

FINAL PLAT

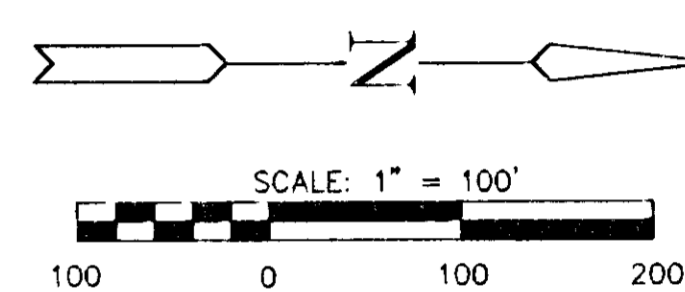
EAST BANK DEVELOPMENT ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from Tracing
2/21/96*

NW Cor. of SE 1/4,
Sec. 20, T27S, R1E

BM #1



LEGEND

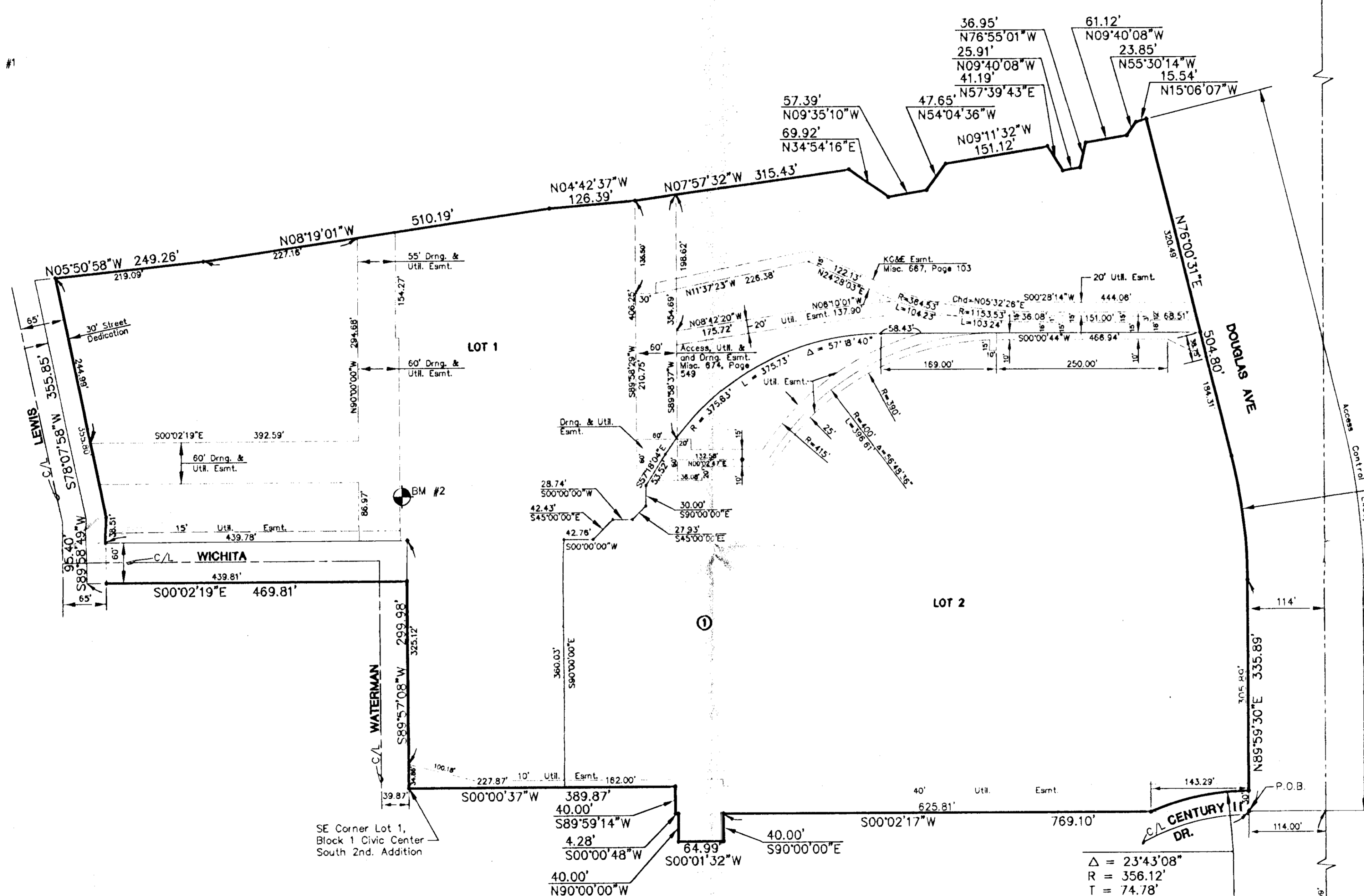
- - Iron Set
- - Iron Found
- - Thimble

$\Delta = 13^{\circ}57'46''$
 $R = 759.52'$
 $T = 93.01'$
 $L = 185.09'$
 $\text{Chd.} = 184.64'$
 $\text{Bearing} = N83^{\circ}00'01''E$

$\Delta = 23^{\circ}43'08''$
 $R = 356.12'$
 $T = 74.78'$
 $L = 147.42'$
 $\text{Chd.} = 146.37'$
 $\text{Bearing} = S11^{\circ}47'19''E$

NE Cor. of SE 1/4,
Sec. 20, T27S, R1E

BROADWAY AVE.



BENCHMARKS

- BM #1 C.O.W. Benchmark at Southwest cor. of Maple Street Bridge Elev.=112.12
- BM #2 "□" cut N.E. Return E. end of Waterman & Wichita Elev.=108.54

Minimum Pad Elevation (Lowest Opening)		
Lot	C.O.W. Datum	USGS Datum
1	106.6	1294.0
2	106.6	1294.0



FINAL PLAT EAST BANK DEVELOPMENT ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from tracing
2/21/96*

*See record of plat
As to bench marks
Added into an underlying
& other maps to my
3/5/96*

Legal has not been printed

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "EAST BANK DEVELOPMENT ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and streets the same being accurately set forth in the accompanying plat and described herein:

A tract of platted and unplatted land lying in the Southeast Quarter, Section 20, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas more particularly described as follows:

A portion of Lot 1, Block 2, CIVIC CENTER SOUTH ADDITION, an addition to Wichita, Sedgwick County, Kansas, said portion lying West of the centerline of the 80' Utility Easement as platted in said plat and labeled as the Old Centerline of Water Street,

and also;

Lots 2, 3, 4, 5 and 6 Block 2, CIVIC CENTER SOUTH ADDITION, an addition to Wichita, Sedgwick County, Kansas,

and also;

