

PRELIMINARY PLAT

# EMAU ADDITION

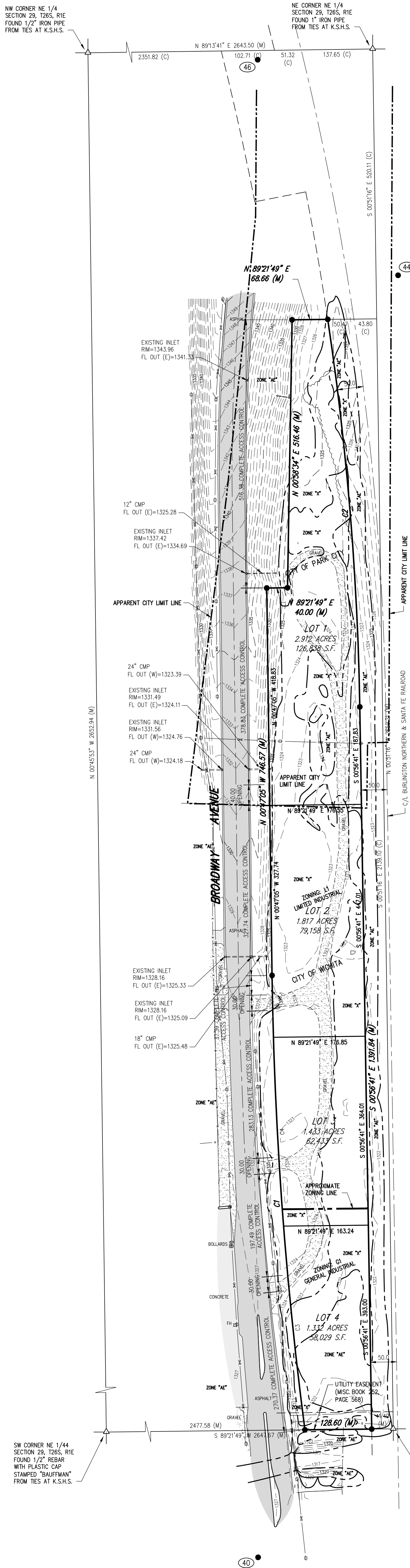
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

## ORIGINAL DESCRIPTION

(RECORDED IN DOC#/FLM-PG: 2025-023576 ON FILE AT THE SEDGWICK COUNTY REGISTER OF DEEDS OFFICE)  
 A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED BY TRICIA L. ROBELLO, PS #1246 ON THIS 9TH DAY OF FEBRUARY, 2024 AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE N 051°12' W (BASIS OF BEARING NAD83 KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2139.1 FEET; THENCE S 89°21'40" W PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 162.93 FEET; THENCE S 0°58'38" W A DISTANCE OF 516.46 FEET; THENCE S 89°21'40" W PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 40.00 FEET; THENCE S 0°47'01" E A DISTANCE OF 746.56 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT A DISTANCE OF 878.41 FEET SAID CURVE HAVING A RADIUS OF 7510.00 FEET A CENTRAL ANGLE OF 6°42'06" A CHORD DISTANCE OF 877.91 FEET BEARING S 4°08'04" E TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE N 89°21'40" E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 170.09 FEET TO THE POINT OF BEGINNING, EXCEPT THE RAILROAD RIGHT-OF-WAY ON THE EAST.

## PLAT DESCRIPTION

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 0°47'05" WEST 877.90 FEET); THENCE NORTH 0°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 0°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 0°43'34" EAST 749.17 FEET); THENCE SOUTH 0°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.



## 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:  
 "A" 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)

## UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE BY KANSAS ONE-CALL TICKET NO.S: 25043947 AND 25043932 DATED FEBRUARY 7, 2025. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## FLOOD NOTE

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AND ZONE "AE" (WITHOUT BASE FLOOD ELEVATION) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS, COMMUNITY PANEL NUMBER 2017302146, EFFECTIVE DATE DECEMBER 22, 2016.

