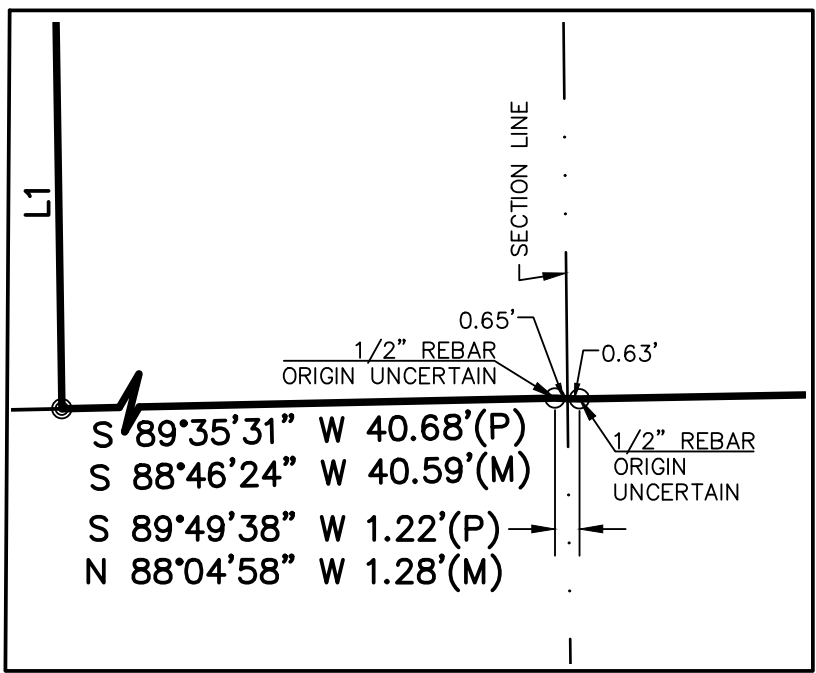
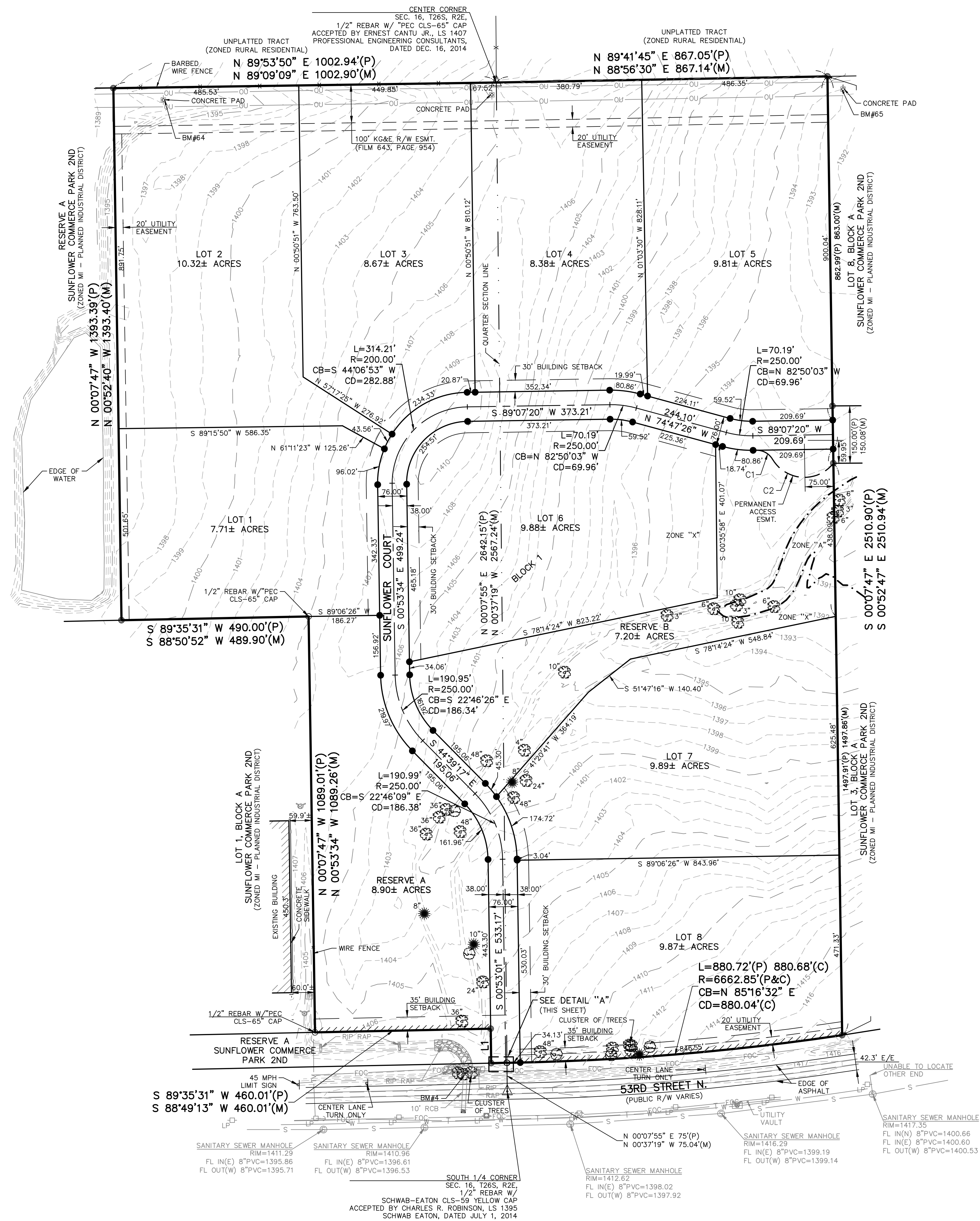


