

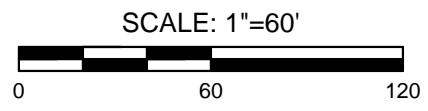
LEGAL DESCRIPTION

The East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 50 feet thereof for road,
 TOGETHER WITH,
 The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 50 feet thereof for road.

CONTAINS: 844,208 square feet or 19.38 acres of land, more or less.

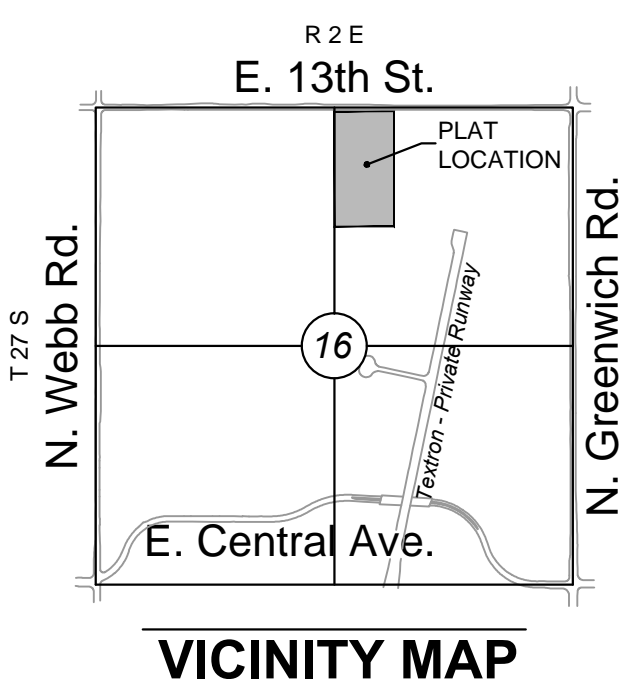
NOTES

- LOCATION: Located in east Wichita lying south of 13th Street and west of Greenwich Road in an area of mixed land uses: general offices, medical offices, bank, retail, vehicle sales, single family residential, senior living facilities, manufacturing to the south, private airport to the east, private recreational area park and lake to the west of subject property.
- LOT TOTAL: 3
- ANNEXATION: An annexation request is accompanying this plat.
- RESERVE USE: As defined on the final plat.
- EXISTING/PROPOSED USES:
 Existing - None
 Proposed - General Commercial
- ZONING:
 Existing - "SF-20" Single Family Residential
 Proposed - "GC" General Commercial with CUP DP-346
- PLAT AREA: Gross: 844,208 sq.ft. or 19.38 acres ± Net: 837,529 sq.ft. or 19.23 acres ±
- SURVEY DATE: September 2017 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is to be provided by an existing mains from the south; extension of sewer line is anticipated. Municipal water is provided by a sixteen inch main on the north side of 13th Street North; extension of water main is anticipated.
- 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 and will be submitted to the Public Works & Utilities Department - Stormwater Management Division.
- BUILDING SETBACKS: As per zoning district and CUP DP-346.
- ACCESS CONTROLS: All abutters rights of access to or from 13th Street North over and across the north line of "MYERS COMMERCIAL ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon, and additional openings as per the Access Management Regulations.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°53'49"E on the north line of the Northeast Quarter, Section 16, 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 1.000120014

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION NAVD 88
1, 2, & 3	1	1387.1



BENCHMARK

BM#1
 Chiseled square on top of curb at north end of island in N. Veranda St.,
 460' north of centerline of 13th St. N.
 ELEV.=1387.03 NAVD 88

LEGEND

- Coniferous Tree
- Edge Of Trees
- Deciduous Tree
- Sign
- Pole
- Telephone Riser
- Telephone Vault
- Cable TV Riser
- Fiber Optics Indicator Sign
- Power Pole
- Light Pole
- Electric Transformer
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Existing Structure
- Easement
- Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Underground Telephone
- Section Corner Monument Found
- Found 3/4 inch rebar w/ Ruggles & Bohm id cap (or see annotation for type)
- Set 3/8 inch rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- Benchmark
- Measured
- Described
- Platted
- Calculated from Measurement
- Calculated from Described
- Lot
- Block

PRELIMINARY PLAT

A portion of the NE 1/4, Sec. 16, T27S, R2E, 6th P.M.

