

ONE-STEP FINAL PLAT NOMAR PUBLIC MARKET, FIRST ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

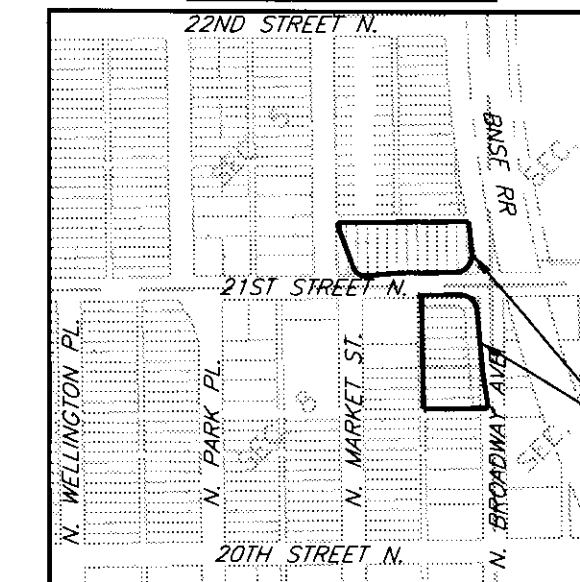
FINAL TRACING FILED

9-23-09

LEGEND

- PROPERTY BOUNDARY
- PROPERTY/LOT LINE
- EXISTING R/W LINE
- PROPOSED R/W LINE
- SECTION LINE
- FOUND MONUMENT AS DESCRIBED
- 5/8" BAR WITH 2" ALUMINUM CAP STAMPED
- NO MONUMENT SET

VICINITY MAP



SEC. 5&8 - TWP. 27S - RG. 01E

PROJECT LOCATION

FLOOD PLAIN NOTE:

THIS PROPERTY LIES ENTIRELY WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN AS DEFINED AND DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE PANEL NUMBER 0355E, DATED FEBRUARY 2, 2007 AND MAP NUMBER 20173C0355 E, DATED FEBRUARY 2, 2007.

DATE OF SURVEY:

TOPOGRAPHIC SURVEY WAS PERFORMED ON JULY 1, 2009

BENCHMARK:

BRASS ROD IN CONCRETE POST AT NORTH END ISLAND, NORTHEAST QUAD OF 21ST STREET NORTH AND NORTH BROADWAY AVE.
ELEVATION = 124.52 FEET CITY OF WICHITA DATUM
ELEVATION = 1311.92 FEET (NAVD88 DATUM)

ZONING:

