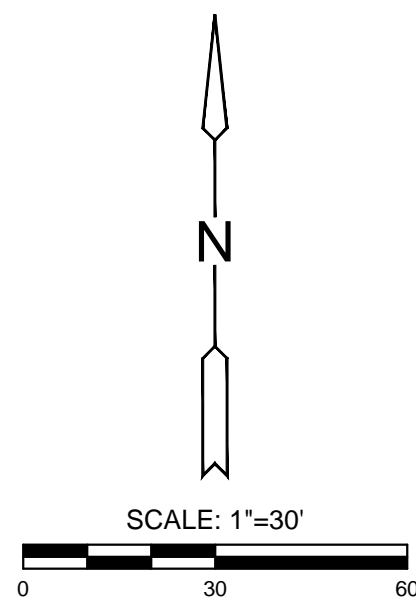


### LEGAL DESCRIPTION

Lot 2, University Gardens 2nd Addition, Wichita, Sedgwick County, Kansas.  
CONTAINS: 170,311 square feet or 3.91 acres of land, more or less.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°32'20"W on the west line of the Southwest Quarter, Section 1, Township 27 South, Range 1 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

### LEGEND

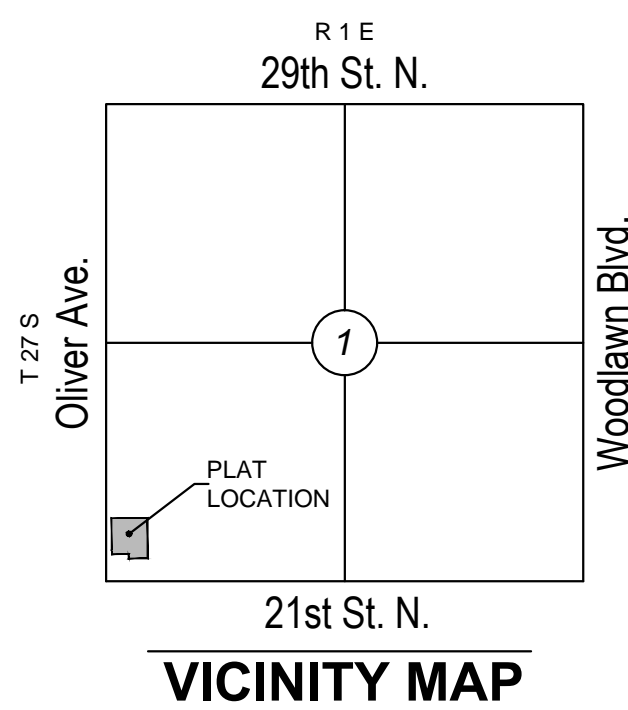
- Coniferous Tree
- Edge Of Trees
- Deciduous Tree
- Sign
- Gate
- Power Pole and Deadman
- Power Pole
- Pole
- Gas Meter
- Telephone Riser
- Telephone Vault
- Cable TV Riser
- Fiber Optics Indicator Sign
- Sanitary Sewer Manhole
- Cleanout
- Fire Hydrant
- Water Valve
- Water Meter
- Blow Off Assembly
- Inlet
- Storm Sewer Manhole
- Grate Inlet
- Zoning Line (Existing)
- 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" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- Set 3/4" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- Benchmark
- Measured
- Platted
- Calculated from Measured
- Calculated from Plat
- Lot
- Block

### NOTES

- LOCATION:** Located in northeast Wichita, northeast of the Wichita State University Innovation Campus redevelopment project. East of the subject property is Limited Commercial w/ CUP overlay zoned property with retail, event center, and storage unit land uses; north and east of the subject property is a large multi-family residential land use on property zoned B Multi-Family w/ CUP overlay; north and west of the subject property is a large multi-family residential land use on property zoned SF-5 Single Family w/ CUP overlay; west of the subject property is SF-5 Single Family zoned property with large estate residential land uses; South of the subject property is Limited Commercial w/ CUP overlay zoned property with retail / convenience store land use. Southwest of the subject property is U - University zoned property with mixed land uses (Innovation Campus). Years ago the subject property was utilized as a retail food store. There has been considerable change to the nearby properties in the very recent past with the addition of a convenience store, new hotels (planned), offices, and retail offerings. It is anticipated that more redevelopment projects will occur in the marketplace. The intersection of 21st Street and Oliver Avenue has recently undergone a major multi-million dollar renewed that is designed to handle anticipated future volumes. If the property is redeveloped, it is anticipated that it would follow the current trends in the marketplace, providing more offerings to this important northeast Wichita corridor.
- LOT TOTAL:** 1
- EXISTING/PROPOSED USES:** Existing - Retail  
Proposed - "LC" Uses
- ZONING:** Existing - "SF-5" & "LC" (Limited Commercial) w/ CUP DP-8  
Proposed - "LC" (Limited Commercial) w/ CUP DP-8 CUP2017-00056 ZON2017-00058
- PLAT AREA:** Gross: 170,311 sq. ft. or 3.91 acres ±
- SURVEY DATE:** November 28, 2017 (by MKEC)
- PUBLIC UTILITIES:** Municipal sanitary sewer is provided by an existing 8" main bisecting the lot north and south; a sewer reroute is anticipated to allow for the redevelopment of the property. Municipal water is provided by an 8" main across the north end of the property.
- FLOOD:** According to FEMA FIRM Community Unit Panel 20173C0357G, 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-8 or zoning district.