VERANDA ADDITION

OWNERS: G. Marc Myers Living Trust, Etal 6432 High Dr., Shawnee Mission, KS, 66208-1934
 Attn: G. Marc Myers, Trustee and Agent

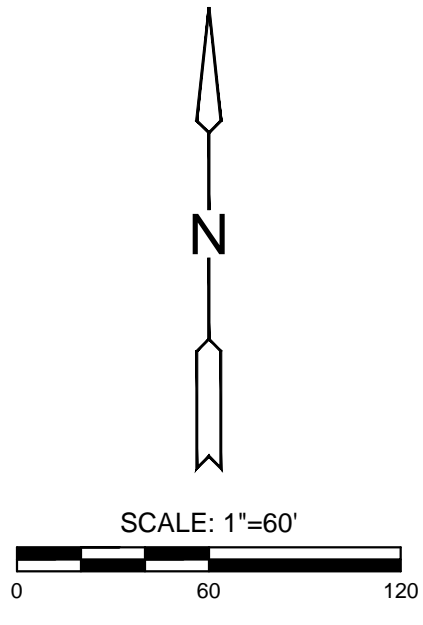
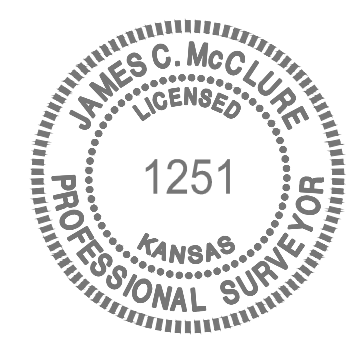
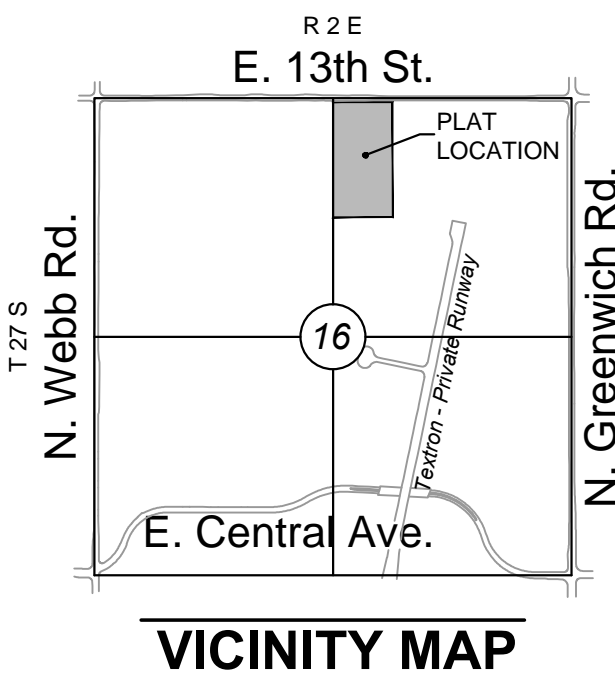
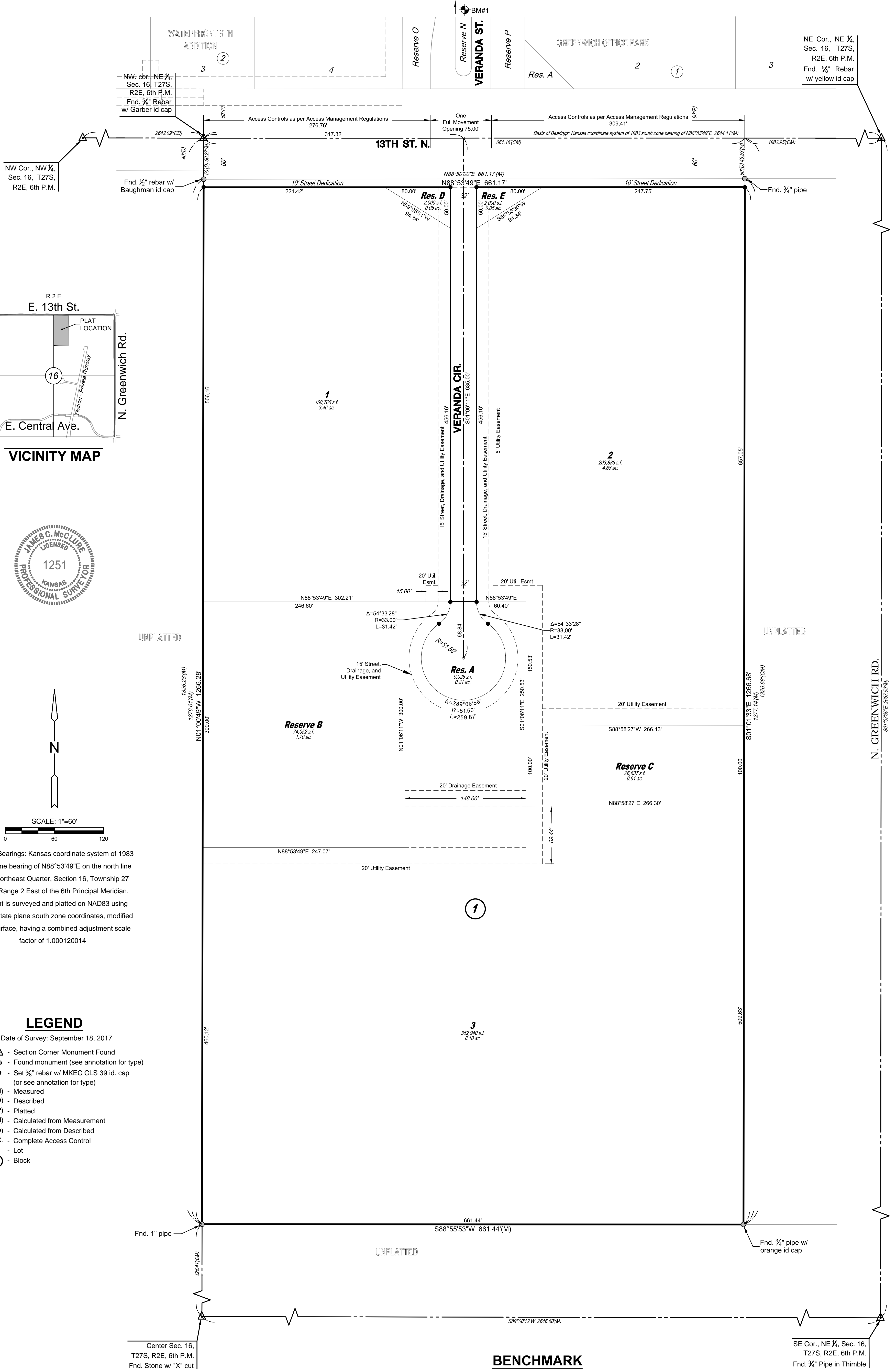
SUB2017-00044
 Subdivision Meeting: Oct. 26, 2017
 Date submitted: Oct 9, 2017



