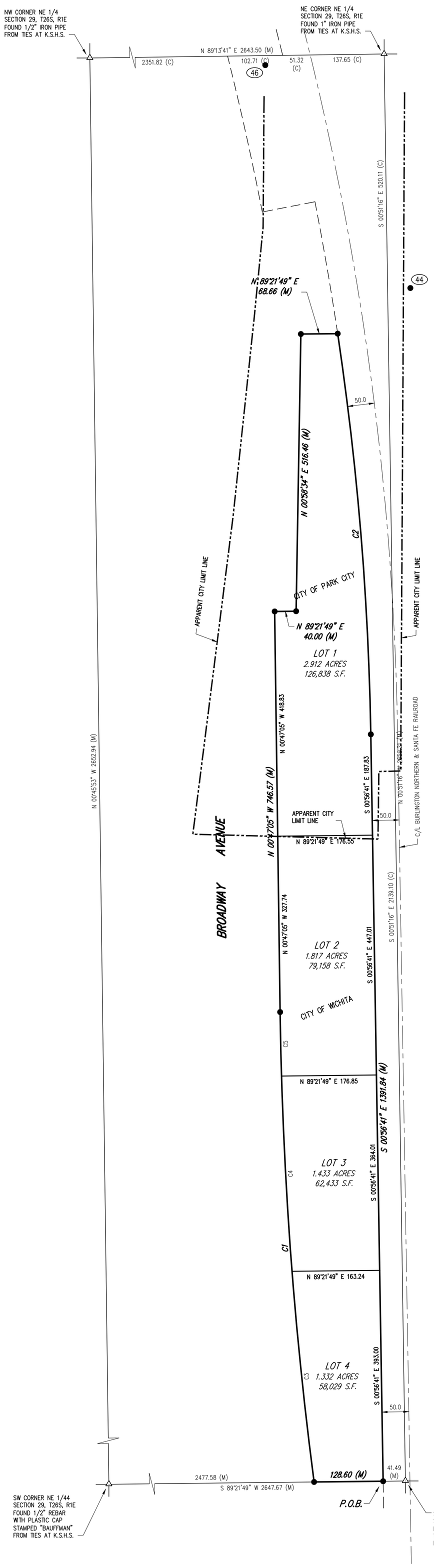
*FINAL PLAT*

# EMAW ADDITION

*AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.*




## SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS _____ _____ DAY OF _____ , 20 _____ AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS PREPARED BY LLOYD P. DORZWEILER, LS885 ON APRIL 7, 2025, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°21'49" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 41.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN AND SANTA FE RAILROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°21'49" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 128.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7510.00 FEET NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BROADWAY AVENUE 878.40 FEET (CHORD BEARING NORTH 04°08'08" WEST 877.90 FEET): THENCE NORTH 00°47'05" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BROADWAY AVENUE 746.57 FEET; THENCE NORTH 89°21'49" EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 40.00 FEET; THENCE NORTH 00°58'34" EAST 516.46 FEET; THENCE NORTH 89°21'49" EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 68.66 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.60 FEET SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD 749.71 FEET (CHORD BEARING SOUTH 04°43'34" EAST 749.17 FEET); THENCE SOUTH 00°56'41" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD 1391.84 FEET TO THE POINT OF BEGINNING, CONTAINING 7.494 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.

LLOYD P. DORZWEILER, PS #885

LLOYD P. DORZWEILER LICENSED 885 KANSAS LAND SURVEYOR

## OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS )
) SS
SEDGWICK COUNTY )

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS AND A BLOCK UNDER THE NAME OF "EMAW ADDITION", AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE WATERLINE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC WATERLINES. THE SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC SANITARY SEWER LINES. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, BERMS, WALLS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE CITY OF WICHITA DEPARTMENT OF ENGINEERING AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE.

ACCESS CONTROLS SHALL BE AS DEPICTED ON THE FACE OF THE PLAT AND ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

COMPLIANCE WITH ANY PLATTED RESTRICTIONS AND APPLICABLE RESTRICTIVE COVENANTS AFFECTING SAID RESERVES SHALL BE BINDING ON ANY OWNERS, SUCCESSORS, HEIRS OR ASSIGNS.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

TJ'S TOO, LLC

_____

TIM AUSTIN, MEMBER

## NOTARY CERTIFICATE

STATE OF KANSAS )
) SS
SEDGWICK COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20 _____ , BY TIM AUSTIN, MEMBER OF TJ'S TOO, LLC.

_____ , NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

## BENCH MARKS

VERTICAL DATUM (NAVD88):
ELEVATION BASED UPON GPS OBSERVATION SUBMITTED TO NATIONAL GEODETIC SURVEY & PROCESSED THROUGH OPUS SOFTWARE.

