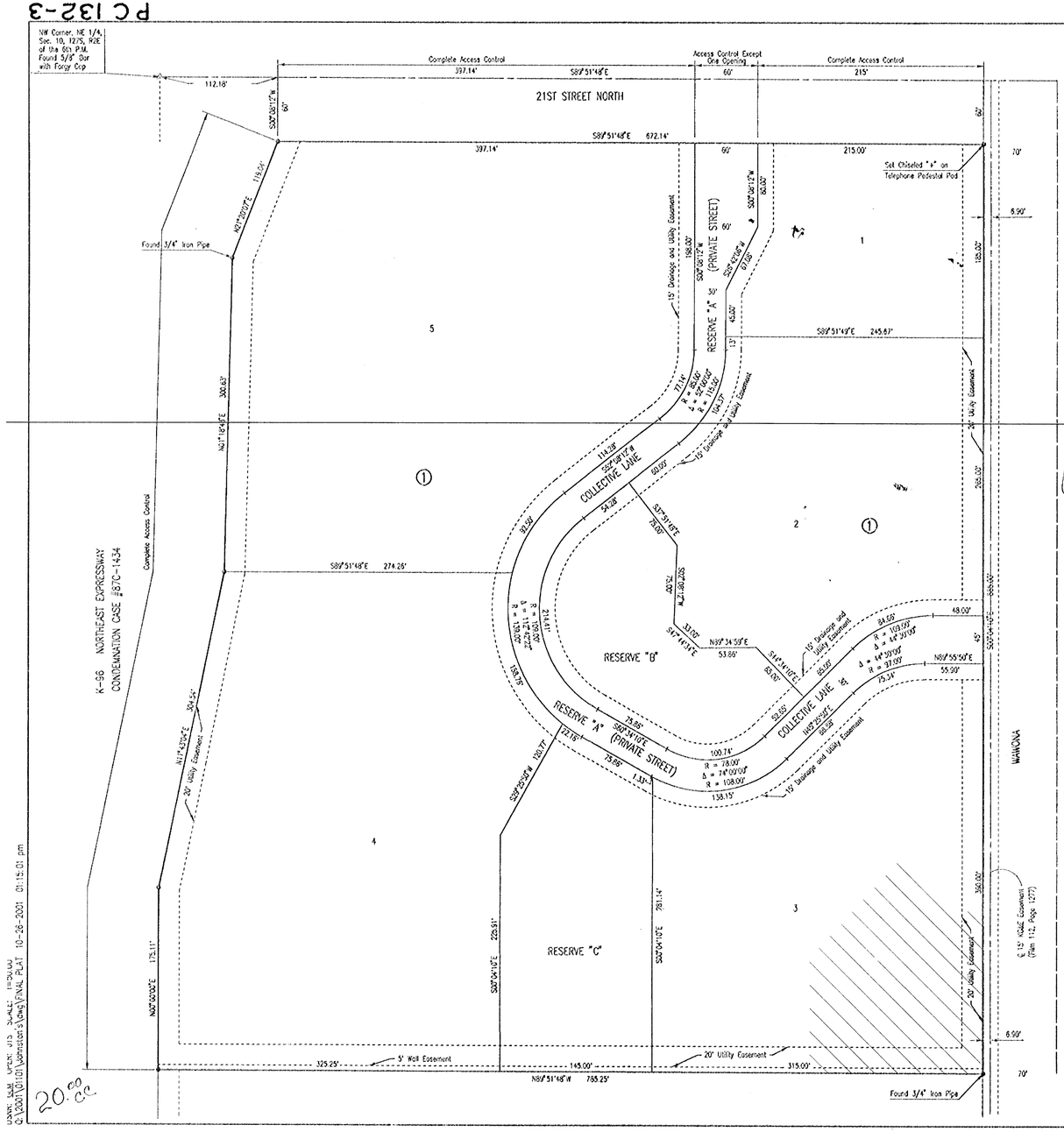
PC 132-3



THE COLLECTIVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE : 1" = 50'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

B.M. - STEPPED SPIKE IN NORTH SIDE OF POWER POLE ON SOUTHWEST CORNER OF 21ST STREET NORTH AND HAWKINS, 775' EAST AND 18' SOUTH OF NORTH 1/4 CORNER, SECTION 10, 12S, R2E.