Lot 1, Block 1, CIVIC CENTER SOUTH 2ND ADDITION, an addition to Wichita, Sedgwick County, Kansas,

and also;

That portion of Lots 48, 49 and 50, in RIVER ADDITION, to the City of Wichita, Sedgwick County, Kansas described as follows: Commencing at the intersection of the South line of English Street with the East line of Wichita Street; thence southwardly along the East line of Wichita Street, 49.9 feet; thence southeastwardly, along a curve to the right having a radius of 370.78 feet, 209 feet, more or less, to a point 221.3 feet southwardly from the South line of English Street as measured along a line parallel to and 120 feet, as measured at right angles, from the East line of Wichita Street for the point of beginning; thence southwardly, along said line parallel to Wichita Street, 57.55 feet, more or less, to a point on Missouri Pacific Railroad Company existing northeasterly property line, said point also being the most southerly point of Lot 50, River Addition; thence northwestwardly, along said northeasterly property line and along the westerly lines of Lots 50, 49 and 48, River Addition, to a point in the East line of Wichita Street; thence northwardly, along the East line of Wichita Street, 42.95 feet, more or less, to a point 10 feet northeastwardly, as measured normal from a northerly extension of said curve having a radius of 370.78 feet; thence southeastwardly, along a curve to the right having a radius of 380.78 feet and concentric with said curve having a 370.78 foot radius, 90 feet, more or less, to a point 100 feet southwardly, as measured at right angles, from the South line of English Street; thence eastwardly, parallel to English Street, 55 feet, more or less, to a point on a line parallel to and 120 feet as measured at right angles, from the East line of Wichita Street; thence southwardly, along said line parallel to Wichita Street, 121.3 feet to the point of beginning;

