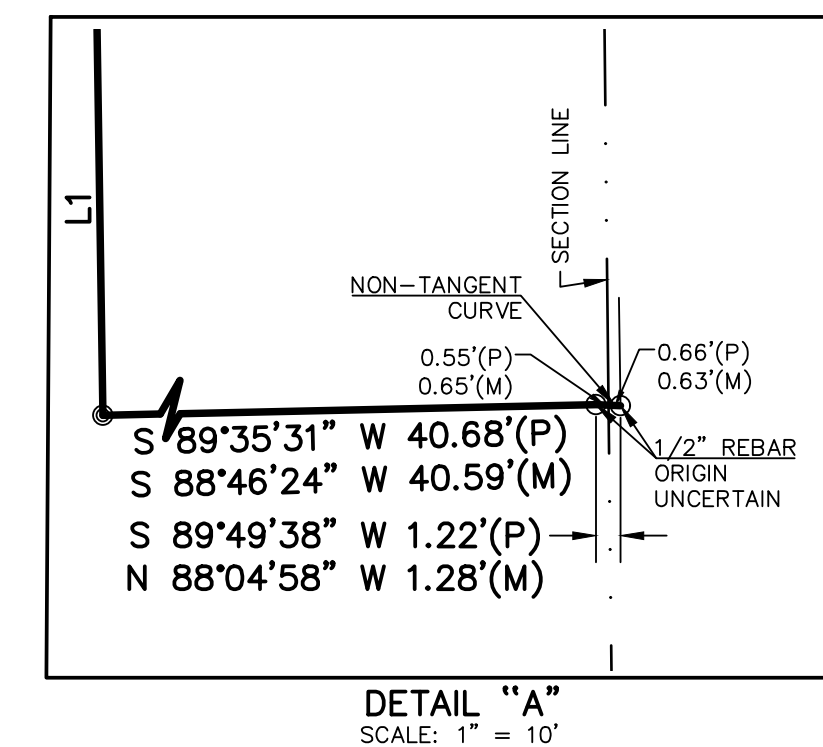
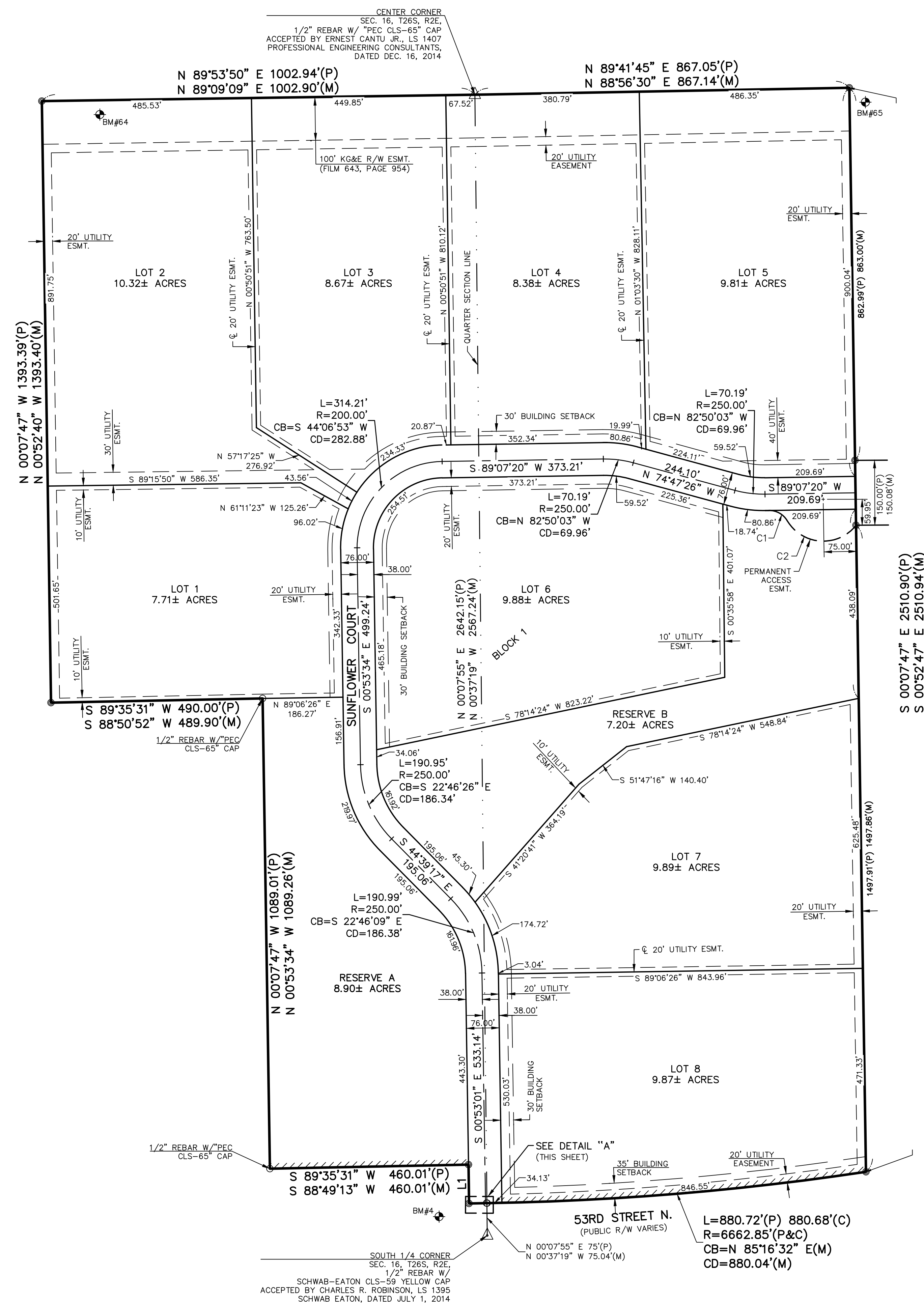
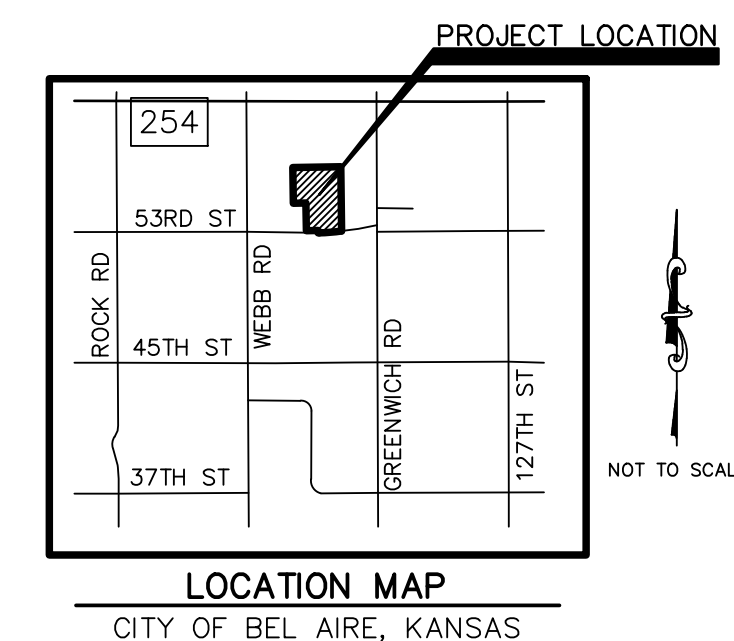
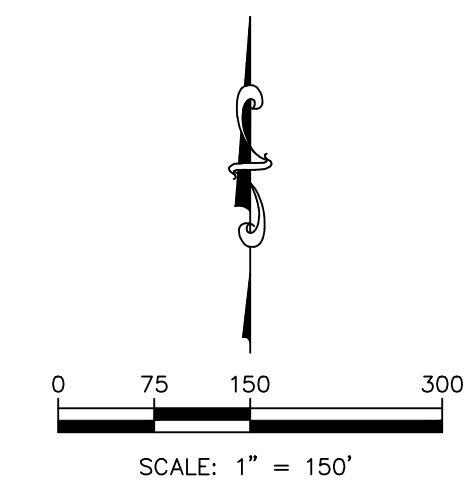


