Forest Hills Office Park 5th Addition

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell a Professional Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOREST HILLS OFFICE PARK 5TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land being described as follows:

Part of Lot 2, Forest Park Shops, an Addition to Wichita, Kansas, being described as follows:

BEGINNING at a point 35 feet north of the Southeast corner of said Lot 2; thence west 172 feet; thence north 88 feet; thence east 172 feet; thence south 88 feet to the POINT OF BEGINNING.

TOGETHER WITH,

All of Forest Hills Office Park Second Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH,

That part of Lot 3, Forest Hills Office Park Third Addition, Wichita, Sedgwick County, Kansas, described as COMMENCING at the southern most Southeast corner of said Lot 3, thence N 00° E, along the East line of said Lot 3 and extended, 123 feet for a place of BEGINNING; thence N 89°55' W, 172 feet; thence N 00° E, 0.5 feet; thence S 89°55' E, 172 feet; thence S 00° W, 0.5 feet to the place of BEGINNING.

TOGETHER WITH,

Part of Lot 1, Forest Hills Office Park Third Addition, Wichita, Sedgwick County, Kansas, described as follows:

BEGINNING at the Northwest corner of said Lot 1, thence S 0 degrees 00' W, 162 feet; thence S 89 degrees 55' E, 30 feet; thence S 0 degrees 00' W, 18 feet; thence N 89 degrees 55' E, 69.98 feet to the East line of said Lot 1; thence N 0 degrees 00'23" E, 180 feet to the Northeast corner of said Lot 1; thence N 89 degrees 55' W, 100 feet to the POINT OF BEGINNING.

TOGETHER WITH,

All of Forest Hills Office Park Fourth Addition, Wichita, Kansas.

TOGETHER WITH,

That part of Central Avenue Right of Way being described as follows:

BEGINNING at the northeast corner of said Forest Hills Office Park Second Addition; thence along the north line of said Forest Hills Office Park Second addition for the next two courses, being on a Kansas coordinate system of 1983 south zone bearing of S89°08'12"W, 175.00 feet; thence N82°20'04"W, 101.14 feet to the northeast corner of said Lot 1, Forest Hills Office Park Third Addition; thence along the north line of said Lot 1 S89°08'12"W, 100.00 feet to the northwest corner of said Lot 1; thence along an extended west line of said Lot 1, N00°56'48"W, 5.00 feet to a point lying 55 feet south of the north line of the Northeast Quarter, Section 20, Township 27 South, Range 2 East, of the Sixth Principle Meridian; thence parallel with and 55 feet south of said north line, N89°08'12"E, 355.00 feet to a point lying 95 feet west of the east line of said Northeast Quarter; thence S45°54'16"E, 28.30 feet to the POINT OF BEGINNING.

Said contiguous tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said Forest Hills Office Park Second Addition; thence along the east lines said Forest Hills Office Park Second Addition, Forest Hills Office Park Third Addition, Forest Hills Office Park Fourth Addition, and Forest Park Shops for the next three courses, being on a Kansas coordinate system of 1983 south zone bearing of S00°56'48"E, 175.00 feet; thence S09°28'32"E, 101.14 feet; thence S00°56'48"E, 230.00 feet to the southeast corner of said Forest Hills Office Park Fourth Addition; thence along the south line of said addition, S89°08'12"W, 500.00 feet to the southwest corner of said Forest Hills Office Park Fourth Addition; thence along the west line of said Forest Hills Office Park Fourth Addition, N00°56'48"W, 242.00 feet to the northwest corner of said Forest Hills Office Park Fourth Addition; thence along the north lines of said Forest Hills Office Park Fourth Addition for the next two courses, N89°08'12"E, 110.00 feet; thence N89°05'48"E, 99.97 feet to the east line of said Lot 1, Forest Hills Office Park Third Addition; thence along said east line, N00°56'25"W, 97.93 feet to a point on the south line a tract of land described on Film 1919, Page 0954; thence along the south lines of said described tract for the next three course, S89°08'12"W, 69.98 feet; thence N89°56'48"W, 18.00 feet; thence S89°08'12"W, 30.00 feet to the west line of said Lot 1; thence along an said west line of said Lot 1, N00°56'48"W, 167.00 feet to a point lying 55 feet south of the north line of the Northeast Quarter, Section 20, Township 27 South, Range 2 East, of the Sixth Principle Meridian; thence parallel with and 55 feet south of said north line, N89°08'12"E, 355.00 feet to a point lying 95 feet west of the east line of said Northeast Quarter; thence S45°54'16"E, 28.30 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 217,192 square feet or 4.986 acres of land, more or less.

All alleys, 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 1st day of _____, 2015.

Curtis W. Luttrell, P.L.S. #1238
MKEC Engineering, Inc.
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 Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "FOREST HILLS OFFICE PARK 5TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from Central Avenue over and across the north line of "FOREST HILLS OFFICE PARK 5TH ADDITION," are hereby granted to the appropriate governing body, provided however two full movement opening shall be allowed as indicated hereon. All abutters rights of access to or from Webb Road over and across the east line of "FOREST HILLS OFFICE PARK 5TH ADDITION," are hereby granted to the appropriate governing body, provided however three full movement openings shall be allowed as indicated hereon. Parking and Cross-lot access to and from the adjoining properties is provided by recorded Conveyance of Driveway easement recorded on Film 208, Page 363, Film 554, Page 839, Film 1616, Page 676.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, 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.