SITE BENCHMARK 40:
"X" CUT ON TOP OF CURB SOUTH OF THE NORTH END OF CURB AND GUTTER ON THE WEST SIDE OF BROADWAY APPROXIMATELY 247.6 FEET SOUTH AND 260.4 FEET WEST FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 EAST.
ELEVATION=1326.41 (NAVD88)

SITE BENCHMARK 42:
CHISELED SQUARE CUT ON TOP OF EAST REINFORCED CONCRETE BOX HEADWALL APPROXIMATELY 37.2 FEET SOUTH AND 101.8 FEET EAST FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 EAST.
ELEVATION=1323.81 (NAVD88)

SITE BENCHMARK 44:
CHISELED SQUARE CUT ON SOUTH SIDE OF 8 FOOT DIAMETER CONCRETE BASE OF LARGE METAL ELECTRIC TRANSFORMER APPROXIMATELY 436.1 FEET SOUTH AND 48.9 FEET EAST FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 EAST.
ELEVATION=1324.83 (NAVD88)

SITE BENCHMARK 46:
"+" CUT ON TOP OF THE SOUTH END OF WEST HEADWALL OF BRIDGE APPROXIMATELY 20.8 FEET SOUTH AND 221.4 FEET WEST FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 EAST.
ELEVATION=1362.43 (NAVD88)

### CURVE TABLE

| CURVE | RADIUS | DELTA | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE |
|---|---|---|---|---|---|
| *C1* | *7510.00* | *6°42'05"* | *878.40* | *439.70* | *N 4°08'08" W 877.90* |
| *C2* | *5679.60* | *7°33'47"* | *749.71* | *375.40* | *S 4°43'34" E 749.17* |

### CURVE TABLE

| CURVE | RADIUS | DELTA | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE |
|---|---|---|---|---|---|
| C3 | 7510.00 | 3°00'42" | 394.76 | 197.42 | N 5°58'49" W 394.71 |
| C4 | 7510.00 | 2°46'48" | 364.37 | 182.22 | N 3°05'05" W 364.33 |
| C5 | 7510.00 | 0°54'36" | 119.27 | 59.64 | N 1°14'23" W 119.27 |

## COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS )
) SS
SEDGWICK COUNTY )

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

_____

TRICIA L. ROBELLO, PS #1246
DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY, KANSAS

## PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "EMAW ADDITION", AN ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____ , 20 _____ .

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____

BRYAN K. FRYE, CHAIR

_____

SCOTT A. WADLE, SECRETARY

## GOVERNING BODY CERTIFICATE

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE WICHITA CITY COUNCIL OF THE CITY OF WICHITA, KANSAS DATED THIS _____ DAY OF _____ , 20 _____ .

_____

LILY WU, MAYOR

ATTEST:

_____

PAUL LEEKER, CITY CLERK

## TRANSFER RECORD

STATE OF KANSAS )
) SS
SEDGWICK COUNTY )

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ , 20 _____.

_____

KELLY B. ARNOLD, COUNTY CLERK

## REGISTER OF DEEDS

STATE OF KANSAS )
) SS
SEDGWICK COUNTY )

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ (A.M.) (P.M.), ON THIS _____ DAY OF _____ , 20 _____ .

_____

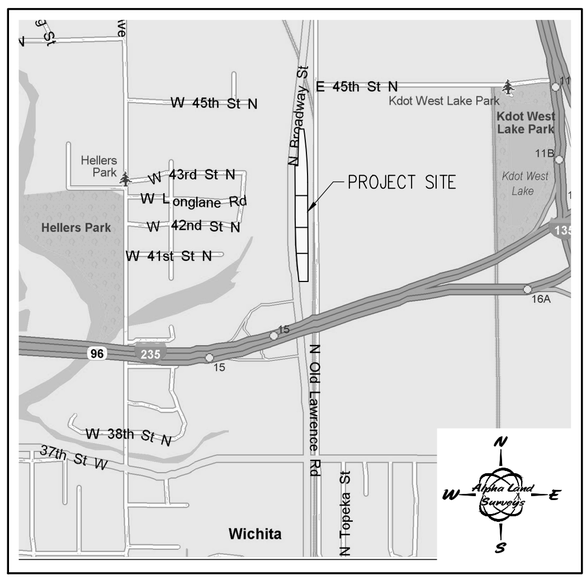
TONYA BUCKINGHAM, REGISTER OF DEEDS

_____

KENLY ZEHRING, DEPUTY

## FLOOD NOTE

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN FLOOD ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AND ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 20173C0502G. EFFECTIVE DATE DECEMBER 22, 2016.




## VICINITY MAP

(NOT TO SCALE)

### LEGEND

- ⊙ – FOUND SURVEY MONUMENT
- △ – FOUND SECTION SUBDIVISION CORNER
- ⊠ – FOUND "X" CUT IN CONCRETE
- ▲● – SET 1/2"x24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"
- ⊠ – SET "X" CUT IN CONCRETE
- ⊠ – RIGHT-OF-WAY MARKER
- R – RECORD
- M – MEASURED
- C – CALCULATED MEASURE
- PRO – PRORATED
- POB – POINT OF BEGINNING
- K.S.H.S. – KANSAS STATE HISTORICAL SOCIETY

N
W — Alpha Land Surveys — E
S

0 100 200

BASIS OF BEARINGS IS NAD83
KANSAS SOUTH ZONE

*SURVEY TYPE:*

*FINAL PLAT*


**Alpha Land Surveys, Inc.**
*102 EAST 4TH AVENUE*
*HUTCHINSON, KANSAS 67501*
*PH: (620) 728-0012 FAX: (620) 728-0413*


| | |
|---|---|
| *SURVEY DATE: 04/01/2025* | *PLOT DATE: 06/16/2025* |
| *DRAWN BY: RB* | *PROJ. NO.: 240335P* |
| *CHECKED BY: LPD* | *SHEET 1 OF 1* |