ELEV. = 1384.72 N.G.V.D.
ELEV. = 197.32 (CITY DATUM)

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN THE STATE AND COUNTY AFORESAID HEREBY CERTIFY THAT OF THIS 22nd DAY OF NOVEMBER, 2001, WE HAVE SURVEYED AND PLATTED THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCK AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 1, LANZRATH ADDITION TO SEDGWICK COUNTY, KANSAS, EXCEPT THOSE PORTIONS OF SAID LOTS CONDEMNED FOR HIGHWAY IN DISTRICT COURT CONDEMNATION CASE #87C-1434.

ALL PORTIONS OF LANZRATH ADDITION TO SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

JAMES R. DECKERT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCK AND RESERVES, THE SAME TO BE KNOWN AS THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND K-96 NORTHEAST EXPRESSWAY OVER AND ACROSS THE NORTH AND WEST LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE STREET, DRAINAGE, LANDSCAPING, AND UTILITIES. THE PRIVATE STREET WITHIN RESERVE "A" IS TO PROVIDE INGRESS AND EGRESS TO 21ST STREET NORTH AND WICHITA TO LOTS 1 THROUGH 5, BLOCK 1, THE COLLECTIVE. RESERVES "B" AND "C" ARE HEREBY PLATTED FOR PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN THE COLLECTIVE.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE CUP 2001-00015 D.P.-258 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

	CITY DATUM	NGVD
BLOCK 1		
LOT 2	186.1	1373.5
LOTS 3 & 4	187.0	1369.4
LOT 5	187.1	1374.5

OWNERS:

RALPH A. LANZRATH REVOCABLE TRUST

Ralph A. Lanzrath, Co-Trustee
RALPH A. LANZRATH, CO-TRUSTEE

Mary K. Lanzrath, Co-Trustee
MARY K. LANZRATH, CO-TRUSTEE

JELCO, L.L.C.

J.V. JOHNSTON, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF October, 2001, BY RALPH A. LANZRATH AND MARY K. LANZRATH, CO-TRUSTEES OF THE RALPH A. LANZRATH REVOCABLE TRUST.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1/12/05

MY APPOINTMENT EXPIRES: 1/12/05

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF October, 2001, BY J.V. JOHNSTON, PRESIDENT OF JELCO, L.L.C.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1/12/05

MY APPOINTMENT EXPIRES: 1/12/05

THIS PLAT OF THE COLLECTIVE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS

DATED THIS 6TH DAY OF SEPTEMBER, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

JESS MOVELLS, ACTING CHAIRMAN

Marvin S. Krout
MARVIN S. KROUT, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 20th DAY OF November, 2001.

Tricia L. Bisello
TRICIA L. BISELLO, PS #1249
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 11th DAY OF December, 2001.

AT THE DIRECTION OF THE CITY COUNCIL

CITY MANAGER

Pat Burnett
PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 9th DAY OF January, 2002

JON BRICE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 3:20 P.M., ON THE January 9th DAY OF January, 2002

Bill Meek
BILL MEEK BY Linda Kizzire, REGISTER OF DEEDS

Linda Kizzire
LINDA KIZZIRE, DEPUTY

2045520

PC 132-3

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

THE COLLECTIVE ADDITION

DENTAL OFFICE FOR
DR. JON WOODRUFF
2043 NORTH FOUNDERS STREET, WICHITA, KANSAS

PERMIT SET
19 JAN 07

FINAL PLAT

C3.2

G:\DWGS\10\01\Johnston's Dwg\FINAL PLAT 10-26-2001 01:15:01 pm