

CHAPEL LANDING 6TH BEL AIRE, SEDGWICK COUNTY, KANSAS NW & NE 1/4 OF SEC. 24, T-26-S, R-1-E

This plat of "CHAPEL LANDING 6TH", 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 _____, 2022.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Reserves, and Streets, to be known as "CHAPEL LANDING 6TH", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, open space, landscaping, berms, sidewalks, playgrounds, recreation areas, gazebos, lakes, drainage purposes, streets as confined to easement, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, sidewalks, playgrounds, swimming pools and related facilities, drainage purposes, streets as confined to easement, and utilities as confined to easements. Reserves "A" and "B" 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.

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CHAPEL LANDING 6TH", Bel Aire, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 58, 59, and 60, Block C, TOGETHER with all of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 68 and 69, Block F, TOGETHER with all of Reserves "E", "F", "G" and "S", all as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas, TOGETHER with that part of Lot 61 in said Block C described as follows: Beginning at the most northerly corner common to said Lots 60 and 61; thence S36°59'18"E coincident with the lot line common to said Lots 60 and 61, 154.65 feet to the most easterly corner common to said Lots 60 and 61; thence S64°07'45"W coincident with the southeast line of said Lot 61, 72.04 feet; thence N25°52'15"W, 132.02 feet; thence N71°44'35"W, 19.61 feet to the intersection with the northwest line of said Lot 61; thence northeasterly coincident with said northwest line, being a curve to the right, through a central angle of 03°20'42" and having a radius of 970.00 feet, an arc distance of 56.63 feet, (having a chord length of 56.62 feet bearing N57°58'17"E) to the point of beginning, TOGETHER with that part of Lot 66 in said Block F described as follows: Commencing at the most southerly corner common to Lots 66 and 67 in said Block F; thence N36°59'18"W coincident with the lot line common to said Lots 66 and 67, 26.37 feet for a point of beginning; thence N71°44'35"W, 39.24 feet; thence N66°33'24"W, 82.09 feet to the intersection with the northwest line of said Lot 66; thence N53°00'42"E coincident with the northwest line of said Lot 66, 62.88 feet to the most northerly corner common to said Lots 66 and 67; thence S36°59'18"E coincident with the lot line common to said Lots 66 and 67, 103.64 feet to the point of beginning, TOGETHER with that part of Block F, EXCEPT that part of said Lot 67 described as follows: Beginning at the most southerly corner common to Lots 66 and 67 in said Block F; thence N36°59'18"W coincident with the lot line common to said Lots 66 and 67, 26.37 feet; thence S71°44'35"E, 32.18 feet to the intersection with the southeast line of said Lot 67; thence southwesterly coincident with said southeast line, being a curve to the left, through a central angle of 01°01'14" and having a radius of 1030.00 feet, an arc distance of 18.35 feet, (having a chord length of 18.35 feet bearing S53°13'16"W), to the point of beginning, and TOGETHER with that part of Reserve "A" as platted in Chapel Landing 3RD, Bel Aire, Sedgwick County, Kansas, lying generally south of and abutting the following described line: Beginning at the northwest corner of Lot 1, Block A in said Chapel Landing 3rd, thence N89°57'01"W coincident with the northwesterly prolongation of the north line of said Lot 1, 34.00 feet to the intersection with the west line of said Reserve "A", and for a point of termination.

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 Northwest and Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Date of Survey: _____

Jonathan C. Hubbell



We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CHAPEL LANDING 6TH", Bel Aire, Sedgwick County, Kansas.
Emprise Bank

The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by _____ of Emprise Bank, on behalf of the bank.

My App't. Exp. _____

_____, Notary Public

_____, Chair
James Schmidt
ATTEST:
_____, Secretary
Anne Stephens

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, City of Bel Aire
ATTEST:
_____, City Clerk
Melissa Krehbiel

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: _____, 2022.