FINAL PLAT

VERANDA ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°53'49"E on the north line of the Northeast Quarter, Section 16, 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 1.000120014

LEGEND

- Date of Survey: September 18, 2017
- △ - 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)
 - (M) - Measured
 - (D) - Described
 - (P) - Platted
 - (CM) - Calculated from Measurement
 - (CD) - Calculated from Described
 - C.A.C. - Complete Access Control
 - ① - Lot
 - ② - Block

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOTS inclusive	BLOCK	ELEVATION NAVD 88
1, 2, & 3	1	1387.1

BENCHMARK

BM#1 Chiseled square on top of curb at north end of island in N. Veranda St., 460' north of centerline of 13th St. N. ELEV.=1387.03 NAVD 88



FINAL PLAT VERANDA ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "VERANDA ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

The East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 50 feet thereof for road,

TOGETHER WITH,

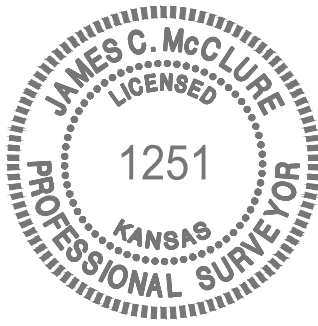
The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 50 feet thereof for road.

CONTAINS: 844,208 square feet or 19.38 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.

James C. McClure, P.S. #1251
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 Reserves, the same to be known as "VERANDA ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements, unless approved by City of Wichita Public Works Department.

All abutters rights of access to or from 13th Street North over and across the north line of "VERANDA ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon, and additional openings as per access management regulations.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and 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. The lots adjoining Reserves B and C, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon. Cross-lot drainage easements are hereby granted to all Lots platted hereon.

Reserve A is platted for access and vehicular cul-de-sac turnaround, wayfinding signage, remote entry / call box, monuments, landscaping, and irrigation. The minimum paved radius within Reserve A shall be not less than 48.00 feet. Reserves B and C are platted for open space, berms, lighting, landscaping, irrigation, monuments, private sidewalks, fences, walls, private amenities such as shade structures, parking, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument), and drainage facilities, including but not limited to drainage structures and detention/retention ponds. Reserves D and E are platted for signs, open space, berms, lighting, landscaping, irrigation, monuments, sidewalks, walls, conveyance of cross-lot drainage, utilities confined by easements (platted or otherwise separate instrument). The reserves are 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 and/or assigns.

This plat shall adhere and conform to the recitals of CUP DP-346 as approved and filed at the Wichita-Sedgwick County Metropolitan Area Planning Department.

G. Marc Myers Living Trust, as to an undivided 1/4 interest and also,

Barbara Jane Dankert Living Trust, as to an undivided 1/4 interest and also,

Harriet Brazil Living Trust, as to an undivided 1/4 interest and also,

Julie D. Goltermann Living Trust, dated July 29, 1998, as to an undivided 1/8 interest and also,

Elizabeth Duncan Parrott Trust, dated June 24, 2009, as to an undivided 1/8 interest

G. Marc Myers, Trustee
Authorized Agent for the above Trusts

STATE OF KANSAS, _____ COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2017, by G. Marc Myers, Trustee of G. Marc Myers Living Trust and Authorized Agent of the following: Barbara Jane Dankert Living Trust; Harriet Brazil Living Trust; Julie D. Golterman Living Trust, dated July 29, 1998; and Elizabeth Duncan Parrott Living Trust, dated June 24, 2009.

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: _____

PLANNING COMMISSION CERTIFICATE

This plat of "VERANDA 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 _____
Joseph A. Johnson, 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