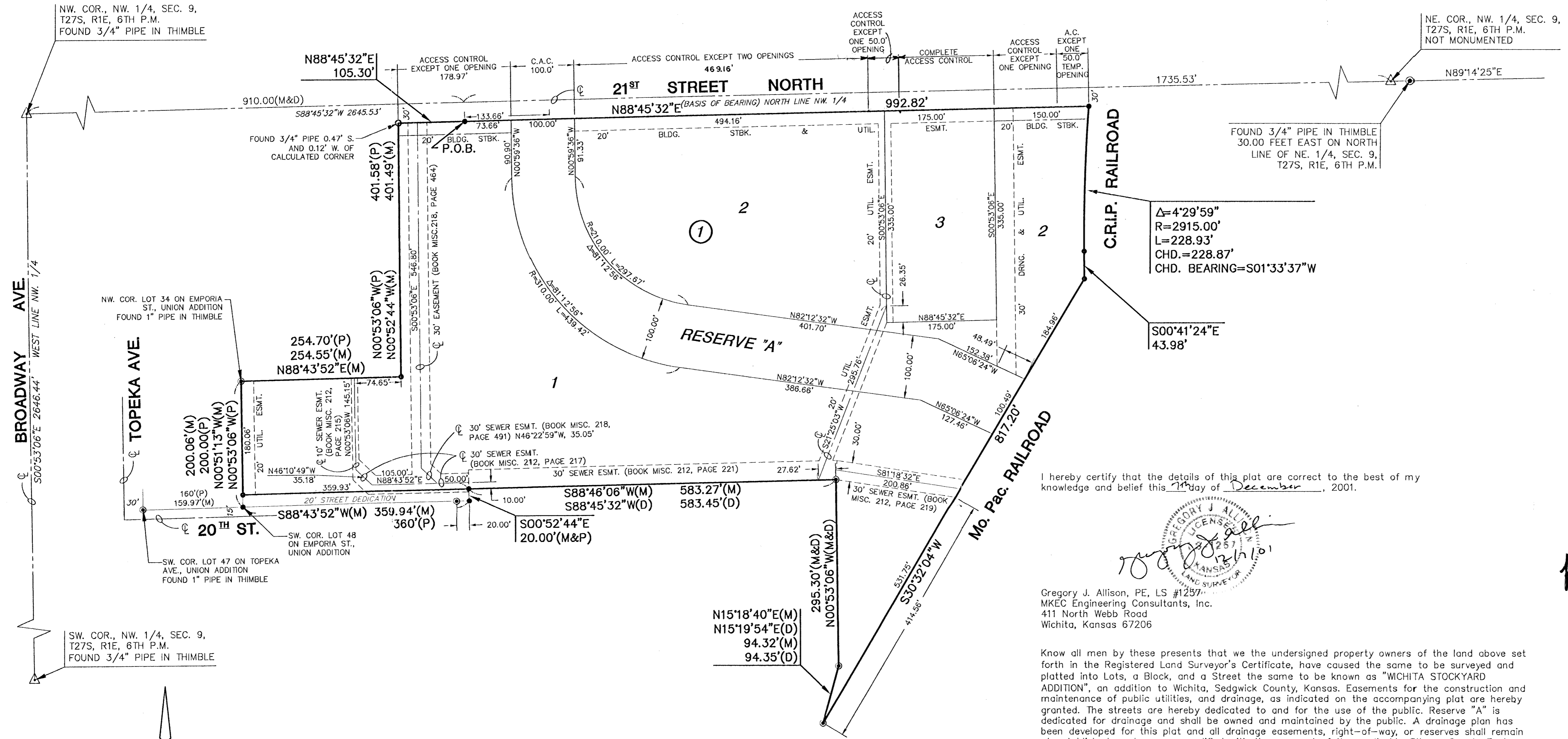


# FINAL PLAT

## WICHITA STOCKYARD ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "WICHITA STOCKYARD ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 6th day of December, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

*J.D. Michaelis* Chair  
J.D. Michaelis, Chair  
*Marvin S. Krout* Secretary  
Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 26th day of December, 2001.

At the direction of the City Council.  
*Chris Cherkas* City Manager  
Chris Cherkas, City Manager

*Kathy Sawwardy* City Clerk  
Kathy Sawwardy, City Clerk

Entered on transfer record this 5th day of MARCH, 2002

*Don Brace* County Clerk  
Don Brace, County Clerk

STATE OF KANSAS )  
                                  ) ss:  
SEDGWICK COUNTY )

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 2002 at \_\_\_\_\_ o'clock M; and duly recorded.

