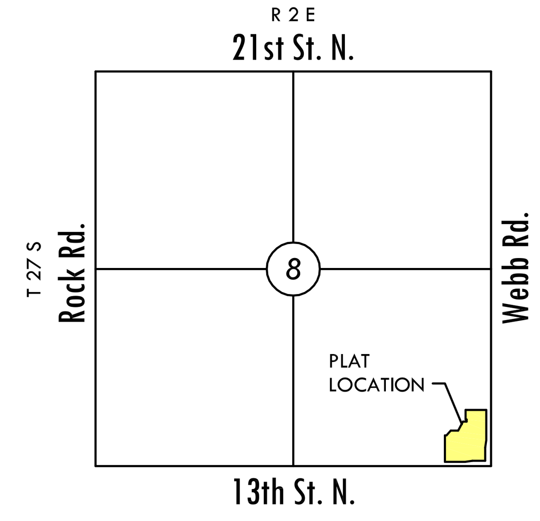
FINAL PLAT

FOLIAGE CENTER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

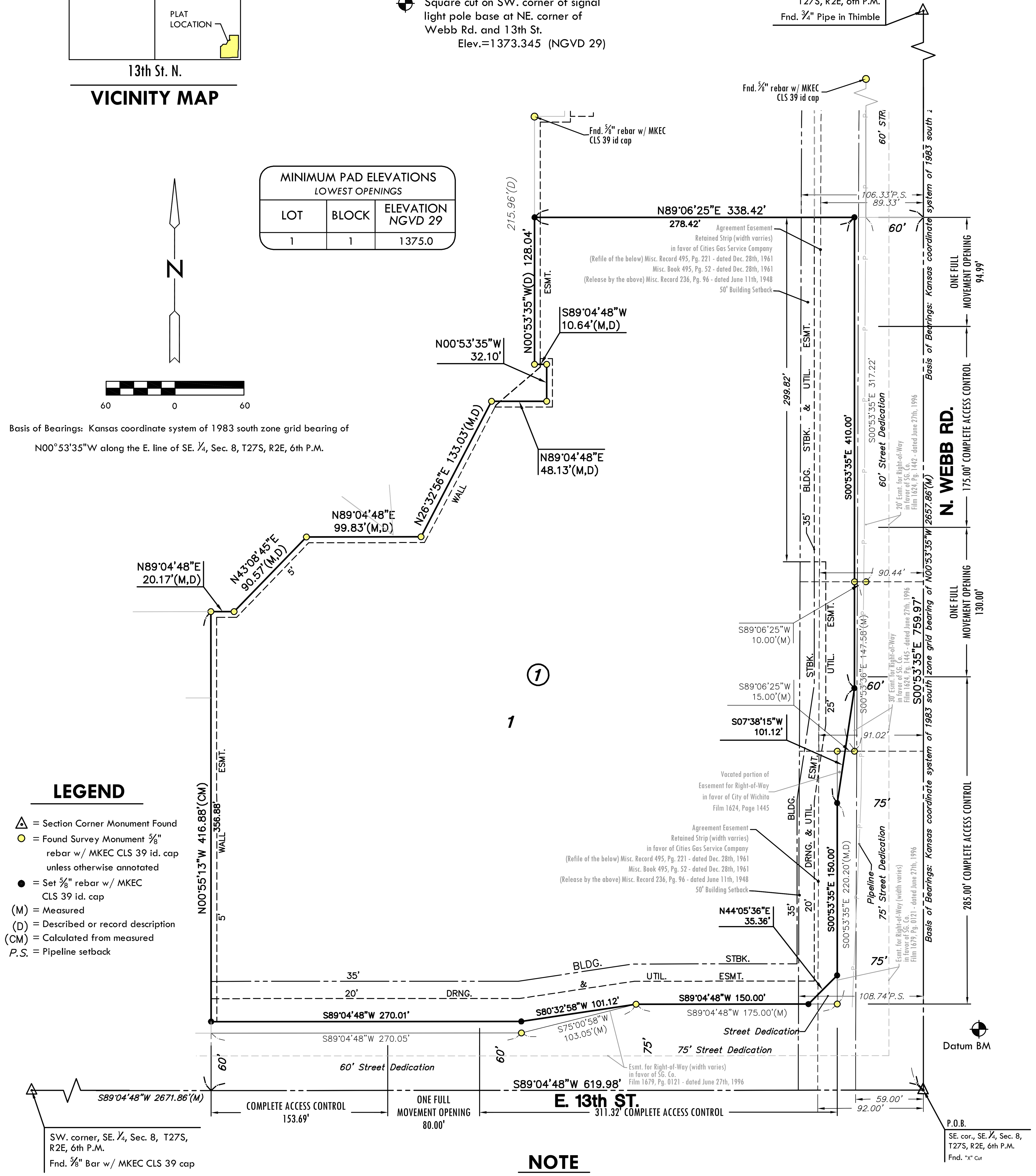


VICINITY MAP

BENCH MARK

Datum BM — Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St.
Elev.=1373.345 (NGVD 29)