### BENCHMARKS

- BM#1** Chiseled square cut on SE corner of stairs going to apartments on north side of site.  
Elev. = 1396.94 NAVD88
- BM#2** Chiseled square on top of curb at south PC of island at southwest corner of "Books to Go" building (4960 E. 21st St. N.), 470' east and 114' north of southwest corner of Sec. 1, T27S, R1E (21st and Oliver).  
Elev. = 1404.93 NAVD 88



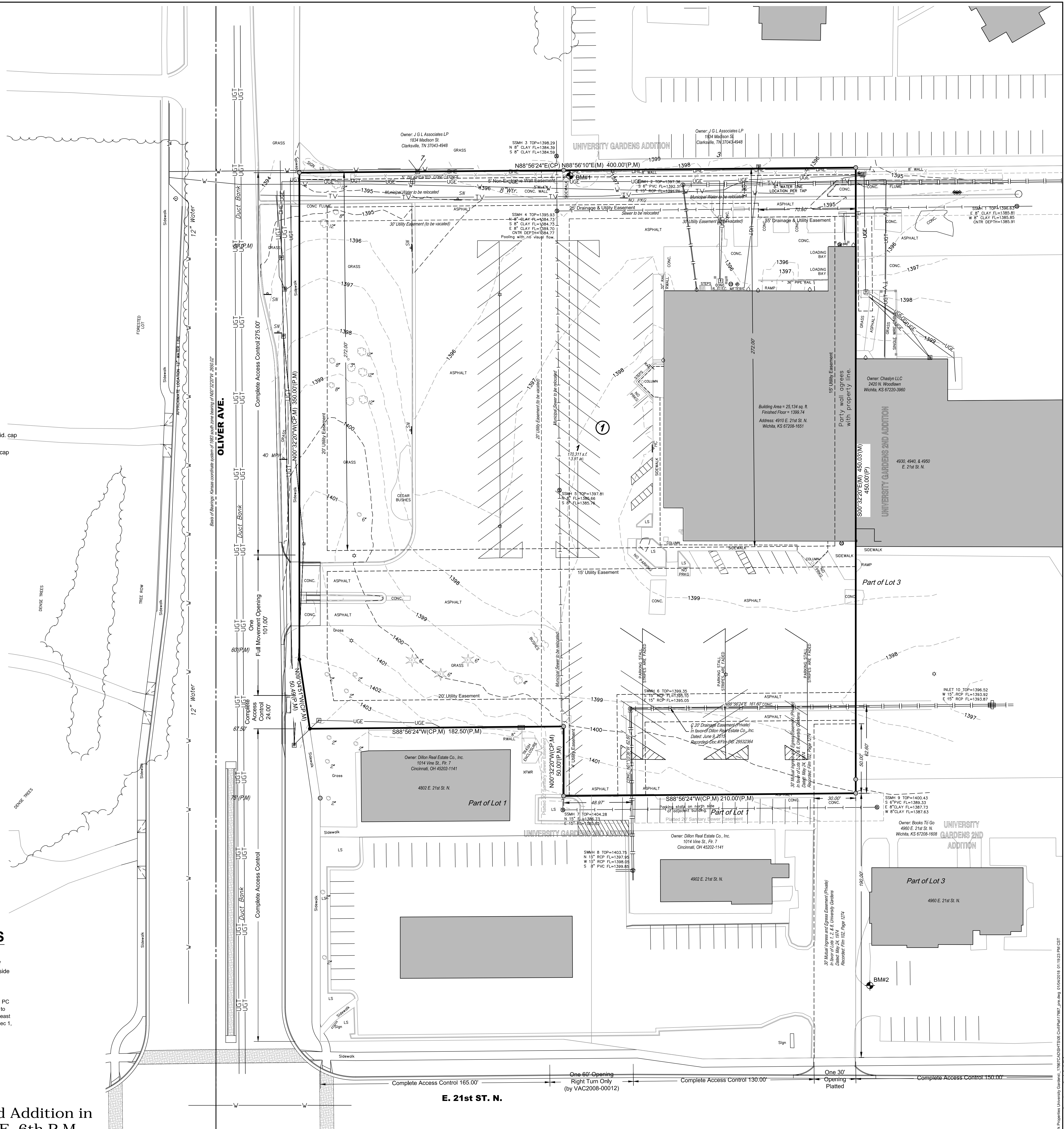
VICINITY MAP

# PRELIMINARY PLAT

A replat of Lot 2, University Gardens 2nd Addition in A portion of the SW 1/4, Sec. 1, T27S, R1E, 6th P.M.

