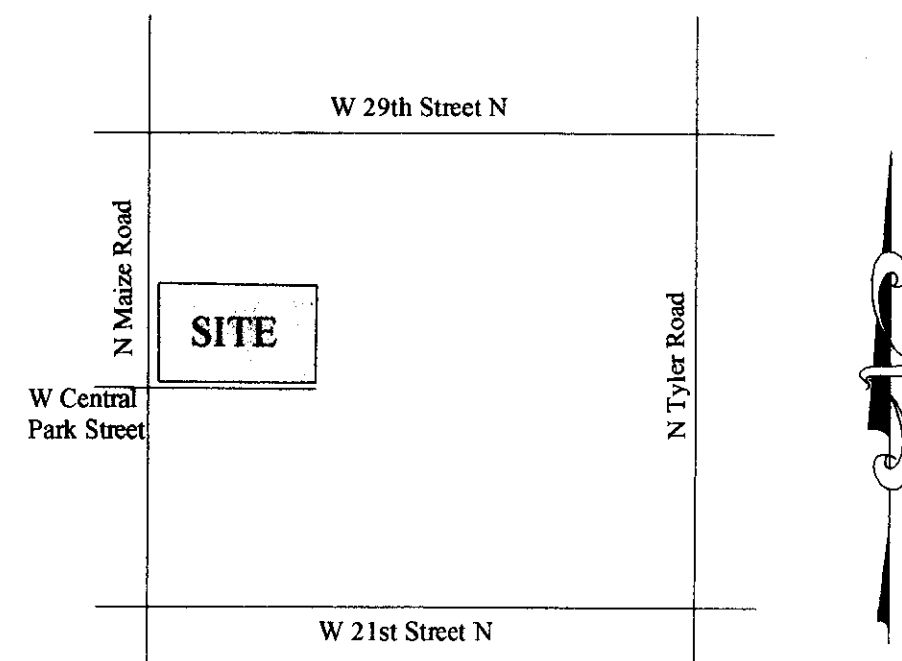
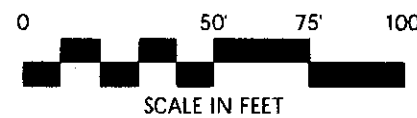


# CENTRAL PARK PLAZA

A Replat of Lot 1 (except the North 50 feet thereof), all of Lots 4, 5, 6 & 7 and Reserve A, Pearson Commercial Addition to Wichita, all in the NW 1/4 of Section 5, T 27 S, R 1 W, City of Wichita, Sedgwick County, Kansas.

## LEGEND

- Monument Set (as noted)
- Monument Found (as noted)



VICINITY MAP  
NOT TO SCALE

## DESCRIPTION:

Lot 1 except the North 50 feet thereof, all of Lots 4, 5, 6 and 7, and all of Reserve A, all in Block 1, Pearson Commercial Addition to Wichita, Sedgwick County, Kansas according to the plat recorded August 22, 2007 as Doc.#/Flm-Pg: 28910462, further described by metes and bounds as follows:  
Commencing at the Northeast corner of said Lot 1; thence South 0°40'49" East, 50.01 feet along the East line of said Lot 1 to the point of beginning; thence continuing South 0°40'49" East, 606.68 feet along the East line of said Lot 1 to the Southeast corner thereof; thence South 89°19'11" West, 658.41 feet along the South line of said Lots 1 and 4; thence North 78°23'48" West, 82.49 feet along the South line of said Lot 4; thence South 89°19'11" West, 99.71 feet along the South line of said Lot 4 to the Southwest corner thereof; thence North 0°40'49" West, 525.98 feet along the West line of said Lots 4, 5, 6 and 7; thence North 16°46'37" East, 47.21 feet along the West line of said Lots 7 and 1; thence North 88°03'42" East, 824.76 feet along a line 50 feet South of and parallel to the North line of said Lot 1 to the point of beginning.  
Contains 11.440 acres of land, more or less.  
Existing public dedications, rights of way and easements being vacated by virtue of K.S.A. 12-512b.  
I, Richard L. Dayton, Kansas LS-972, do hereby certify that I have been in responsible charge of surveying and platting this "Central Park Plaza" an Addition to the City of Wichita, Sedgwick County, Kansas, and that the details of this plat are correct to the best of my knowledge and belief.

*Richard L. Dayton*  
Richard L. Dayton, Kansas LS-972  
Ozark Civil Engineering, Inc.  
1008 NW J Street, Suite C  
Bentonville, AR 72712  
479-464-8850

NOTE: The bearings on this plat have been rotated to align with the Kansas State Plane Grid, South Zone. Although the bearings shown on this plat do not match the bearings shown on the previous plat (Pearson Commercial Addition) the property described on this plat is one and the same as the previous plat.

