

### LEGAL DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 25, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; EXCEPT that portion taken for county road in Road Book C, Page 54; AND EXCEPT Four Mile Creek Addition to Sedgwick County, Kansas.  
TOGETHER WITH,  
Lot 1, Block 1, Four Mile Creek Addition to Sedgwick County, Kansas.

To be known as Lots 1 and 2, Block 1, Four Mile Creek Second Addition, an addition to Wichita, Sedgwick County, Kansas.

### NOTES

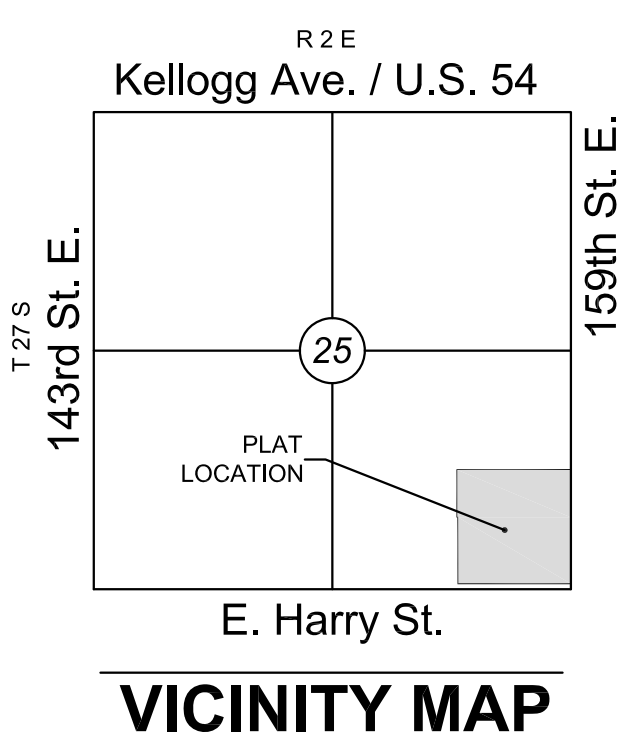
1. LOCATION: Located in east Wichita, west of 159th Street East and north of Harry Street in an area of vacant land on the north, east, and south of subject property, single-family housing to the northwest and southwest of subject property. Subject property and west of subject property are currently being used as Four Mile Creek Waste Water Treatment Plant.
2. LOT TOTAL: 2
3. EXISTING/PROPOSED USES: Existing - Four Mile Creek Waste Water Treatment Plant on south parcel and vacant land on north parcel  
Proposed - Possible Future expansion
4. ZONING: Existing / Proposed - "SF-5" Single Family with Conditional Use
5. PLAT AREA: Gross: 1,598,865 sq. ft. or 36.70 acres ± Net: 1,593,571 sq. ft. or 36.58 acres ±
6. SURVEY DATE: February 2, 2017 (by MKEC)
7. PUBLIC UTILITIES: There is currently existing Municipal sanitary sewer serving subject property. Municipal water is provided by a sixteen inch main on the south side of Harry Street.
8. ACCESS CONTROLS: All abutters rights of access to or from Harry Street over and across the south line of "FOUR MILE CREEK SECOND ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.
9. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0391G and 20173C0392G, 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", a portion of flood zone "X", "0.2% Annual Chance Flood Hazard, Areas of 1" annual chance flood with average depth less than one foot or with drainage areas of less than none square mile", a portion of flood zone "AE", "with BFE or Depth", and a portion of Regulatory Floodway.
10. DRAINAGE: A drainage report shall accompany the final plat.
11. BUILDING SETBACKS: Setbacks are being platted as follows: 35 feet (north, west and south) and 100 feet (east) due to floodplain.

### CONVERSION NOTE

- Conversion from Plat Coordinates to Plant Grid Coordinates are as follows:
1. Scale Plat coordinates to State Plane by multiplying Plat Coordinates by 0.999888141.
  2. Rotate all coordinates clockwise or + 00°00'21" using the southeast corner of Section 25, Township 27 South, Range 2 East as rotation point.  
(All points will now be on Plant Grid bearing of N01°02'44"W on the east line of said Southeast Quarter of Section 25)
  3. Shift all coordinates by subtracting the following values to get to Plant Grid coordinates:  
Northing Coordinate Value - (minus) 1112250.407  
Easting Coordinate Value - (minus) 1311599.791