EXCEPT that portion lying within the following tract: Commencing at the intersection of the south line of English Street with the east line of Wichita Street, thence southwardly, along the east line of Wichita Street, 49.9 feet; thence southeastwardly, along a curve to the right having a radius of 370.78 feet, 209 feet, more or less, to a point 221.3 feet southwardly from the south line of English Street as measured along a line parallel to and 120 feet, as measured at right angles, from the east line of Wichita Street; thence northwardly, along said line parallel to Wichita Street, to a point 10 feet northeastwardly, as measured normal, from said curve having a radius of 370.78 feet for the point of beginning; thence northwestwardly, along a curve to the left having a radius of 380.78 feet and concentric with said curve having a 370.78 foot radius, 107 feet, more or less, to a point 100 feet southwardly, as measured at right angles from the south line of English Street; thence eastwardly, parallel to the south line of English Street, 55 feet, more or less, to a point on a line parallel to and 120 feet, as measured at right angles, from the east line of Wichita Street; thence northwardly, along said line parallel to Wichita Street, 100 feet to a point in the south line of English Street; thence eastwardly, along the south line of English Street, 27 feet; thence southwardly, parallel to Wichita Street, 295.3 feet; thence northwardly, along a curve to the left having a radius of 380.78 feet, 107 feet, more or less, to the point of beginning.

and also;

Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 69 70, 71, 72, 73, 74, and 75, RIVER ADDITION, to the City of Wichita, Sedgwick County, Kansas,

and also;

That portion of unplatted land indicated as Atchison, Topeka and Santa Fe Railway and Missouri Pacific Railway Company right of way as platted in RIVER ADDITION, to the City of Wichita, Sedgwick County, Kansas, except that portion of Missouri Pacific Railway Company right of way lying South of and adjacent to Lot 67, RIVER ADDITION, and except that portion lying South of Lewis Street,

and also;