_____, City Attorney
Jacqueline Kelly

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

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

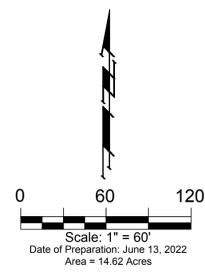
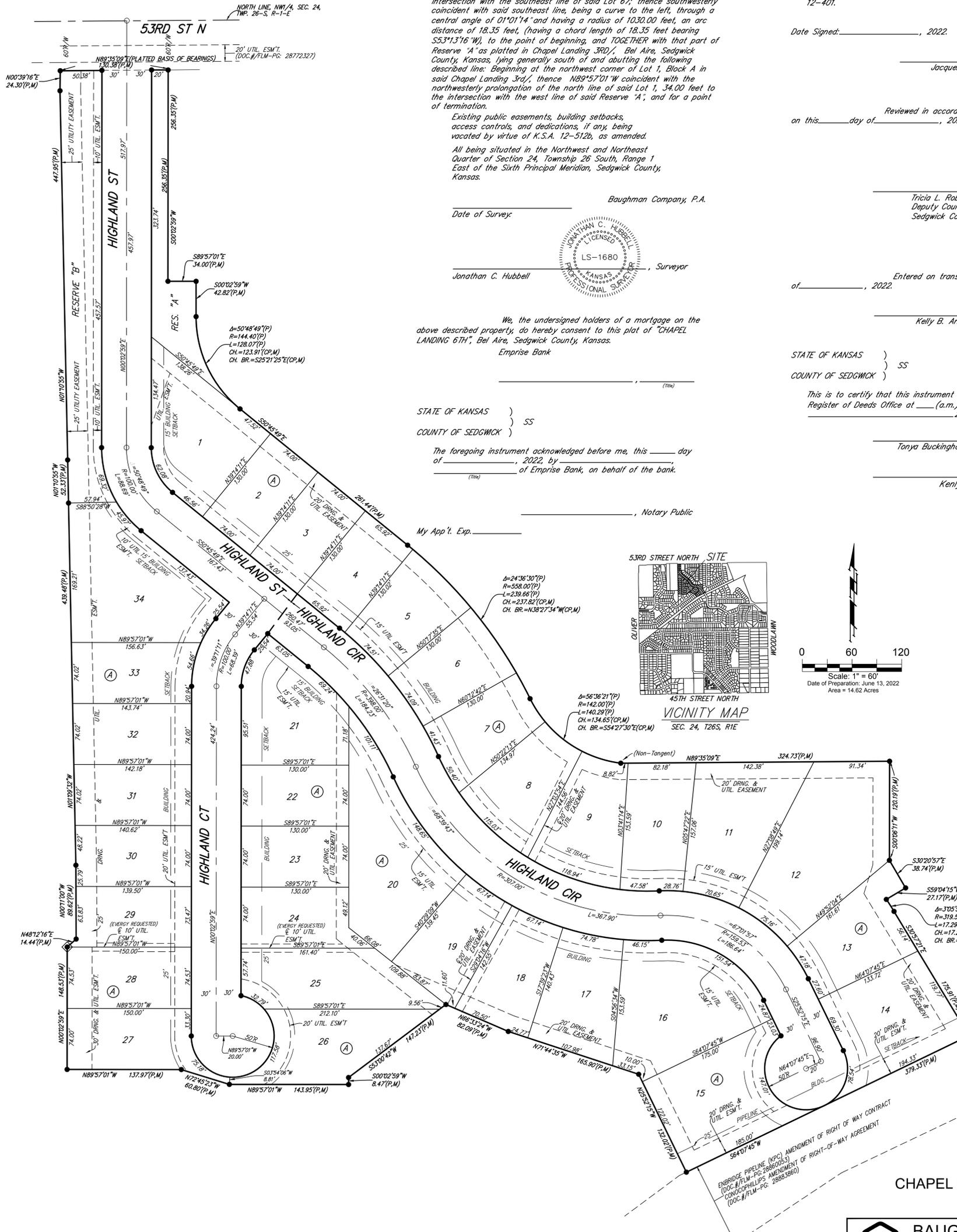
Entered on transfer record this _____ day of _____, 2022.

_____, County Clerk
Kelly B. Arnold

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 _____, 2022 and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring



NOTE: THE FRONT YARD BUILDING SETBACK LINE WITHIN THE PROPOSED ADDITION SHALL BE A MINIMUM OF 25 FEET. WHEN A CORNER LOT IS INVOLVED, THE SIDE YARD BUILDING SETBACK LINE SHALL BE A MINIMUM OF 15 FEET WITH COMPLETE ACCESS CONTROL.
NOTE: THE MINIMUM INTERIOR SIDE YARD SETBACK IN CHAPEL LANDING 6TH SHALL BE 6 FEET FOR THE PRIMARY STRUCTURE ONLY AND NO GROUND LEVEL OR NEAR GROUND LEVEL ENCROACHMENTS SHALL BE ALLOWED IN THIS SETBACK, INCLUDING, BUT NOT LIMITED TO WINDOW WELLS, THE PLACEMENT OF HEATING, (INCLUDING A CHIMNEY), OR AIR CONDITIONING EQUIPMENT, OR ANY OTHER GROUND LEVEL TYPE ENCROACHMENTS THAT WOULD RESTRICT CIRCULATION AROUND THE PRIMARY STRUCTURE. OVERHEAD ENCROACHMENTS, INCLUDING, BUT NOT LIMITED TO OVERHANGING EAVES AND GUTTERS SHALL BE PERMITTED IN THIS SETBACK ONLY AS ALLOWED BY THE ZONING ORDINANCE.
BENCHMARK: SANITARY SEWER MANHOLE RM 355.2 SOUTH AND 50' EAST OF THE INTERSECTION OF CENTRAL PARK AND WOODLAWN. ELEV. = 1428.11 NGVD29
BENCHMARK: "C" CUT IN NORTH HEADWALL OF RCBC 1075' EAST OF INTERSECTION OF 53RD ST N. & OLIVER. ELEV. = 1393.83 NGVD29

LOT	BLOCK	ELEVATION
15-19	A	1405.7
25-28	A	1405.7

E:\Projects\Chapel Landing 6th Additional Plat Drawings\CHAPEL LANDING 6th Final.dwg