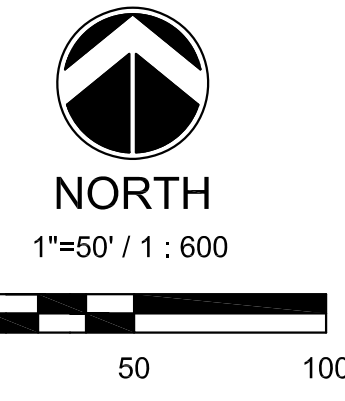


LEGAL DESCRIPTION

The Southwest Quarter of the Northwest Quarter of Section 22, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the south 35 acres thereof.
 Said contiguous tract CONTAINS: 234,413 square feet or 5.38 acres of land, more or less.



Basis of Bearings: Kansas coordinate system of 1983
 south zone bearing of N00°48'06"W on the west line of the Northwest Quarter, Section 22, Township 27 South, Range 2 East of the 6th Principal Meridian.
 This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

NOTES

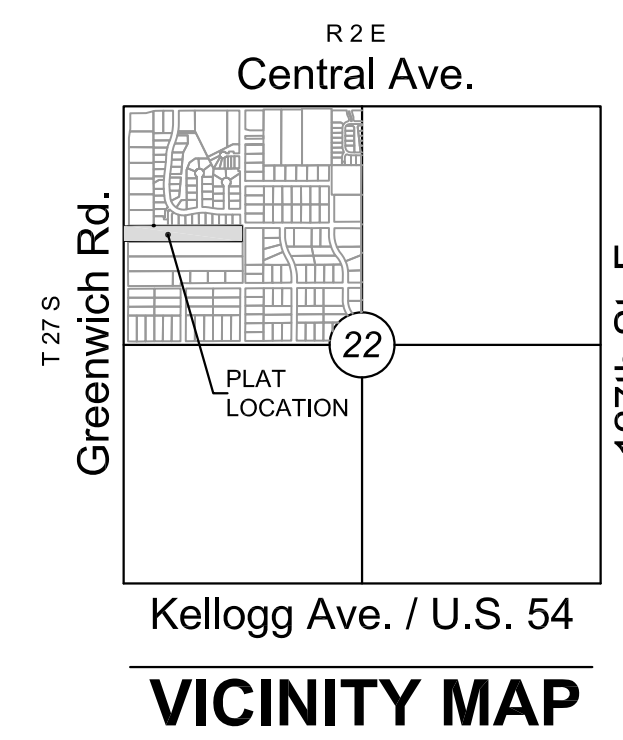
- LOCATION: Located in east Wichita, southeast from Central Avenue and Greenwich Road in an area of mixed land uses having single-family housing to the north, east, and south, aircraft industrial to the west, and a limited commercial / vacant land on the northwest of the subject property.
- LOT TOTAL: 3
- EXISTING/PROPOSED USES: Existing - vacant land
Proposed - "LC" Uses
- ZONING: Existing - "LC" Limited Commercial with CUP DP-229
Proposed - "LC" Limited Commercial with CUP DP-229
- PLAT AREA: Gross: 234,413 sq. ft. or 5.38 acres ± Net: 218,461 sq. ft. or 5.03 acres ±
- RESERVE: Reserve A is platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, shade structures, parking, conveyance of cross-lot drainage, utilities confined to easements, and any uses as deemed appropriate by the undersigned owner's association and allowed by zoning regulations.
- SURVEY DATE: October 20, 2016 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is provided by an existing manhole that lies on the south side of the plat. There is also an existing municipal sanitary sewer line that is north of the property and that runs parallel to the north property line. Municipal water is provided by a twelve inch main on the east side of Greenwich Road and also by a eight inch main southwest of Elision Street and 2nd Street; extension of water main, if any is anticipated to be private.
- ACCESS CONTROLS: Complete Access Control except for one full movement opening on the west side of property along Greenwich Road.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0379G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP DP-229.

BENCHMARK

BM#1 Chiseled square cut top of curb at FH, 1791' ± North of Center Line of Douglas Ave. on East on side of Greenwich Rd. Elev.=1386.71 NAVD 88.