### LEGEND

- 6IN - Coniferous Tree
- Edge Of Trees
- 3IN - Deciduous Tree
- SN - Sign
- TR - Pole
- TR - Telephone Riser
- TR - Telephone Vault
- TR - Cable TV Riser
- FO - Fiber Optics Indicator Sign
- PP - Power Pole
- LP - Light Pole
- ET - Electric Transformer
- SSM - Sanitary Sewer Manhole
- FH - Fire Hydrant
- WV - Water Valve
- Existing Building
- Easement
- X - Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Underground Electric
- Overhead Electric
- Underground Telephone
- FEMA Floodplain
- City Limits
- △ - Section Corner Monument Found
- - Found Monument (see annotation for type)
- - Set 3/4" 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
- ② - Block



# PRELIMINARY PLAT

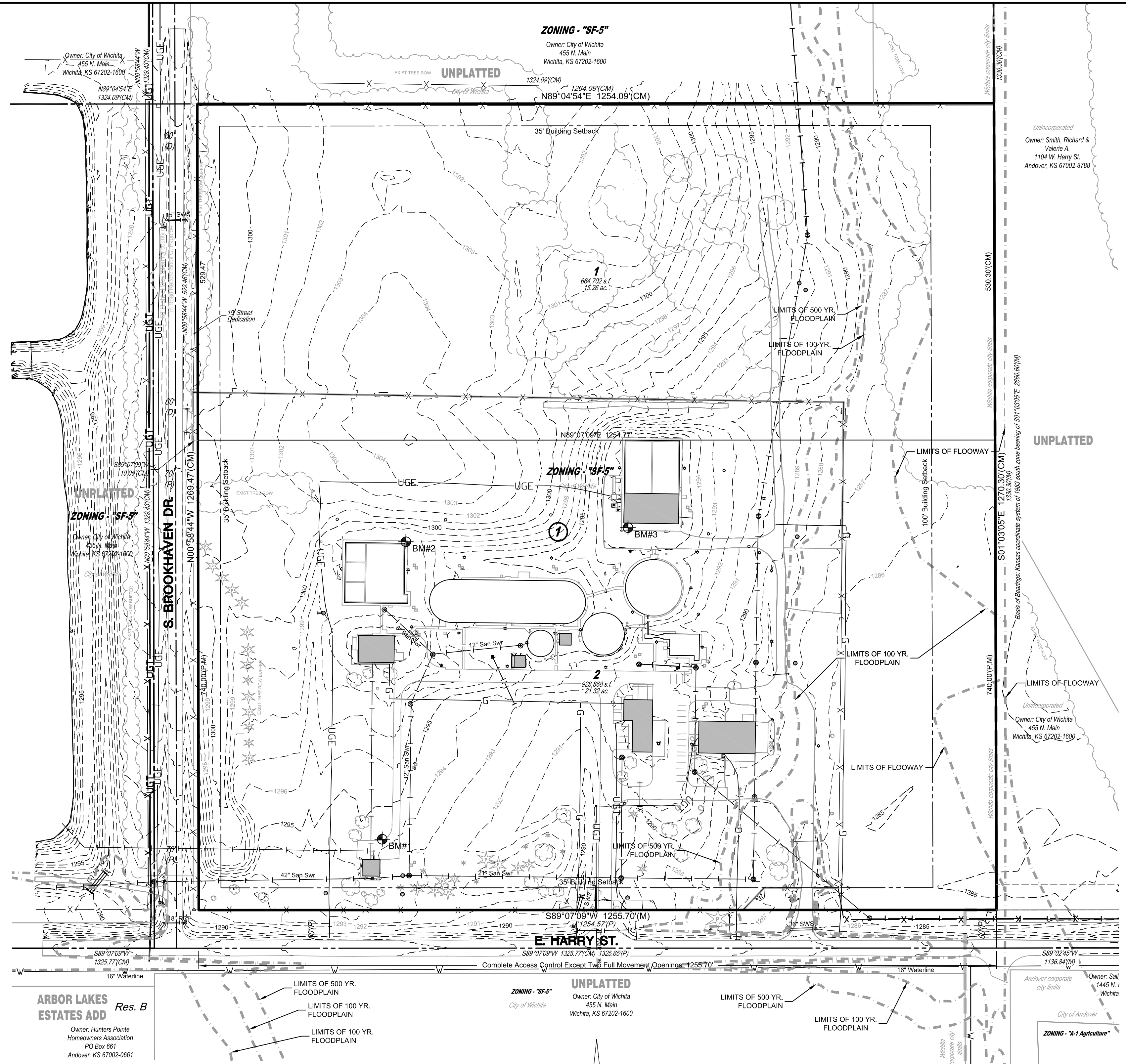
A portion of the SE 1/4, Sec. 25, T27S, R2E, 6th P.M.