BASIS OF BEARINGS & VERTICAL:  
KANSAS STATE PLANE GRID, SOUTH ZONE, NAD 83  
CONTROL STATION - FLOOD  
1,702,140.88 (N) 1,635,855.87 (E) (US SURVEY FEET) (GRID)  
ELEVATION: 1340.95 (NAVD 88)  
DATE OF ADJUSTMENT: OCTOBER 1998  
GRID FACTOR: 0.9998811 (AT SITE)

Know all men by these presents that we, the undersigned owners of the land as set forth hereon in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and blocks, the same to be known as "Central Park Plaza", an Addition to the City of Wichita, Sedgwick County, Kansas.  
The utility easements are hereby dedicated to the public utilities as indicated for constructing, maintaining, operating and repairing utilities.  
The access easements are hereby granted to the City of Wichita as shown hereon.  
The access easements are for ingress/egress purposes for the owners of the described property and/or their invitees.  
A drainage plan has been developed for the described property and all drainage easements, rights of way, or reserves shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. Access control as indicated is hereby granted to the appropriate governing body.  
Pursuant to the Community Unit Plan, the "Sign Easement" shown as part of Lot 5 is for shared signage. This easement shall be maintained by the owner of Lot 1.

*Bradley Saville*  
East Side Investments, LLC by: Bradley Saville, Managing Member

*Peggy Tsiang Cherng*  
CFT Developments, LLC by: Peggy Tsiang Cherng, Co-Member

State of Kansas } ss  
County of Sedgwick }

State of California } ss  
County of Los Angeles }

This instrument was acknowledged before me on this 10 day of January, 2012, by Bradley Saville, Managing Member, on behalf of East Side Investments, LLC, a Kansas LLC.

This instrument was acknowledged before me on this 27th day of December, 2011, by Peggy Tsiang Cherng, Co-Member, on behalf of CFT Developments, LLC, a California LLC.

*Kristy Biggs*  
Notary Public  
My Commission expires 8/12/2012

*Peggy Tsiang Cherng*  
Notary Public  
My Commission expires Sept. 12, 2016

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Tricia L. Robello, LS-1246  
Deputy County Surveyor  
Sedgwick County, Kansas

This plat of "Central Park Plaza" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

By: Shawn Farney, Chair

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 \_\_\_\_\_, 2012.

At the direction of the City Council:

Carl Brewer, Mayor

Karen Sublett, City Clerk

Entered on the Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Kelly B. Arnold, County Clerk  
Sedgwick County, Kansas

State of Kansas } ss  
Sedgwick County }

This is to certify that this instrument was filed for record in the office of the Register of Deeds, at \_\_\_\_\_ a.m. - p.m., on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

William Meek, Register of Deeds

Tonya Buckingham, Deputy

## Required Minimum Finished Floor Elevations

| Lot No. | Base Flood Elev. | Min. Finished Floor |
|---------|------------------|---------------------|
| 1       | 1350.8           | 1351.8              |
| 2       | 1350.8           | 1351.8              |
| 3       | 1350.8           | 1351.8              |
| 4       | 1350.8           | 1351.8              |
| 5       | 1350.8           | 1351.8              |

Note: All elevations are NAVD 88

FILE COPY  
JMB 2011-54  
FINAL TRACING REC'D  
1/17/12

## GENERAL NOTES:

- Central Park Plaza is subject to the conditions of the Pearson Commercial Addition Community Unit Plan (CUP 2006-00016, DP-297)
- Pursuant to the Community Unit Plan, the "Sign Easement" shown as part of Lot 5 is for shared signage. This easement shall be maintained by the owner of Lot 1.
- The Base Flood Elevation for this property has been determined to be 1350.8 (NAVD 88). All lots in this subdivision shall have a minimum finished floor elevation of 1351.8 (NAVD 88).

ON-SITE BENCHMARK No. 1: Top of curb at end approximately 7 west of east end of retaining wall at north line of property.  
ELEVATION: 1356.23 (NAVD 88)

ON-SITE BENCHMARK No. 2: Square cut top of curb at NW corner Lowe's parking lot.  
ELEVATION: 1353.41 (NAVD 88)

**zark**  
Civil Engineering Inc.  
Bentonville • Kansas City

DATE OF FIELD SURVEY - OCTOBER 3-5, 2011

SCALE: 1"=50'

DRAWN BY: RD

DATE: 11-11-11

FIELD CREW: INDIAN CREEK

DRAWING NO. S110261

CHECKED BY: RLD

SHEET 1 OF 1