MINIMUM PAD ELEVATIONS *LOWEST OPENINGS*		
LOT	BLOCK	ELEVATION *NGVD 29*
1	1	1375.0



Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W along the E. line of SE. 1/4, Sec. 8, T27S, R2E, 6th P.M.

LEGEND

- △ = Section Corner Monument Found
- ○ = Found Survey Monument 5/8" rebar w/ MKEC CLS 39 id. cap unless otherwise annotated
- ● = Set 5/8" rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (D) = Described or record description
- (CM) = Calculated from measured
- *P.S.* = Pipeline setback

NOTE

This plat shall adhere and conform to the recitals of CUP 2005-09, DP-282 as approved and filed at the Wichita-Sedgwick County Metropolitan Planning Area Department.

CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOLIAGE CENTER ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and Streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 8, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:
BEGINNING at the southeast corner of said Southeast Quarter, thence along the south line of said Southeast Quarter, S89°04'48"W, 619.98 feet; thence N00°55'13"W, 416.88 feet; thence N89°04'48"E, 20.17 feet; thence N43°08'45"E, 90.57 feet; thence N89°04'48"E, 99.83 feet; thence N26°32'56"E, 133.03 feet; thence N89°04'48"E, 48.13 feet; thence N00°53'35"W, 32.10 feet; thence S89°04'48"W, 10.64 feet; thence N00°53'35"W, 128.04 feet; thence N89°06'25"E, 338.42 feet to a point on the east line of said Southeast Quarter; thence along said east line, S00°53'35"E, 759.97 feet to the POINT OF BEGINNING.

All reserves, streets, easements, setbacks, and access controls, together with, that portion of easement recorded on Film 476, Page 289, together with, that portion of easement recorded on Film 532, Page 1100, together with, that portion of easement recorded on Film 843, Page 888, together with, all of an easement recorded on Film 518, Page 849, together with that portion of easement for right-of-way recorded on Film 1624, Page 1445, together with all other public dedications or rights-of-way(s) 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______day of __________________ 2008.

____
Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, 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 Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, Streets the same to be known as "FOLIAGE CENTER ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, as indicated hereon, are hereby granted to and for the use of the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall; utilities may cross under the private wall.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from 13th Street over and across the south line of "FOLIAGE CENTER ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 is allowed a full movement connection to 13th Street as indicated hereon. All abutters rights of access to or from Webb Road over and across the east line of "FOLIAGE CENTER ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 is allowed two full movement connections to Webb Road as indicated hereon. These access controls are hereby granted to the City of Wichita, Kansas.

A drainage plan has been developed for this plat and all drainage easements, right-of-way, or 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 storm water. Lot 1 shall be required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

This plat shall adhere and conform to the recitals of CUP 2005-09, DP-282 as approved and filed at the Wichita-Sedgwick County Metropolitan Planning Area Department.

BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company

______________________________, manager
Johnny Stevens, manager

______________________________, manager
Stephen L. Clark, manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on _____ day of ______________________, 2008, by Johnny Stevens, and Stephen L. Clark, managers, Beech Lake Investment, 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
Notary Public:

My Term Expires: ________________.

PLANNING COMMISSION CERTIFICATE

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

Dated this _____ day of ____________ , 2008

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

______________________________, Chair
M.S. Mitchell, Chair

Attest:

______________________________, Secretary
John L. Schlegel, Secretary

Affix MAPC Seal

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this _____ day of ____________ , 2008

At the direction of the City Council.

______________________________, Mayor
Carl Brewer, Mayor

Affix City Seal

Attest:

______________________________, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this _____ day of ____________ , 2008

______________________________, County Clerk
Don Brace, County Clerk

Affix County Clerk Seal

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this day
of ____________ , 2008, at __________ o'clock __M; and is duly recorded.

______________________________, Register of Deeds
Bill Meek, Register of Deeds

Attest:

______________________________, Deputy
Tonya E. Buckingham, Deputy

Affix Seal

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of ____________ , 2008.

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

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

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