That portion of street right of way lying adjacent to above described land; said tract of platted and unplatted land more particularly described as follows: Beginning at a point lying 114.00 feet South and 1131.99 feet West of the North-east corner of said Southeast Quarter, said point lying on the centerline of Old Water Street; thence S 00° 02' 17" W, 769.10 feet along said centerline of Old Water Street to a point on the North line of Lot 1, Block 1, CIVIC CENTER SOUTH 2ND ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence S 90° 00' 00" E, 40.00 feet along said North line of Lot 1, Block 1; thence S 00° 01' 32" W, 64.99 feet along the East line of said Lot 1, Block 1; thence N 90° 00' 00" W, 40.00 feet along the boundary of said Lot 1, Block 1; thence continuing along said boundary S 00° 00' 48" W, 4.28 feet; thence continuing along said boundary S 89° 59' 14" W, 40.00 feet; thence S 00° 00' 37" W, 389.87 feet along the East line to the Southeast corner of said Lot 1, Block 1; thence S 89° 57' 08" W, 299.92 feet along the South line to the Southwest corner of said Lot 1, Block 1; thence S 00° 02' 52" E, 9.87 feet to the North line of Waterman as platted in RIVER ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 57' 08" W, 60.06 feet along said North line of RIVER ADDITION; thence S 00° 02' 19" E, 60.00 feet to a point on the South line of Waterman as platted in said RIVER ADDITION; thence N 89° 57' 08" E, 60.00 feet along said South line of Waterman to the Northwest corner of Lot 67, of said RIVER ADDITION; thence S 00° 02' 19" E, 399.94 feet along the West line and extended West line of said Lot 67, to the North line of Lewis Street as platted in said RIVER ADDITION; thence S 89° 58' 49" W, 95.40 feet along said North right of way line of Lewis Street, said line also being the South line of Lot 71, of said RIVER ADDITION, to a point on the South line of Lot 74 and Lot 75, of said RIVER ADDITION, extended; thence S 78° 07' 58" W, 355.85 feet along said South line extended and said South line of Lots 74 and Lot 75, to the Mean High Water bank of the Arkansas River; thence N 05° 50' 58" W, 249.26 feet; thence N 08° 19' 01" W, 510.19 feet; thence N 04° 42' 37" W, 126.39 feet; thence N 07° 57' 32" W, 315.43 feet; thence N 34° 54' 16" E, 69.92 feet; thence N 09° 35' 10" W, 57.39 feet; thence N 54° 04' 36" W, 47.65 feet; thence N 09° 11' 32" W, 151.12 feet; thence N 57° 39' 43" E, 41.19 feet; thence N 09° 40' 08" W, 25.91 feet; thence N 76° 55' 01" W, 36.95 feet; thence N 09° 40' 08" W, 61.12 feet; thence N 55° 30' 14" W, 23.85 feet; thence N 15° 06' 07" W, 15.54 feet to a point on the North line extended of Lot 2, Block 2, CIVIC CENTER SOUTH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N 76° 00' 31" E, 504.80 feet along the said extended North line and the North line of said Lot 2, Block 2 and the North line of Lot 1, Block 2 radius of 759.52 feet, and a long chord of 184.64 feet, bearing N 83° 00' 01" E; thence N 89° 59' 30" E, 335.89 feet along said North line to the centerline of Old Water Street, said point being the point of beginning, except that portion dedicated as Century II Drive as platted in said CIVIC CENTER SOUTH ADDITION.

All lots, blocks, streets, utility easements, drainage easements, access control, railroad right of way and the following list of easements recorded on Book 26 Page 510; BOOK 70 Page 1203, Misc. Book 630 Page 49-50, Misc. Book 630 Page 51-52, Misc. Book 630 Page 53-54, and Misc. Book 32 Page 572, and Misc. Book 552 Page 144-149, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 20 day of FEBRUARY, 1996.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. #22
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and streets the same to be known as "EAST BANK DEVELOPMENT ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. All abutters right of access to or from Douglas over and across the North line EAST BANK DEVELOPMENT ADDITION, are hereby granted to the public, provided however Lots 1 and 2 shall have one access, as determined by the engineer.

THE CITY OF WICHITA, a municipal corporation

Bob Knight, Mayor

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of The City of Wichita, a municipal corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Notary Public

My appointment expires: _____

This plat of "EAST BANK DEVELOPMENT ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of February, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk
Susan E. Crockett-Spoon

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1996.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 15, 1996

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 96-4 - EAST BANK DEVELOPMENT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 15, 1996, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 8, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirements. This plat will be forwarded to the City Council for consideration on February 27, 1996.

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: City of Wichita, Attn: Monty Robson, 455 N. Main, Wichita, KS 67201
Mike Lindebak, City Engineer



February 8, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 96-4 - EAST BANK DEVELOPMENT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall provide for the relocation and reconstruction of Wichita Street.
- B. The applicant shall provide for any drainage improvements required by the platting of this property.
- C. The applicant's agent is advised that the vacation of items provided for by K.S.A. 12-512(b) is for purposes or "public reservations" only and should or would not apply to pipeline easements such as the Hope Engineering easement, referenced in the plat binder. If this easement is located on the site being platted, it either needs to be shown or a release obtained which essentially removes the easement from the area of the plat.