PLANNED UNIT DEVELOPMENT (PUD)
SUNFLOWER COMMERCE PARK 3RD ADDITION
 A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,
 BEL AIRE, SEDGWICK COUNTY, KANSAS



LINE & CURVE TABLE	
L1	N 00°07'47" W 90.00'(P) N 00°53'01" W 90.07'(M)
C1	L=50.43' R=48.00' CB=S 60°46'43" E CD=48.14'
C2	L=187.65' R=97.00' CB=S 86°06'02" E CD=159.73'



LEGEND

- | | |
|---|--|
|  | SECTION CORNER MONUMENT FOUND |
|  | MONUMENT FOUND, ORIGIN UNCERTAIN |
|  | 1/2" REBAR W/"ARMSTRONG LS-780" CAP |
| (P) | PLATTED BEARING AND DISTANCE PER
SUNFLOWER COMMERCE PARK 2ND ADDITION |
| (M) | MEASURED BEARING AND DISTANCE |
|  | BENCHMARK LOCATION |
|  | COMPLETE ACCESS CONTROL |

PUD REGULATIONS:

THE SUNFLOWER COMMERCE PARK 3RD ADDITION, A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION INTO 8 LOTS AND 2 RESERVES CONFORMS TO THE STANDARDS AND ZONING IN PLACE ON THE PROPERTY, FROM THE ORIGINAL PLAT PLAT OF SUNFLOWER COMMERCE PARK 2ND ADDITION. NO WAIVERS OR VARIANCES ARE ANTICIPATED ON THIS REPLAT. ALL SUBMITTALS AS REQUIRED THROUGH THE CITY OF BEL AIR AND SEDGWICK COUNTY PERMITTING SHALL BE ENFORCED AND PRESENTED AT SUCH TIME THE LOTS DEVELOP.

DATUM BENCHMARK:

DATUM BENCHMARK:
 DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED
 FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK.
 ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

BENCHMARKS:

BENCHMARK #4: PLATTED BENCHMARK #4, PER SUNFLOWER COMMERCE PARK 2ND ADDITION, CHISELED SQUARE ON THE NORTH OF A REINFORCED CONCRETE BOX, HALF MILE WEST OF GREENWICH ROAD ON 53RD STREET NORTH.

ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE
CONCRETE PAD, 135'± EAST OF THE NORTHWEST CORNER OF LOT 2,
BLOCK A, SINEFLOWER COMMERCE PARK 2ND ADDITION

ELEV=1392.35

BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE
CONCRETE PAD, 50'± SOUTHEAST OF THE NORTHEAST CORNER OF LOT
2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1394.07

DATE OF PREPARATION: JUNE 29, 2023

PROJ. NO. G23S2566 DSN: TCH
CFN: 2566PUD DWN: AL

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

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER
SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF
AUTHORIZATION NO. LS-20. EXPIRES 12/31/24