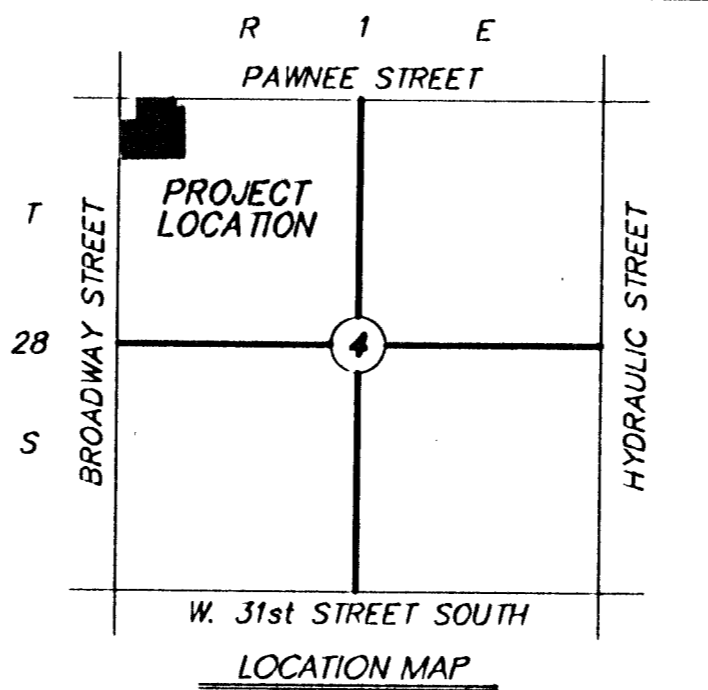
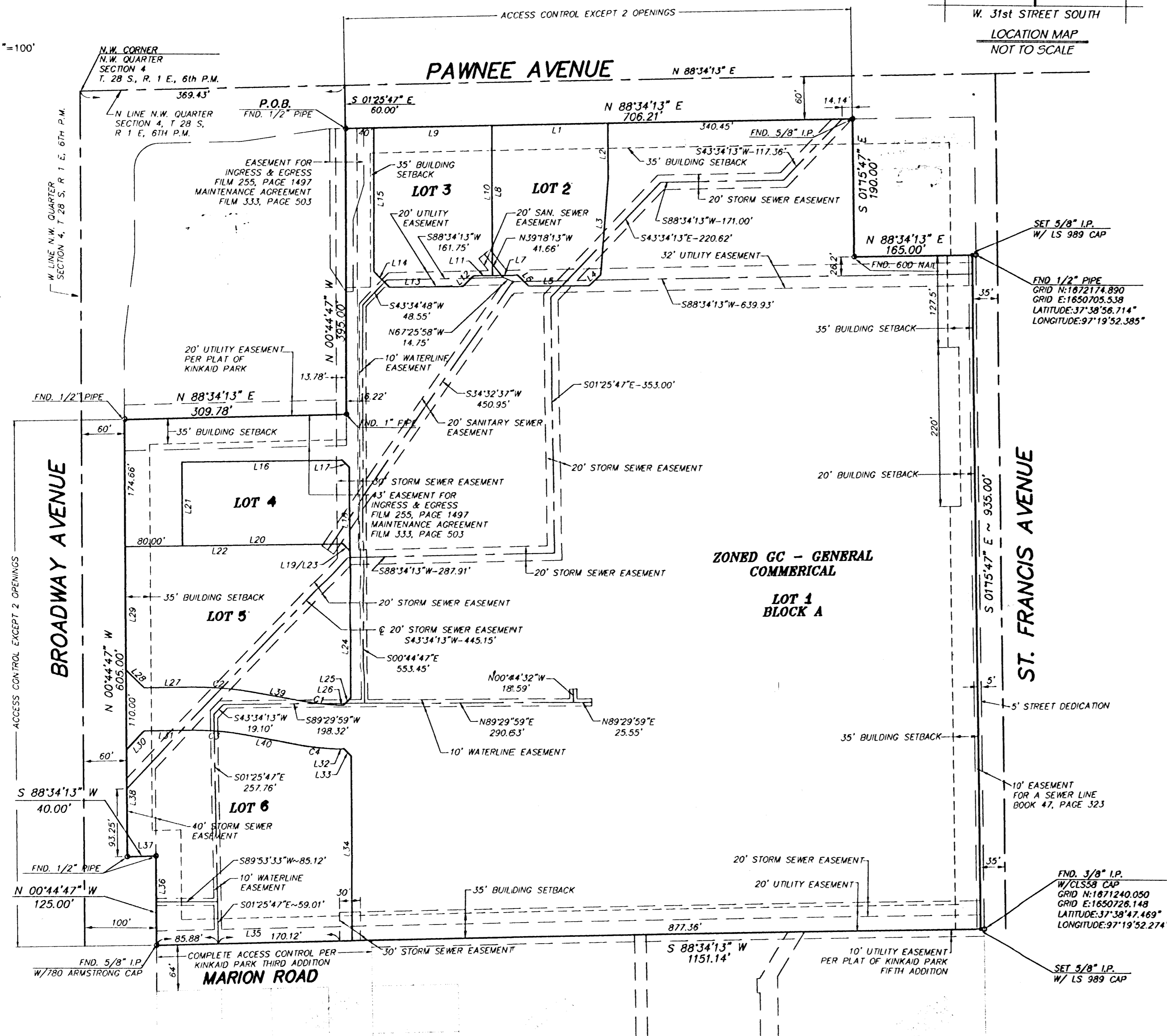