PRELIMINARY PLAT PUD
SUNFLOWER COMMERCE PARK 3RD ADDITION
A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,
BEL AIRE, SEDGWICK COUNTY, KANSAS



LINE & CURVE TABLE	
#	BEARING & DISTANCE
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'

RECORD DESCRIPTION (DOC#/FLM-PC: 29775209):

LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS.

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 PUD PLAT OF SUNFLOWER COMMERCE PARK 2ND ADDITION. NO WAIVERS OR VARIANCES ARE ANTICIPATED ON THIS REPLAT. ALL SUBMITTALS REQUIRED THROUGH BUILDING PERMIT WILL BE PRESENTED AT SUCH TIME THE LOTS DEVELOP.

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:

BM #4: PLATTED BENCHMARK #4, PER SUNFLOWER COMMERCE PARK 2ND ADDITION, CHISELED SQUARE ON THE NORTH OF 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 NW CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1392.35

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

ELEV=1394.07

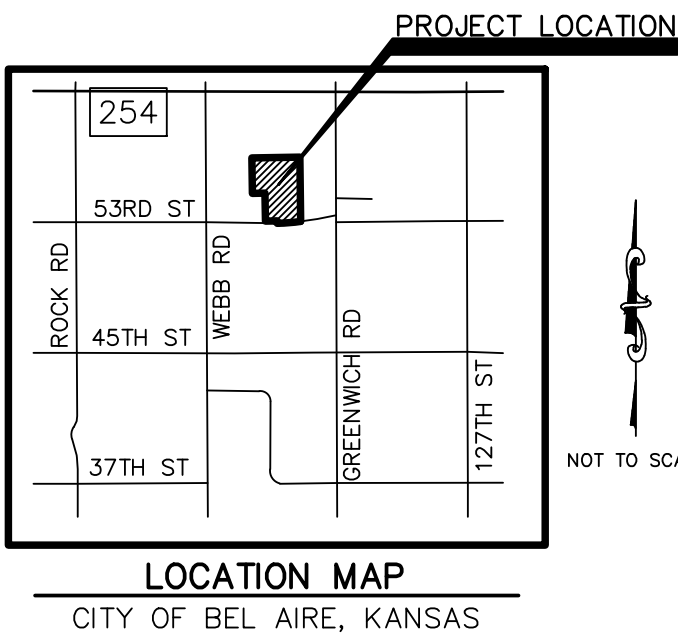
FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN AREA OF MINIMAL FLOOD HAZARD "X" & AREA WITHOUT BASE FLOOD ELEVATION "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20173C0240G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016.

TOTAL NUMBER OF LOTS: 8
GROSS ACREAGE: 95.7± ACRES

SURVEYOR:
KAW VALLEY ENGINEERING
TRENTON C. HEINEN, LS 1707
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202

APPLICANT:
MICHAEL LE
BAYSIDE DEVELOPMENT, LLC
3819 N. TOBEN
WICHITA, KANSAS 67226



LEGEND

- SECTION CORNER MONUMENT FOUND
- 1/2"x24" REBAR W/KVE CLS-20 YELLOW CAP SET
- MONUMENT FOUND
- 1/2" REBAR W/"ARMSTRONG LS-780" CAP
- PLATTED BEARING AND DISTANCE PER SUNFLOWER COMMERCE PARK 2ND
- MEASURED BEARING AND DISTANCE
- CALCULATED DISTANCE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TRANSFORMER AND LIGHT
- GUY ANCHOR
- OVERHEAD UTILITY LINE (# OF LINES)
- TELEPHONE PEDESTAL
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC CABLE LINE
- UNDERGROUND CABLE TV LINE
- WATER METER
- WATER TEST STATION
- WATER VALVE
- FIRE HYDRANT
- UNDERGROUND WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- BUSH
- CONIFEROUS TREE - SIZE
- DECIDUOUS TREE - SIZE
- DRIP LINE
- STREET SIGN
- BARBWIRE FENCE
- WIRE FENCE
- 1' CONTOUR INTERVAL
- E/E EDGE OF ASPHALT TO EDGE OF ASPHALT
- COMPLETE ACCESS CONTROL

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PRELIMINARY

KV KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304
wh@kvens.com | www.kvens.com

PRELIMINARY PLAT
SUNFLOWER COMMERCE PARK 3RD
BEL AIRE, SEDGWICK COUNTY, KS.

DATE PREPARED:
JUNE 6, 2023

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

PROJECT NO.
C23S2566
DRAWN BY
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CHECKED BY
TCH
CWN
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SHEET
1 OF 1