

THE PRAIRIE PRESERVE
Replat of Part of Chapel Landing
Tract Located in The NW 1/4, Sec. 24, Twp. 26S, Rng. 1E of the 6th P.M.
Bel Aire, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on , 2021 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

That part of Chapel Landing, Bel Aire, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 23, Block E, in said addition; thence East along the north line of said Lot 23 and extended, 600.02 feet to the southwest corner of Reserve "R" in said addition; thence North along the west line of said Reserve "R", 216.40 feet to the northwest corner of said Reserve "R"; thence East along the north line of said Reserve "R", 148.43 feet to the northeast corner of said Reserve "R"; thence southeast perpendicular to the southeast right of way of Pinecrest St, 66.00 feet to said southeast right of way; thence southwest along said southeast right of way, 94.24 feet to the northerly most corner of Lot 25, Block F, in said addition; thence southeasterly along the northeast line of said Lot 25, 94.96 feet to the northeast corner of said Lot 25, Block F; thence South along the east line of said Lot 25, Block F and extended, 110.74 feet to the northwest corner of Lot 29, Block F, in said addition; thence East along the north line of said Lot 29, Block F and extended, 579.21 feet to the southeast corner of Lot 17, Block F, in said addition; thence North along the east line of said Lot 17, Block F, 159.65 feet to the northeast corner of said Lot 17, Block F; thence Northerly along the right of way of Pinecrest Ct., being a non-tangent curve to the left with a radius of 50.00 feet, and an arc length of 15.75 feet to the southerly most corner of Lot 16, Block F, in said addition; thence northeasterly along the southeast line of said Lot 16, Block F, 40.95 feet to the southeast corner of said Lot 16, Block F; thence North along the east line of said Lot 16, Block F, 129.46 feet to the northwest corner of Reserve "CC" in said addition; thence East along the north line of said Reserve "CC", 83.55 feet to a point of intersection on said north line; thence East 80.21 feet to the northeast corner of said Reserve "CC"; thence South along the east line of said Reserve "CC", 148.54 feet to the northwest corner of Lot 43, Block F, in said addition; thence East along the north line of said Lot 43, Block F, 137.97 feet to the northeast corner of said Lot 43, Block F; thence southeasterly 60.80 feet to the northwest corner of Lot 62, Block F, in said addition; thence East along the north line of said Lot 62, Block F, 143.95 feet to the northeast corner of said Lot 62, Block F; thence North along the west line of Lot 64, Block F, 8.47 feet to the northwest corner of said Lot 64, Block F; thence northeasterly along the northwest line of said Lot 64, Block F and extended, 147.23 feet to the westerly most corner of a tract described in Statutory Warranty Deed recorded at Doc.#Flm-Pg: 30092514 with the Register of Deeds in Sedgwick County, Kansas; thence southeast along the southwest line of said Statutory Warranty Deed with a deflection to the Right of 60°25'54" for a distance of 82.10 feet; thence southeast along the southwest line of said Statutory Warranty Deed with a deflection to the Left of 05°11'10" for a distance of 165.90 feet; thence southeast along the southwest line of said Statutory Warranty Deed with a deflection to the Right of 45°52'19" for a distance of 132.02 feet to the southerly most corner of said Statutory Warranty Deed, also being the south line of Lot 61, Block C, in said addition; thence southwesterly along the south line of said Lot 61, Block C and extended, 9.57 feet to a point of intersection on the south line of Lot 62, Block C, in said addition; thence southwesterly along the south line of said Lot 62, Block C and extended, 451.56 feet to a point of intersection on the south line of Lot 68, Block C, in said addition; thence southwesterly along the south line of said Lot 68, Block C and extended, 477.56 feet to the southwest corner of Lot 72, Block C, in said addition; thence South along the east line of Lot 73, Block C, in said addition, 1.68 feet to the southeast corner of said Lot 73, Block C; thence southwesterly along the south line of said Lot 73, Block C and extended, 1134.58 feet to the southerly most southeast corner of Lot 93, Block C, in said addition; thence West along the south line of said Lot 93, Block C and extended, 688.28 feet to the southwest corner of Lot 101, Block C, in said addition; thence North along the west line of said Lot 101, Block C and extended, 1267.95 feet to the place of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

State of Kansas)
SS
Sedgwick County)

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, a block, reserves and a street under the name of "PRAIRIE PRESERVE", Bel Aire, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The Berm Easements are granted to the Homeowners Association for the Addition for the construction and maintenance of the berms. Reserves "A", "B" and "C" are hereby reserved for irrigation, signage, landscaping, berms, park improvements, drainage, drainage structures, and utilities confined to easements. Reserve "D" is hereby reserved for irrigation, walls, signage, entry monuments, lighting, landscaping, drainage, drainage structures, and utilities confined to easements. The reserves shall be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns.

Towanda Land Company, LLC, a
Kansas limited liability company
Managing Member
Chris Snook

State of Kansas)
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Sedgwick County)

The foregoing instrument acknowledged before me, this day of , 2021, by Eugene Vitarelli, Managing Member, on behalf of Quad Investments, LLC, a Kansas limited liability company.

Notary Public

My appointment expires .

State of Kansas)
SS
County of Sedgwick)

This plat of "PRAIRIE PRESERVE", 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 , 2021.

Chairperson
James Schmidt

Attest:

Secretary
Anne Stephens

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 , 2021.

Jim Benage, Mayor

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

Date Signed: , 2021.

By:
Jacqueline Kelly, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this day of , 2021.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, PS #1246

Entered on transfer record this day of , 2021.

County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this day of , 2021, at o'clock __ M, and is duly recorded.

Register of Deeds
Tonya Buckingham
Deputy
Kenly Zehring