LEGEND

- 6IN - Coniferous Tree
- Edge Of Trees
- 3IN - Deciduous Tree
- SN - Sign
- SN - Pole
- MB - Mail Box
- TR - Telephone Riser
- TV - Telephone Vault
- CR - Cable TV Riser
- FO - Fiber Optics Indicator Sign
- PP - Power Pole
- LP - Light Pole
- ET - Electric Transformer
- SS - Sanitary Sewer Manhole
- FH - Fire Hydrant
- WV - Water Valve
- Existing Structure
- Easement
- Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Underground Telephone
- City Limits
- Δ = Section Corner Monument Found
- = Found 3/4" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- 1 = Lot
- ① = Block



PRELIMINARY PLAT

A portion of the NW. 1/4, Sec. 22, T27S, R2E, 6th P.M.

CANYON PROPERTIES SECOND ADDITION

OWNER / DEVELOPER: Minneha Township, Attn: Don Gragg, Trustee

#50 St. Cloud Place, Wichita, KS 67230

(316) 733-9099

Subdivision Meeting: February 16, 2017
Date submitted: March 30, 2017

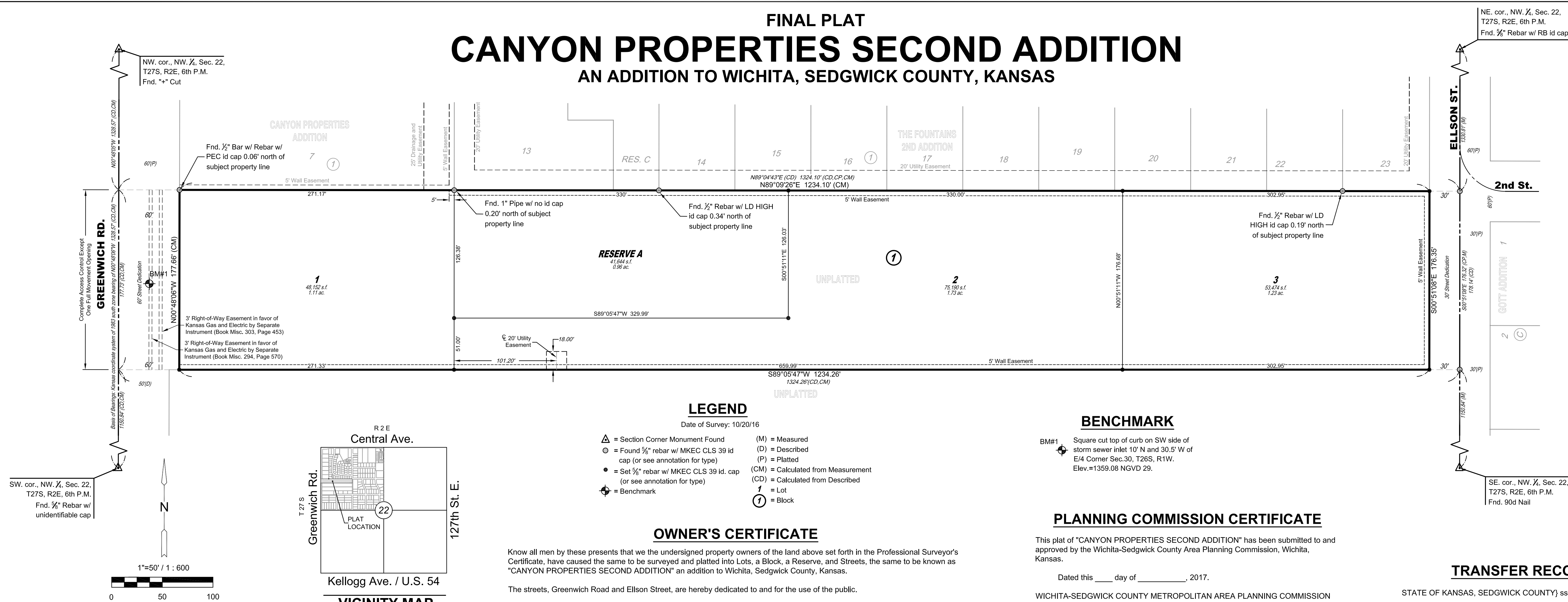


Wichita, KS • 316.684.9600

FINAL PLAT

CANYON PROPERTIES SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°48'06"W on the west line of the Northwest Quarter, Section 22, Township 27 South, Range 2 East of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