## CLOSURE REPORT

ERROR CLOSURE: 0.0045      COURSE: N 0°00'16" E  
 ERROR NORTH: -0.0041      ERROR EAST: 0.0018  
 PERIMETER: 4520.2178      PRECISION: 1:1002708

## OWNER / SUBDIVIDER

TJ'S TOO, LLC  
 5053 NORTH SANDKEY COURT  
 WICHITA, KS 67204

## SURVEYOR

LLOYD P. DORZWEILER, LS 885  
 ALPHA LAND SURVEYS, INC.  
 102 EAST FOURTH AVENUE  
 HUTCHINSON, KS 67501  
 PHONE: 620-728-0012

| 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    |

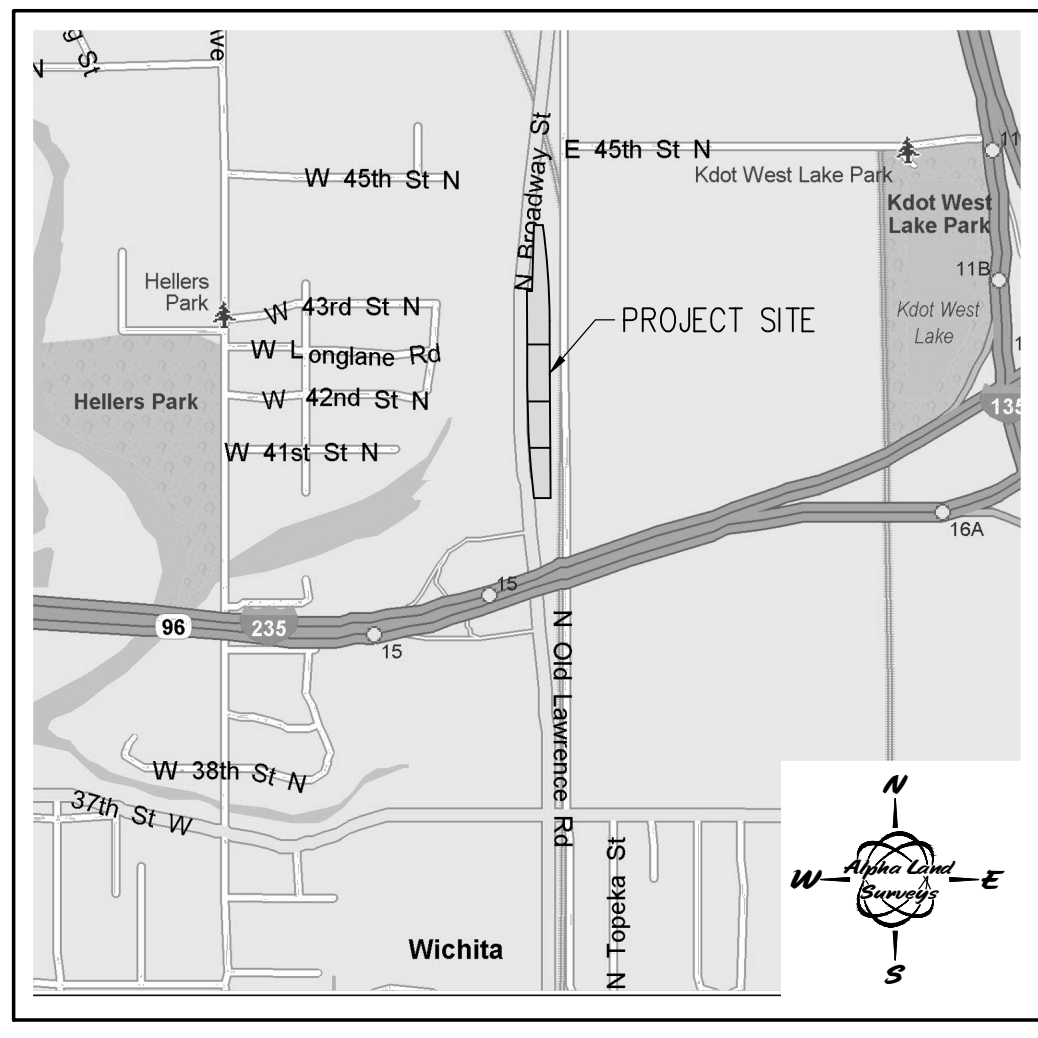
| CURVE | RADIUS  | DELTA    | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE |
|-------|---------|----------|------------|---------|------------------------|
| C3    | 7510.00 | 3°00'42" | 394.76     | 197.42  | N 5°58'49" W 394.71    |
| C4    | 7510.00 | 2°46'48" | 364.37     | 182.22  | N 3°05'05"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

## PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON APRIL 1, 2025.

EXISTING ZONING:  
 LI - LIMITED INDUSTRIAL  
 GI - GENERAL INDUSTRIAL

PROPOSED ZONING:  
 LI - LIMITED INDUSTRIAL  
 GI - GENERAL INDUSTRIAL



## VICINITY MAP (NOT TO SCALE)

**LEGEND**

|                                                           |                                      |
|-----------------------------------------------------------|--------------------------------------|
| △ SECTION SUBDIVISION CORNER FOUND                        | ○ CLEANOUT                           |
| ○ SURVEY MONUMENT FOUND                                   | ○ STORM WATER SEWER MANHOLE          |
| ● SET 1/2" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184" | ○ WATER METER                        |
| ○ POWER POLE                                              | ○ WATER VALVE                        |
| ○ TELEGRAPH POLE                                          | ○ FIRE HYDRANT                       |
| ○ AREA LIGHT                                              | ○ MONITOR WELL                       |
| ○ LIGHT POLE                                              | ○ SPRINKLER HEAD                     |
| ○ GUY ANCHOR                                              | ○ GUARD POST                         |
| ○ HANDICAP PARKING                                        | ○ OVERHEAD ELECTRIC                  |
| ○ UNDERGROUND ELECTRIC BOX                                | ○ UNDERGROUND ELECTRIC               |
| ○ UNDERGROUND TELEPHONE PEDESTAL                          | ○ UNDERGROUND TELEPHONE              |
| ○ TREE / SHRUB                                            | ○ GAS LINE                           |
| ○ GAS METER                                               | ○ UNDERGROUND CABLE TELEVISION CABLE |
| ○ MANHOLE                                                 | ○ SANITARY SEWER LINE                |
| ○ SANITARY SEWER MANHOLE                                  | ○ WATER LINE                         |
|                                                           | ○ FENCE                              |

N. NORTH  
 S. SOUTH  
 E. EAST  
 W. WEST  
 ° DEGREES  
 ' FEET OR MINUTES  
 " INCHES OR SECONDS  
 SQ. SQUARE  
 FT. FEET  
 VOL. VOLUME  
 PG. PAGE  
 O.R. OFFICIAL RECORD  
 C. CALCULATED  
 R. RECORD  
 M. MEASURED

R/W RIGHT OF WAY  
 C/L CENTERLINE  
 RCP REINFORCED CONCRETE PIPE  
 CMP CORRUGATED METAL PIPE  
 CMPHE CORRUGATED METAL PIPE HORIZONTAL ELLIPTICAL  
 TC TOP OF CURB  
 FL FLOWLINE  
 TOP TOP OF PAVEMENT  
 EL ELEVATION  
 TOW TOP OF WALL  
 HC HANDICAP

0 100 200  
 BASIS OF BEARINGS IS NAD83 KANSAS SOUTH ZONE

**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: 08/16/2025  
 DRAWN BY: RB PROJ. NO.: 240335P  
 CHECKED BY: LPD SHEET 1 OF 1