# REPLAT OF PART OF KINKAID PARK

## A PART OF THE N.W. 1/4, SECTION 4, T28S, R1E TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'



ZONED GC - GENERAL COMMERCIAL

LOT 1 BLOCK A

### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on **JANUARY 27, 2002** and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A tract of land lying in the Northwest Quarter (NW/4) of Section Four (4), Township Twenty-eight (28) South, Range One (1) East of the 6th P.M., also being a part of Lot 2, Block A of the previously recorded plat of Kinkaid Park, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows:

**BEGINNING** at the Northeast corner of Lot 1, said Block A, said point being the most northerly Northwest corner of said Lot 2, Block A;

THENCE North 88°34'13" East along the north line of said Lot 2, Block A a distance of 706.21 feet to the Northwest corner of Lot 3, said Block A, said point also being the most northerly Northeast corner of said Lot 2;

THENCE South 01°15'47" East along the west line of said Lot 3 a distance of 190.00 feet to the Southwest corner of said Lot 3;

THENCE North 88°34'13" East along the south line of said Lot 3 a distance of 170.00 feet to a point on the West Right-of-Way line of St. Francis Avenue (southeast corner of Lot 3);

THENCE South 01°15'47" East along said Right-of-Way a distance of 935.00 feet to a point being the southeast corner of said Lot 2;

THENCE South 88°34'13" West along the south line of said Lot 2 a distance of 1156.14 feet to the most southerly Southwest corner of said Lot 2;

THENCE North 00°44'47" West along the west line of said Lot 2 a distance of 125.00 feet;

THENCE South 88°34'13" West along the west line of said Lot 2 a distance of 40.00 feet to the most westerly Southwest corner of said Lot 2;

THENCE North 00°44'47" West along the west line of said Lot 2 a distance of 605.00 feet to the Southwest corner of said Lot 1;

THENCE North 88°34'13" East along the south line of said Lot 1 a distance of 309.78 feet to the Southeast corner of said Lot 1;

THENCE North 00°44'47" West along the east line of said Lot 1 a distance of 395.00 feet to the Point of Beginning.

Said described tract contains 1,175,615 square feet or 26.9884 acres, more or less.

According to K.S.A. 12-512b, any recorded plat or part thereof or street, alley or other public reservation, including, without limitation, easements, dedicated building setback lines and access control, whether established by instrument, condemnation or earlier plats shall be vacated both as to use and as to title without any further proceedings upon the filing and recording with the County Register of Deeds in accordance with K.S.A. 12-403, any plat or replat duly executed in accordance with these regulations which embraces the same lands as those heretofore embraced by the earlier plat or part thereof or street, alley or other public reservation. Streets, alleys or other public reservations which may be vacated shall revert, as provided for in K.S.A. 12-506, to abutting property owners according to their frontage thereon; provided, that such land to be reverted was derived directly or indirectly from the owner of the land from which such street, alley or public reservation was originally platted. The proper completion of the Owner's Certificate and Dedication as required by Section 5-101 Q 2 shall constitute appropriate notice to all persons having property rights or interests affected by the above platting or replatting.

[SEAL] **George Frank Roberts**  
 GEORGE FRANK ROBERTS  
 KANSAS R.P.L.S. NO. 989

### OWNER'S CERTIFICATE AND DEDICATION

This is to certify that the undersigned owner(s) of the lands described in the Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks streets and other public ways under the name of **Restat of Part of Kinkaid Park** in addition to the City of Wichita, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

A Drainage Plan has been developed for this plat, and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and remain unobstructed to allow for conveyance of stormwater.

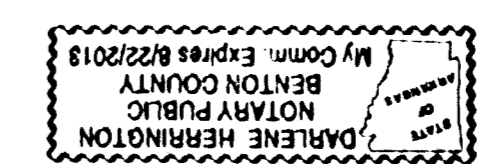
[Signature] **Barry Shannahan**, Ass't. Vice-President  
 WAL-MART STORES, INC., Owner

STATE OF ARKANSAS }  
 COUNTY OF BENTON }

Be it remembered that on this **31** day of **OCTOBER**, 2003, before me, a Notary Public in and for said County and State, came **BARRY SHANNAHAN** to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

[Signature] **Darlene Herrington**  
 Notary Public,

My Commission Expires: **8/22/2013**



### COUNTY SURVEYOR'S CERTIFICATE:

Review in accordance with K.S.A. 58-301, on the **31** day of **NOVEMBER**, 2003.  
 [Signature] **Tricia L. Robels**, L.S. #1246  
 County Surveyor  
 Sedgwick County, Kansas

### PLANNING COMMISSION CERTIFICATE

This "Re-Plat of KINKAID PARK, an addition to the City of Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this **27th** day of **July**, 2003.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

[Signature] **Bernard A. Hentzen**, Chair  
 [Signature] **John L. Schlegel**, Secretary

### COUNTY CLERK AND CITY CLERK CERTIFICATE:

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this **27th** day of **July**, 2003.