\_\_\_\_\_  
Bill Meek, Register of Deeds

\_\_\_\_\_  
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 12th day of December, 2001.

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

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 17th day of December, 2001.

Gregory J. Allison, PE, LS #1297  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

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 Lots, a Block, and a Street the same to be known as "WICHITA STOCKYARD ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The streets are hereby dedicated to and for the use of the public. Reserve "A" is dedicated for drainage and shall be owned and maintained by the public. 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. All abutters right of access to or from 21st Street North over and across the North line of "WICHITA STOCKYARD ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 shall have one access point, Lot 2 shall have access to 21st Street at five locations: the East access to Lot 2 shall be a temporary point of access and shall revert to complete access control at the time the existing building (lying East of Lot 3) is removed from the property, Lot 3 shall receive access to 21st Street from shared drives on Lot 2, all points of access as indicated on the face of the plat.

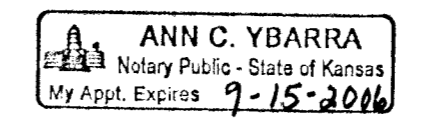
WEBB ROAD DEVELOPMENT, Inc.  
*Johnny Stevens*  
Johnny Stevens, President

STATE OF KANSAS )  
                                  ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 7th day of December, 2001, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Johnny Stevens, President, Webb Road Development Inc. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

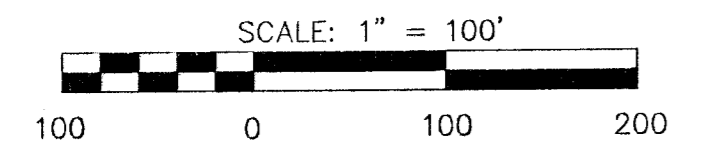
*Ann C. Ybarra* Notary Public  
Notary Public  
My appointment expires: 9-15-2006



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 "WICHITA STOCKYARD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A replat of those portions of Union Addition, an addition to Wichita Sedgwick County, Kansas; Hersey's Subdivision of the North 125 feet of Union Addition, an addition to Wichita, Sedgwick County, Kansas; AND ALSO an unplatted tract of land lying in Northwest Quarter, Section 9, Township 27 South, Range 1 East of the 6TH Principal Meridian, Sedgwick County, Kansas; more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter; thence along the North line of said Northwest Quarter, N 88°45'32" E, 910.00 feet; thence South parallel with the West line of said Northwest Quarter, S 00°53'06" E, 30.00 feet to the POINT OF BEGINNING, said point being the South line of 21st Street North and the East line of the vacated Alley as platted in said Union Addition; thence, N 88°45'32" E, 992.82 feet to point on the West right-of-way line of C.R.I. & P. Railroad; thence, along a curve to the left and along said railroad right-of-way, along the arc of said curve for a distance of 228.93 feet, said curve having a central angle of 04°29'59", a radius of 2915.00 feet, and a long chord distance of 228.87 feet, bearing S 01°33'37" W; thence continuing along said right-of-way S 00°41'24" E, 43.98 feet to the Northwesterly right-of-way line of MO. PAC. Railroad; thence along said MO. PAC. Railroad right-of-way, S 30°32'04" W, 817.20 feet; thence, N 15°18'40" E, 94.32 feet; thence, N 00°53'06" W, 295.30 feet; thence, S 88°46'06" W, 583.27 feet to the East line of the vacated Alley as platted in said Union Addition; thence, S 00°52'44" E, 20.00 feet along the East line of said vacated Alley to the North right-of-way line of 20th Street North; thence along said 20th Street right-of-way, S 88°43'52" W, 359.94 feet to the Southwest corner of Lot 48 on Emporia Street in said Union Addition; thence, N 00°51'13" W, 200.06 feet to the Northwest corner of Lot 34 on Emporia Street in said Union Addition; thence, N 88°43'52" E, 254.55 feet to a point on the North line and 54.701 feet West of the Northeast corner of Lot 33 on Emporia Street in said Union Addition; thence, N 00°52'44" W, 401.49 feet parallel with the East line of said Union Addition to the South right-of-way line of 21st Street North as platted in Union Addition; thence, N 88°45'32" E, 105.30 feet along the South right-of-way line of said 21st Street North to the POINT OF BEGINNING.



#### LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- = FOUND 1" PIPE IN THIMBLE
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- = FOUND 3/4" PIPE
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION
- (D) = DEEDED DIMENSION

NOTE:  
10' Sewer Easement Book Misc. 212, Page 215; 30' Sewer Easement Book Misc. 212, Page 219. Both Easements are not entirely within the described boundary.