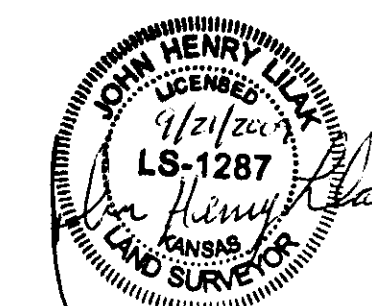
ACCORDING TO NOMAR PUBLIC MARKET PLANNED UNIT DEVELOPMENT TO BE FILED SIMULTANEOUSLY WITH THIS FINAL PLAT.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TRANSYSTEMS IN AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT, UNDER THE SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED "NOMAR PUBLIC MARKET, FIRST ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN "GOSSARD'S SUBDIVISION OF GOSSARDS ADDITION WICHITA, KANSAS" AND LYING IN "STEEL AND SWENTZELL'S HIGHLAND 2ND ADDITION TO WICHITA, KANSAS", BOTH SUBDIVISIONS IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND IN THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 27 SOUTH, RANGE 01 EAST, IN WICHITA, SEDGWICK COUNTY, KANSAS, BEARINGS ARE REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" IRON PIPE IN A THIMBLE AT THE COMMON SECTION CORNER OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 01 EAST; THENCE S00°53'24"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 29.95 FEET; THENCE S89°06'36"W ALONG A LINE THAT IS PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 1 (LAWRENCE AVENUE), "GOSSARD'S SUBDIVISION OF GOSSARDS ADDITION WICHITA, KANSAS", ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING THE POINT OF BEGINNING; THENCE S00°53'24"E ALONG THE EAST LINE OF LOTS 1, 3, 5, 7, 9, 11 AND 13 (LAWRENCE AVENUE), SAID "GOSSARD'S SUBDIVISION OF GOSSARDS ADDITION WICHITA, KANSAS", A DISTANCE OF 168.69 FEET TO THE SOUTHEAST CORNER OF THE NORTH 18.70 FEET OF SAID LOT 13 (LAWRENCE AVENUE); THENCE S89°12'00"W ALONG THE SOUTH LINE OF SAID NORTH 18.70 FEET OF LOT 13 (LAWRENCE AVENUE), A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 18.70 FEET OF LOT 13 (LAWRENCE AVENUE); THENCE N00°54'24"W ALONG THE WEST LINE OF SAID LOTS 13, 11, 9, 7, 5, 3 AND 1 (LAWRENCE AVENUE) AND THE NORTHERLY PROLONGATION OF SAID WEST LINE, A DISTANCE OF 228.69 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, "STEEL AND SWENTZELL'S HIGHLAND 2ND ADDITION TO WICHITA, KANSAS", ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°12'00"W ALONG THE SOUTH LINE OF LOTS 9 THROUGH 1, INCLUSIVE, SAID "STEEL AND SWENTZELL'S HIGHLAND 2ND ADDITION TO WICHITA, KANSAS", A DISTANCE OF 213.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, "STEEL AND SWENTZELL'S HIGHLAND 2ND ADDITION TO WICHITA, KANSAS"; THENCE N00°54'24"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 131.86 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°10'07"E ALONG THE NORTH LINE OF LOTS 1 THROUGH 14, INCLUSIVE, SAID "STEEL AND SWENTZELL'S HIGHLAND 2ND ADDITION TO WICHITA, KANSAS", A DISTANCE OF 327.46 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTH BROADWAY AVENUE, AS ESTABLISHED BY CONDEMNATION ORDINANCE NUMBER 5626 AND APPROVED ON MAY 26, 1917; THENCE SOUTHEASTERLY ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S11°19'39"E, A CENTRAL ANGLE OF 02°30'58" AND A RADIUS OF 2963.72 FEET, FOR AN ARC DISTANCE OF 130.15 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14, "STEEL AND SWENTZELL'S HIGHLAND 2ND ADDITION TO WICHITA, KANSAS"; THENCE S00°45'14"E ALONG SAID EAST LINE OF LOT 14, A DISTANCE OF 4.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE S00°49'20"E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, EXCEPT ALL THAT PART CONTAINED IN EXISTING 21ST STREET NORTH RIGHT-OF-WAY.

ALL PUBLIC EASEMENTS AND DEDICATIONS ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512(b).



JOHN H. LILAK, KS L.S. #1287
AN AGENT FOR TRANSYSTEMS KS L.C. #37

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, BLOCKS AND STREETS TO BE KNOWN AS "NOMAR PUBLIC MARKET, FIRST ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND THAT 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 UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER. ALL ADJUTERS RIGHTS OF ACCESS TO OR FROM 21ST STREET N., N. MARKET STREET, AND N. BROADWAY AVE. SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS. THE PERMITTED OPENING LOCATIONS SHALL BE AS DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

CITY OF WICHITA, KANSAS
455 N. MAIN, WICHITA, KANSAS 67202

JOHN PHILBRICK, PROPERTY MANAGEMENT DIRECTOR

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME, THIS DAY OF BY ON BEHALF OF CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

NOTARY PUBLIC

MY APPOINTMENT EXPIRES

THIS PLAT OF "NOMAR PUBLIC MARKET, FIRST ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS

DATED THIS DAY OF WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY DARRELL DOWNING, CHAIRMAN

ATTEST: JOHN L. SCHLEGEL, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS DAY OF

AT THE DIRECTION OF THE CITY COUNCIL

CARL BREWER, MAYOR

ATTEST: KAREN SUBLETT, CITY CLERK

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF

TRICIA L. ROBELLO, LS #1246, DEPUTY COUNTY SURVEYOR SEDGWICK COUNTY KANSAS

ENTERED ON TRANSFER RECORD THIS DAY OF

KELLY B. ARNOLD, COUNTY CLERK

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT A.M.-P.M., ON THE DAY OF

BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

TranSystems

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