At the Direction of the City Council  
 [Signature] **Chris Chermes**, City Manager  
 [Signature] **Karen Schofield**, City Clerk  
 Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
 [Signature] **Donald Brace**, County Clerk

### GOVERNING BODY CERTIFICATE:

The plat approval and acceptance of dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this **27th** day of **November**, 2003.

At the Direction of the City Council  
 [Signature] **Carlos Mayans**, Mayor  
 [Signature] **Karen Schofield**, City Clerk  
 ATTEST: **Karen Schofield**, City Clerk

### REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS }  
 SEDGWICK COUNTY ) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

[Signature] **Bill Meeks**, Register of Deeds  
 [Signature] **Linda Kizzire**, Deputy

NOTE: THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE KINKAID PARK COMMERCIAL CUP (CUP 2003-19, DP-43 AMENDMENT #3).

### BENCH MARK DATUM U.S.G.S. 83 DATUM

BM #1 CUT "X" ON NOSE OF MEDIAN AT PAWNEE & TOPEKA ELEV=1290.14	BM #3 R.R. SPIKE IN POWER POLE APX. 25' N. OF S.E. PROP. COR. ON E. SIDE ST. FRANCIS ELEV=1287.82
BM #2 CUT "X" ON W. END MEDIAN CL PAWNEE N. OF N.E. PROPERTY CORNER ELEV=1288.16	BM #4 CUT "X" ON TOP OF CURB @ S.E. BROADWAY & S. ENT. TO WAL-MART ELEV=1290.08

### VARIANCE BETWEEN GRID BEARING & PLAT BEARING



BASIS OF BEARINGS: THE KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

INTERIOR LOT LINES & BEARINGS: THE KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE WAS USED AS THE BASIS OF BEARINGS FOR ALL INTERNAL LOT LINES & BEARINGS.

EASEMENT NOTE: Easements shown hereon by specific recording information are shown for reference purposes only and are not dedicated pursuant to this Final Plat.

ACCESS CONTROL NOTE: All frontage along both Broadway Ave and Pawnee Ave is "Controlled Access" EXCEPT in those locations shown as entrances on the Community Unit Plan.

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 88°34'13" E	160.82'	L13	N 00°44'47" W	198.40'	L29	N 00°44'47" W	173.54'
L2	S 00°44'47" E	77.32'	L14	N 89°15'13" E	223.76'	L30	N 44°15'13" E	35.36'
L3	S 04°00'10" W	132.07'	L15	S 45°44'47" E	14.14'	L31	N 89°15'13" E	65.40'
L4	S 45°38'12" W	22.08'	L16	S 00°44'47" E	115.17'	L32	S 89°31'51" E	8.26'
L5	S 89°15'13" W	84.74'	L17	N 45°44'47" W	14.14'	L33	S 35°08'59" E	14.29'
L6	N 45°44'47" W	212.1'	L18	S 89°15'13" W	223.76'	L34	S 00°44'47" E	254.82'
L7	S 89°15'13" W	33.86'	L19	N 00°44'47" W	115.17'	L35	S 88°34'13" W	273.78'
L8	N 00°44'47" W	206.36'	L20	N 89°15'13" E	303.76'	L36	N 00°44'47" W	125.00'
L9	N 88°34'13" E	164.94'	L21	S 45°44'47" E	14.14'	L37	S 88°34'13" W	40.00'
L10	S 00°44'47" E	206.36'	L22	S 00°44'47" E	206.36'	L38	N 00°44'47" W	146.80'
L11	S 89°15'13" W	26.14'	L23	S 44°15'13" W	13.99'	L39	N 79°44'47" W	71.08'
L12	S 44°15'13" W	21.21'	L24	N 89°31'51" W	6.34'	L40	S 79°44'47" W	71.08'
L13	S 89°15'13" W	102.19'	L25	S 89°15'13" W	65.40'			
L14	N 45°44'47" W	30.54'	L26	N 45°44'47" W	35.36'			

NUMBER	DEFLECTION	DELTA CENTRAL <	DEGREE OF CURVE - ARC	DEGREE OF CURVE - CHORD	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°30'14"	08°30'14"	16°08'28"	16°11'37"	S 83°59'20" E	26.39	355.00	52.69	52.64
C2	11°00'34"	11°00'34"	12°52'32"	12°54'10"	N 95°14'30" W	42.89	445.00	95.51	95.38
C3	11°00'34"	11°00'34"	14°52'55"	14°55'27"	N 85°14'30" W	37.10	385.00	73.98	73.06
C4	08°36'03"	08°36'03"	13°48'22"	13°50'23"	S 84°02'14" E	31.21	415.00	62.30	62.24