

# ONE STEP FINAL PLAT OF PEARSON COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) ss  
Sedgwick County)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Poe and Associates, Inc. have surveyed and platted "PEARSON COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The South Half of the Northwest Quarter of Section 5, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part taken for road purposes described as beginning at the Northwest corner of the South Half of the Northwest Quarter of Section 5, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas;  
Thence east along the North line of said South Half, a distance of 100.02 feet;  
Thence southwesterly a distance of 100 feet to a point 70 feet east of the West line of said South Half;  
Thence south parallel with said West line, a distance of 1,221.01 feet to the South line of said South Half;  
Thence west along said South line, a distance of 70.02 feet to the southwest corner of said South Half;  
Thence north 1,315.92 feet to the point of beginning.

Existing public dedications, rights of way, and easements being vacated by virtue of K.S.A. 12-512(b).

\_\_\_\_\_, Surveyor  
William P. Fox, L.S. # 799

State of Kansas) ss  
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and Blocks, to be known as "PEARSON COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Right of Way as shown is hereby dedicated to the public for streets. Reserves A & B are for shared signage. The access easements are for ingress/egress purposes. The drainage easements are for drainage purposes. The screening wall easement is for screening purposes. Utility lines may cross the wall easement when necessary.

A drainage plan has been developed for the plat. All drainage easements and/or rights of way shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Bruce A. Pearson      Esther L. Pearson

State of Kansas) ss  
Sedgwick County)

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, the undersigned, a notary public in and for the County and State aforesaid came Bruce A. Pearson and Esther L. Pearson, husband and wife, personally known to me to be the same persons who executed this instrument and such persons 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 first above written.

Notary Public: \_\_\_\_\_

Name: \_\_\_\_\_

My Appointment Expires: \_\_\_\_\_

State of Kansas) ss  
Sedgwick County)

This plat of "PEARSON COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_,  
Wichita/Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_, Chair  
Harold Warner, Jr.

\_\_\_\_\_, Secretary  
John L. Schlegel

State of Kansas) ss  
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ At the Direction of the City Council.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) ss  
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds office at \_\_\_\_\_ o'clock \_\_\_\_\_ .m., on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, and is duly recorded.

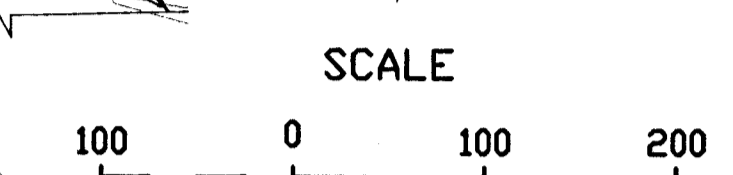
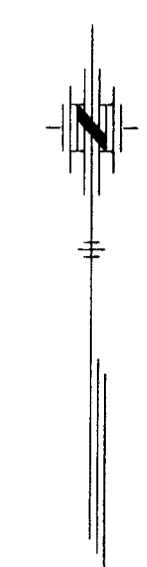
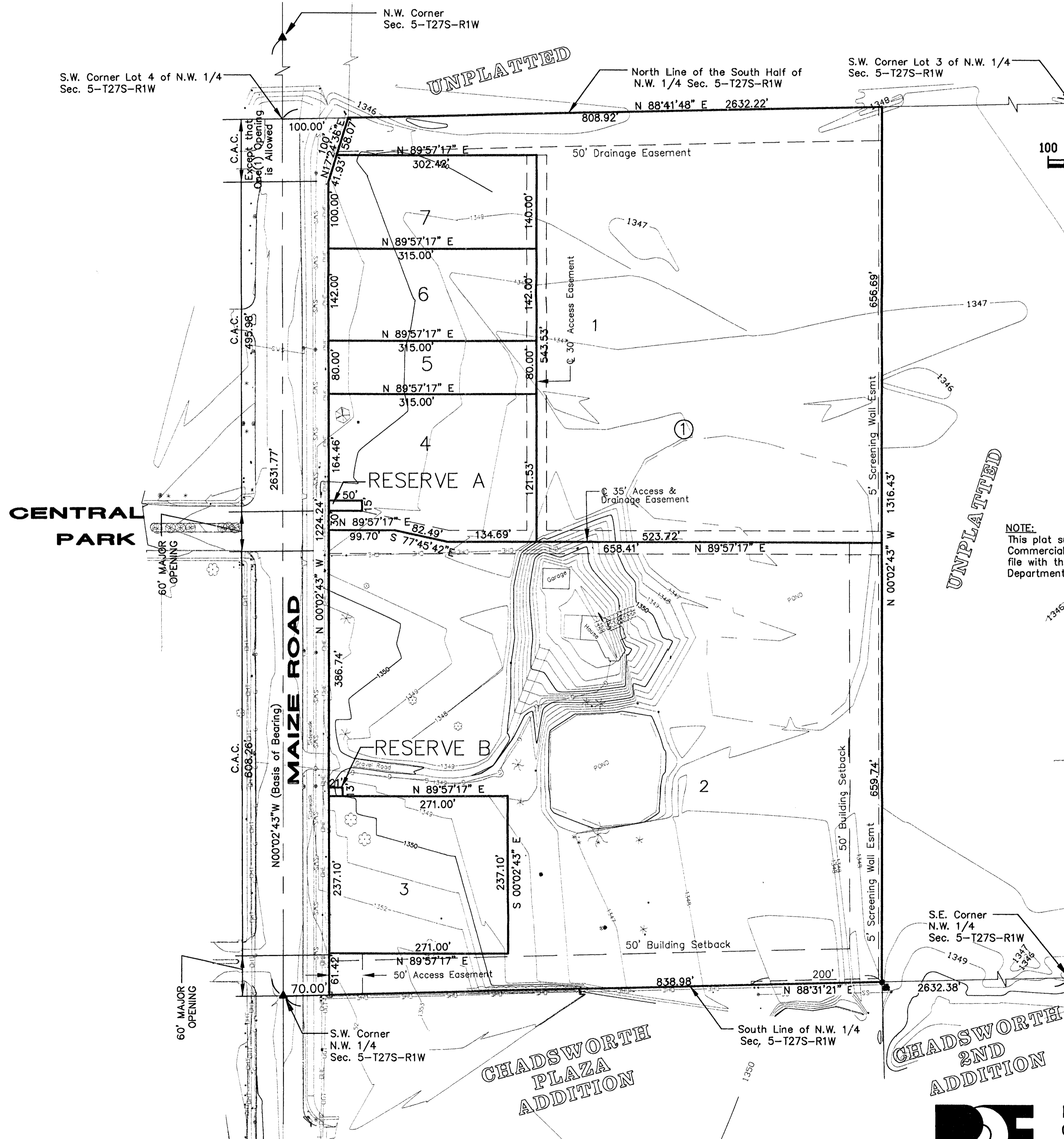
\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) ss  
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

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



- LEGEND**
- = 1/2" Iron Pipe (found)
  - ✕ = 1/2" Rebar (found)
  - = PK Nail (found)
  - + = "+" Cut (found)
  - △ = Section Corner
  - (M) = Measured
  - (P) = Platted
  - R.O.W. = Right-of-Way
  - = Electric Riser

NOTE:  
This plat subject to the provisions of Pearson Commercial Community Unit Plan, DP-297 on file with the Metropolitan Area Planning Department.

CHADSWORTH  
2ND  
ADDITION

**POE & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
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Phone 316/685-4114 ■ FAX 316/685-4444