# UNIVERSITY GARDENS 3RD ADDITION

OWNER: ME Enterprises V, LLC 2102 E. 21st St. N., Wichita, KS 67214-1942 (316) 831-9937



# FINAL PLAT

## UNIVERSITY GARDENS 3RD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS  
a replat of Lot 2, University Gardens 2nd Addition, an addition to Wichita, Sedgwick County, Kansas

### PLANNING COMMISSION CERTIFICATE

This plat of "UNIVERSITY GARDENS 3RD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Deputy County Surveyor

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

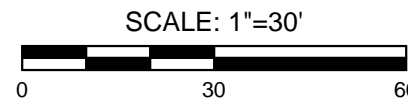
SE cor., SW ¼, Sec. 1,  
T27S, R1E, 6th P.M.  
Fnd. ½" Pipe in Thimble



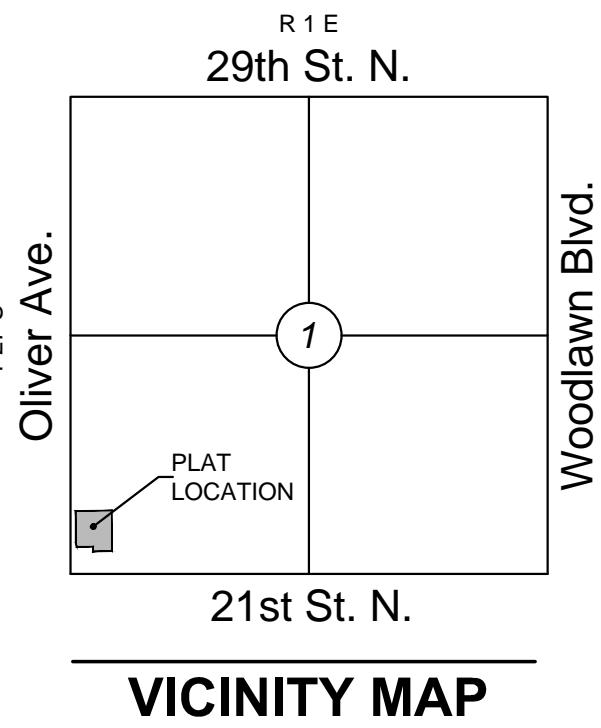
### LEGEND

Date of Survey: November 28, 2017

- △ = Section Corner Monument Found
- = Found ½" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- = Set ½" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (CM) = Calculated from Measured
- (CP) = Calculated from Plat
- 1 = Lot
- ① = Block



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N00°32'20"W on the west line of the Southwest Quarter, Section 1, Township 27 South, Range 1 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



### BENCHMARKS

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- BM#2 Chiseled square on top of curb at south PC of island at southwest corner of "Books to Go" building (4960 E. 21st St. N.), 470' east and 114' north of southwest corner of Sec 1, T27S, R1E (21st and Oliver) Elev. = 1404.93 NAVD 88

### 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 "UNIVERSITY GARDENS 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lot 2, University Gardens 2nd Addition, Wichita, Sedgwick County, Kansas.

CONTAINS: 170,311 square feet or 3.91 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 \_\_\_\_\_, 2018.

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 a Lot and a Block, the same to be known as "UNIVERSITY GARDENS 3RD ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, 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 permitted by the Public Works Department of the appropriate governing body. The wall easements are non-exclusive and are hereby platted for the construction and maintenance of private walls; utilities may cross under the private walls. The walls shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

All abutters rights of access to or from Oliver Avenue over and across the west line of "UNIVERSITY GARDENS 3RD ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon.

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 unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

This plat shall comply with the recitals of the University Gardens Community Unit Plat (DP-8) on file at the Wichita-Sedgwick County Planning Department.

ME ENTERPRISES V, LLC,  
a Kansas limited liability company

\_\_\_\_\_  
Masoud Etezazi, Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2018, by Masoud Etezazi, Member of ME Enterprises V, LLC, a Kansas limited liability company.

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

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