If such a release is not available and the easement is not being shown, the applicant's agent will need to provide, for the plat file, a legal opinion noting that the easement is no longer enforceable and therefore need not be shown on the plat.

- D. Based upon recommendations from the Law Department, dedications, granting of easements, etc. for plats involving City of Wichita ownerships, should be made to the "public" rather than being given from the "City" to the "City". On the final plat tracing, therefore, the plattor's text shall be amended to note the easements and access control are being granted or dedicated to the "public".
- E. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Ed Resa.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval

of the Chief of the Fire Department.)

- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. Prior to this plat being scheduled for City Council review, the applicant shall submit to City Engineering for approval a drainage plan. Also as requested by City Engineering, the final plat tracing shall include the required minimum building pad elevations and off-site and on-site benchmarks.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. Also, as noted by the representative from KG&E-Gas, easements shall also be granted to cover any of their facilities impacted by this replat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: City of Wichita, Attn: Monty Robson, 455 N. Main, Wichita, KS 67201
Mike Lindebak, City Engineer

13003

METROPOLITAN AREA PLANNING COMMISSION

February 15, 1996

**STAFF REPORT
(Final Plat Approved 2/8/96)**

CASE NUMBER: S/D 96-4 EAST BANK DEVELOPMENT ADDITION
OWNER/APPLICANT: City of Wichita, Attn: Monty Robson, 455 N. Main, Wichita, KS 67201
SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: East of the Arkansas River and south of Douglas

SITE SIZE: 28.2 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other (CBD)	2
Total:	2

MINIMUM LOT AREA: 13.5 Acres

CURRENT ZONING: "D" and "E"

PROPOSED ZONING: "D" Central Business District (Z-3193)

VICINITY MAP:



NOTE: This area is being platted to both provide the site for a planned Hotel and to revise or cleanup the area platted previously for the Century II development. Except for some areas of railroad right-of-way, all of the area has been platted. By way of this replat, certain streets are to be vacated and in the case of Wichita Street rededicated to create a new alignment for that street.

Two lots are being created by this plat. Lot 2 will include the Century II structures, Expo Hall and related facilities. However, the Library which was located on the same lot originally platted for Century II, will now be left on a portion of that original lot. That is, the Library is not being included within the perimeter of this plat and will technically be left on a portion of a lot which typically restricts a site's future development. Lot 1 of this plat is the area to be used for the Hotel, but also includes the river bank area lying between Douglas and Lewis.

A portion of this site, the area of Lot 1 south of what would be English if extended to the River, is presently zoned "E" Light Industrial. A zone change (Z-3193), however, to "D" Central Business District zoning has been submitted for that portion of the site.

STAFF COMMENTS:

- A. The applicant shall provide for the relocation and reconstruction of Wichita Street.
- B. The applicant shall provide for any drainage improvements required by the platting of this property.
- C. The applicant's agent is advised that the vacation of items provided for by K.S.A. 12-512(b) is for purposes or "public reservations" only and should or would not apply to pipeline easements such as the Hope Engineering easement, referenced in the plat binder. If this easement is located on the site being platted, it either needs to be shown or a release obtained which essentially removes the easement from the area of the plat.

If such a release is not available and the easement is not being shown, the applicant's agent will need to provide, for the plat file, a legal opinion noting that the easement is no longer enforceable and therefore need not be shown on the plat.

- D. Based upon recommendations from the Law Department, dedications, granting of easements, etc. for plats involving City of Wichita ownerships, should be made to the "public" rather than being given from the "City" to the "City". On the final plat tracing, therefore, the plattor's text shall be amended to note the easements and access control are being granted or dedicated to the "public".
- E. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Ed Resa.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's

signature.

- H. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. Prior to this plat being scheduled for City Council review, the applicant shall submit to City Engineering for approval a drainage plan. Also as requested by City Engineering, the final plat tracing shall include the required minimum building pad elevations and off-site and on-site benchmarks.
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