limited liability company
_____, Manager
Joy W. Russell

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 _____, 2024.

_____, Mayor
Jim Benage, City of Bel Aire

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 the plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____, 2024.

_____, City Attorney
Maria Schrock

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2024.

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

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

_____, County Clerk
Kelly B. Arnold

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ (a.m.) (p.m.) on the _____ day of _____, 2024 and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

_____, Notary Public
Baughman Company, P.A.
Date of Survey: _____

_____, Surveyor
Jonathan C. Hubbell
Professional Surveyor
LS-1680

CHAPEL LANDING 7TH

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