As to Lot 1
MK GROUP INVESTMENTS L.C.,
a Kansas limited liability company

As to Lots 2, 3, and 5
MKRE, LC,
a Kansas limited liability company

As to Lot 4
WEBB ROAD INVESTMENTS, LC,
a Kansas limited liability company

As to Lot 6
INVESTMENT PROPERTIES, L.C.,
a Kansas limited liability company

_____
Matt Bengtson, Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2015, by Matt Bengtson, Members to MK Group Investments, L.C., a Kansas limited liability company; MKRE, LC, a Kansas limited liability company; Webb Road Investments, LC, a Kansas limited liability company; and Investment Properties, L.C., 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
Notary Public:

My Term Expires: _____

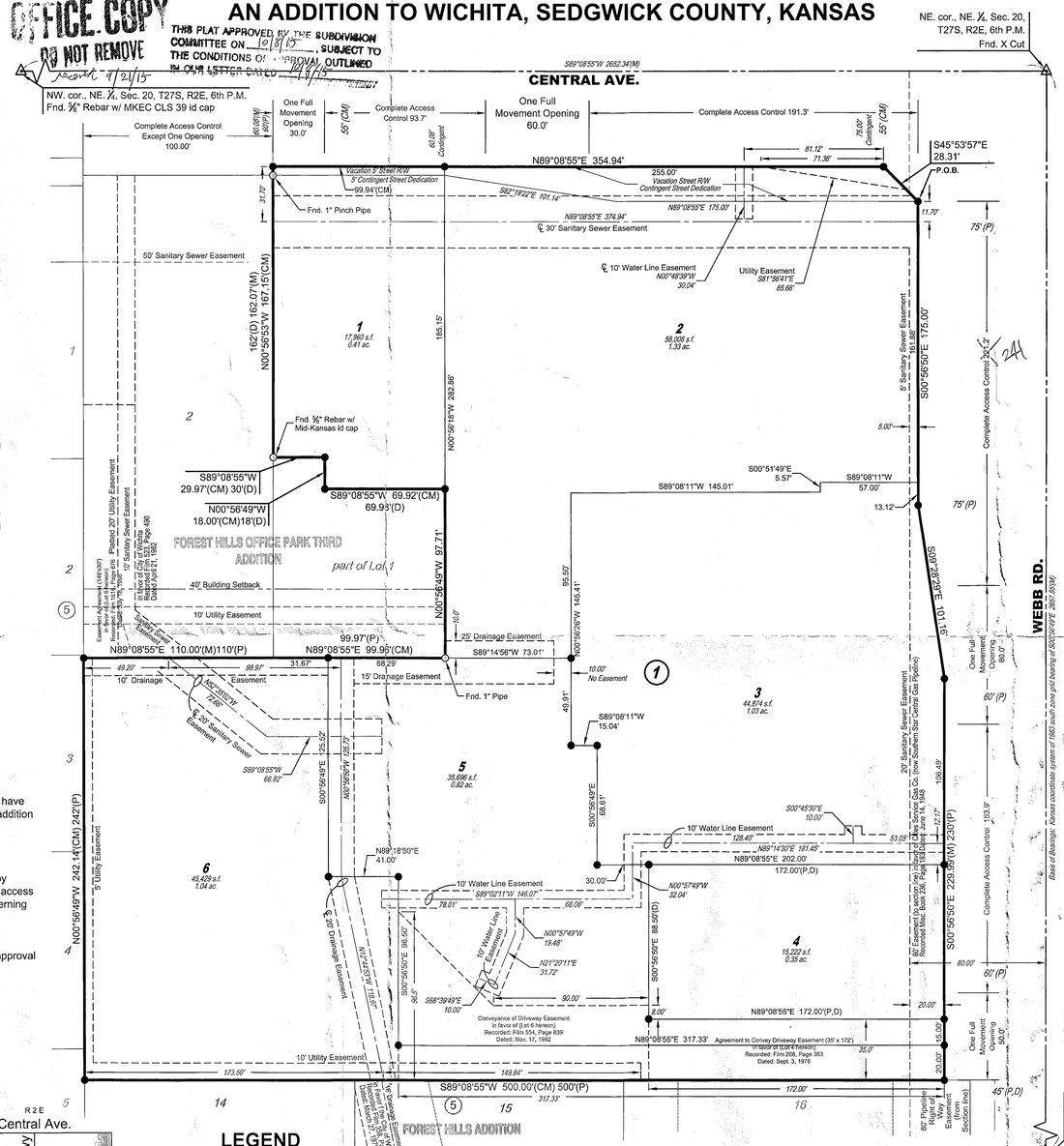
FINAL PLAT

FOREST HILLS OFFICE PARK 5TH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE
record 4/21/15

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/8/15, SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/9/15



R2E
Central Ave.
T 27 S
Rock Rd.
West Pkwy
PLAT LOCATION
20
Douglas Ave.
Webb Rd.
U.S. 54 / 400

VICINITY MAP

LEGEND

Date of Survey: 9/11/15

- △ = Section Corner Monument Found
- ○ = Found monument (see annotation for type)
- ● = Set monument ⅝" Rebar w/ CLS 39 id cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Deeded
- (P) = Platted
- (CM) = Calculated from Measurement

1"=40' / 1 : 480

0 40 80

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°56'50"E on the east line of the Northeast Quarter, Section 20, 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 1.000120014401728

PLANNING COMMISSION CERTIFICATE

This plat of "FOREST HILLS OFFICE PARK 5TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2015.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By_____
Carol Chapman Neugent, Chair

Attest:

_____
W. Dave Barber, Interim 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 _____, 2015.

At the direction of the City Council.

_____
Jeff Longwell, Mayor

Attest:

_____
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2015.

_____
Kelly B. Arnold, County 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 _____, 2015, at _____ o'clock __M; and is duly recorded.

_____
Bill Meek, Register of Deeds

Attest:

_____
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2015.

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

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2015\15000\0489_MKEC Building and Parking\06-Civil\CAD\Plat\15489_a.dwg 09/21/2015 11:47:18 AM CST

Forest Hills Office Park 5th Addition