# FOUR MILE CREEK SECOND ADDITION

OWNER: City of Wichita

455 N. Main, Wichita, KS 67202

(316) 268-4637

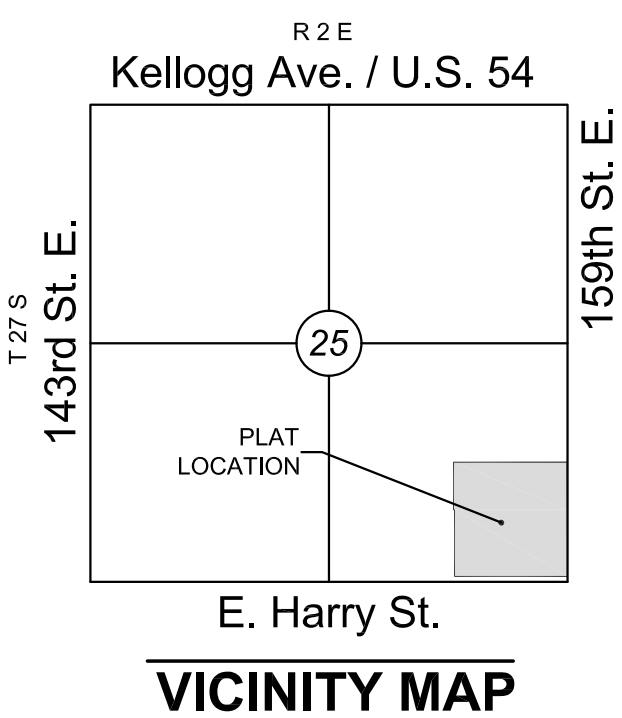


- ### BENCHMARKS
- BM#1 Chiseled square cut southeast corner of light pole, 110' ± North and 287' ± East of southwest corner of plat. Elev.=1294.59 NGVD 29.
  - BM#2 Chiseled square cut w/ + cut northeast corner of Anaerobic and Anoxic Basins, 580' ± North and 327' ± East of southwest corner of plat. Elev.=1299.29 NGVD 29.
  - BM#3 Brass Disk southwest corner of Sludge Pump Station, 604' ± North and 673' ± East of southwest corner of plat. Elev.=1296.17 NGVD 29.

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S01°03'05"E on the east line of the Southeast Quarter, Section 25, 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 1.00011871513836



Wichita, KS • 316.684.9600  
 Submission Meeting: April 27, 2017  
 Date submitted: April 10, 2017



# FINAL PLAT

## FOUR MILE CREEK SECOND ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A Replat of Four Mile Creek Addition to Sedgwick County, Kansas, TOGETHER WITH, an unplatted tract lying in a portion of the Southeast Quarter, Section 25, Township 27 South, Range 2 East, of the 6th Principal Meridian.

#### 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 "FOUR MILE CREEK SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Street, the same being accurately set forth in the accompanying plat and described herein.

The Southeast Quarter of the Southeast Quarter of Section 25, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; EXCEPT that portion taken for county road in Road Book C, Page 54; AND EXCEPT Four Mile Creek Addition to Sedgwick County, Kansas. TOGETHER WITH, Lot 1, Block 1, Four Mile Creek Addition to Sedgwick County, Kansas.

CONTAINS: 1,598,865 square feet or 36.70 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; 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

#### 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, and a Street, the same to be known as "FOUR MILE CREEK SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street, Brookhaven Drive, is hereby dedicated to and for the use of the public.

All abutters rights of access to or from Harry Street over and across the south line of "FOUR MILE CREEK SECOND ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.

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.

CITY OF WICHITA  
At the direction of the City Council

Jeff Longwell, Mayor

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2017, Jeff Longwell, Mayor, City of Wichita.