CERTIFICATE OF SURVEY

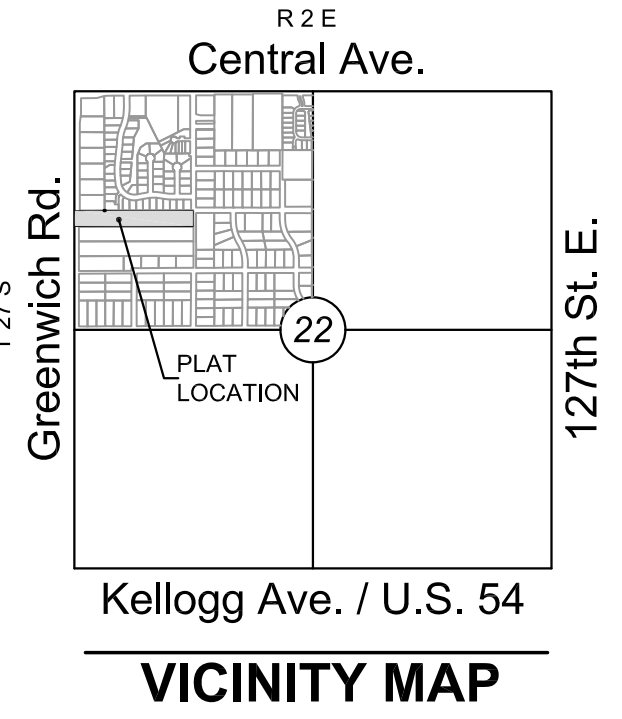
I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CANYON PROPERTIES SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

The Southwest Quarter of the Northwest Quarter of Section 22, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the south 35 acres thereof. Said contiguous tract CONTAINS: 1,162,585 square feet or 26.69 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with an easement for right-of-way recorded on Book Misc. 301, Page 453, together with an easement for sanitary sewer recorded on Film 1550, Page 257, together with an easement for temporary construction recorded on Film 1550, Page 259, together with an easement for temporary construction recorded on Film 1704, Page 2418, together with an easement for right-of-way recorded on Film 1704, Page 2419, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2017.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



LEGEND

- Date of Survey: 10/20/16
- △ = Section Corner Monument Found
 - = Found 3/8" rebar w/ MKEC CLS 39 id cap (or see annotation for type)
 - = Set 3/8" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
 - ⊕ = Benchmark
 - (M) = Measured
 - (D) = Described
 - (P) = Platted
 - (CM) = Calculated from Measurement
 - (CD) = Calculated from Described
 - 1 = Lot
 - ① = Block

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, a Reserve, and Streets, the same to be known as "CANYON PROPERTIES SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets, Greenwich Road and Elison Street, are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of sanitary sewer, utilities and a wall, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from Greenwich Road over and across the west line of "CANYON PROPERTIES SECOND ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon.

Reserve A is platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, shade structures, parking, conveyance of cross-lot drainage, utilities confined to easements, and any uses as deemed appropriate by the undersigned owner's association and allowed by zoning regulations. The reserve is hereby reserved for the stated uses and shall be owned and maintained by the developer and/or a lot owner's association, and/or their successors or assigns.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater.

At the direction of the Board of Trustees
Minneha Township,
a Kansas Corporation

Donald E. Gragg, Trustee

Paula Jabara, Secretary

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2017, by Donald E. Gragg, Trustee, Board of Trustees, Minneha Township, a Kansas corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public:
print name
My Term Expires: _____

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2017, by Paula Jabara, Secretary, Board of Trustees, Minneha Township, a Kansas corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public:
print name
My Term Expires: _____

BENCHMARK

BM#1 Square cut top of curb on SW side of storm sewer inlet 10' N and 30.5' W of E/4 Corner Sec.30, T26S, R1W. Elev.=1359.08 NGVD 29.

PLANNING COMMISSION CERTIFICATE

This plat of "CANYON PROPERTIES SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
David W. Foster, Chairman

Attest:

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2017.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2017, at _____ o'clock ____ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2017.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2017.

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