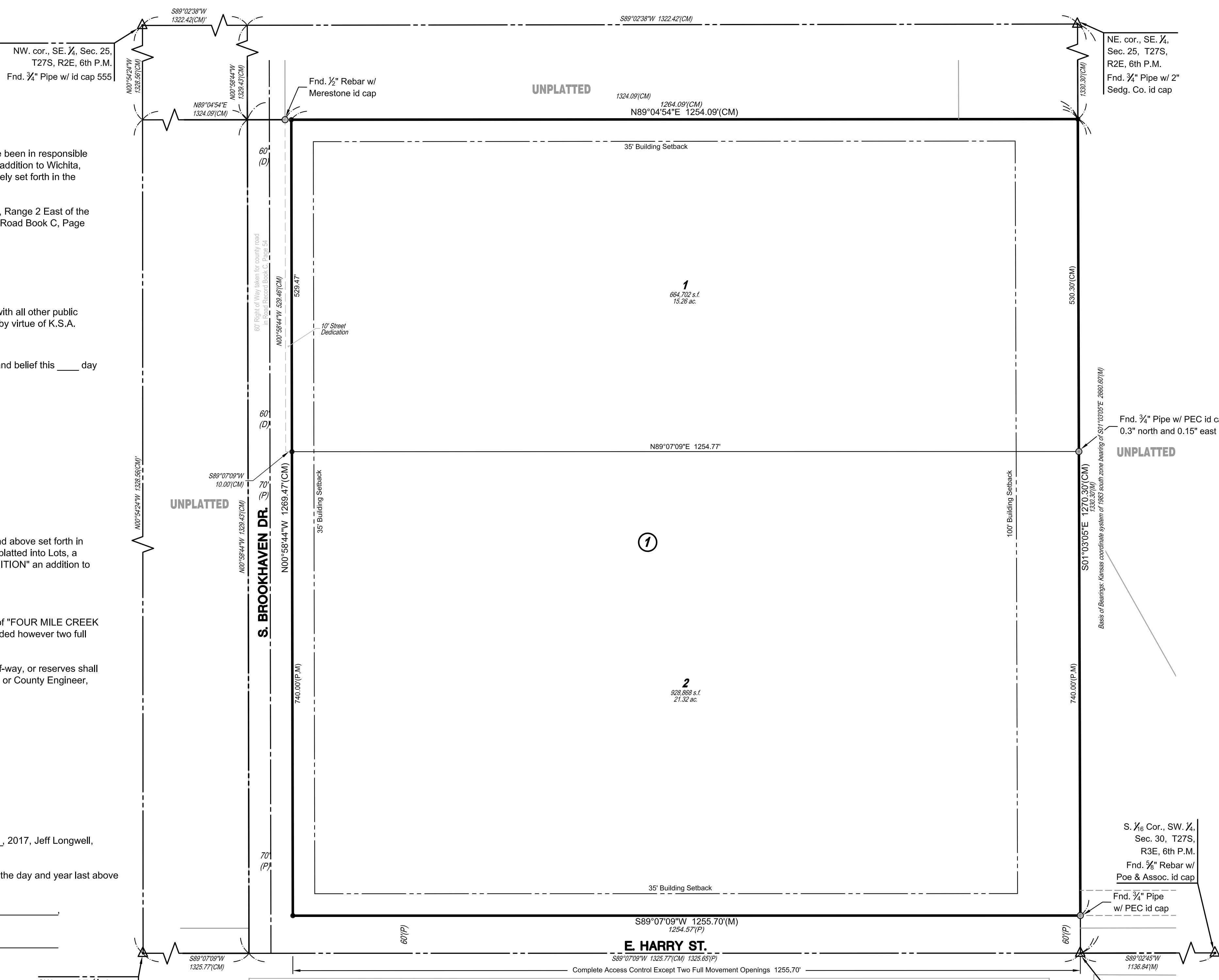
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public:  
print name  
My Term Expires: \_\_\_\_\_

#### CONVERSION NOTE

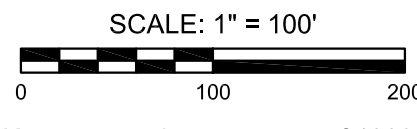
Conversion from Plat Coordinates to Plant Grid Coordinates are as follows:

- Scale Plat coordinates to State Plane by multiplying Plat Coordinates by 0.999888141.
- Rotate all coordinates clockwise or + 00°00'21" using the southeast corner of Section 25, Township 27 South, Range 2 East as rotation point.  
(All points will now be on Plant Grid bearing of N01°02'44"W on the east line of said Southeast Quarter of Section 25)
- Shift all coordinates by subtracting the following values to get to Plant Grid coordinates:  
Northing Coordinate Value - (minus) 1112250.407  
Easting Coordinate Value - (minus) 1311599.791



#### BENCHMARKS

- BM#1 Chiseled square cut southeast corner of light pole, 110' ± North and 287' ± East of southwest corner of plat. Elev.=1294.59 NGVD 29.
- BM#2 Chiseled square cut w/ + cut northeast corner of Anaerobic and Anoxic Basins, 580' ± North and 327' ± East of southwest corner of plat. Elev.=1299.29 NGVD 29.
- BM#3 Brass Disk southwest corner of Sludge Pump Station, 604' ± North and 673' ± East of southwest corner of plat. Elev.=1296.17 NGVD 29.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S01°03'05"E on the east line of the Southeast Quarter, Section 25, 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 1.00011871513836

#### LEGEND

- Date of Survey: 2/2/17
- △ = Section Corner Monument Found
  - = Found Monument (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

#### PLANNING COMMISSION CERTIFICATE

This plat of "FOUR MILE CREEK 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.

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

