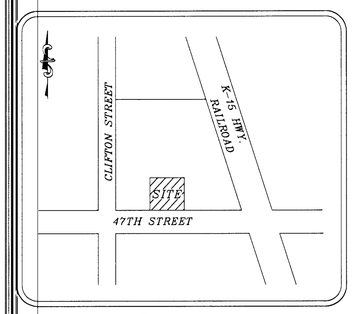
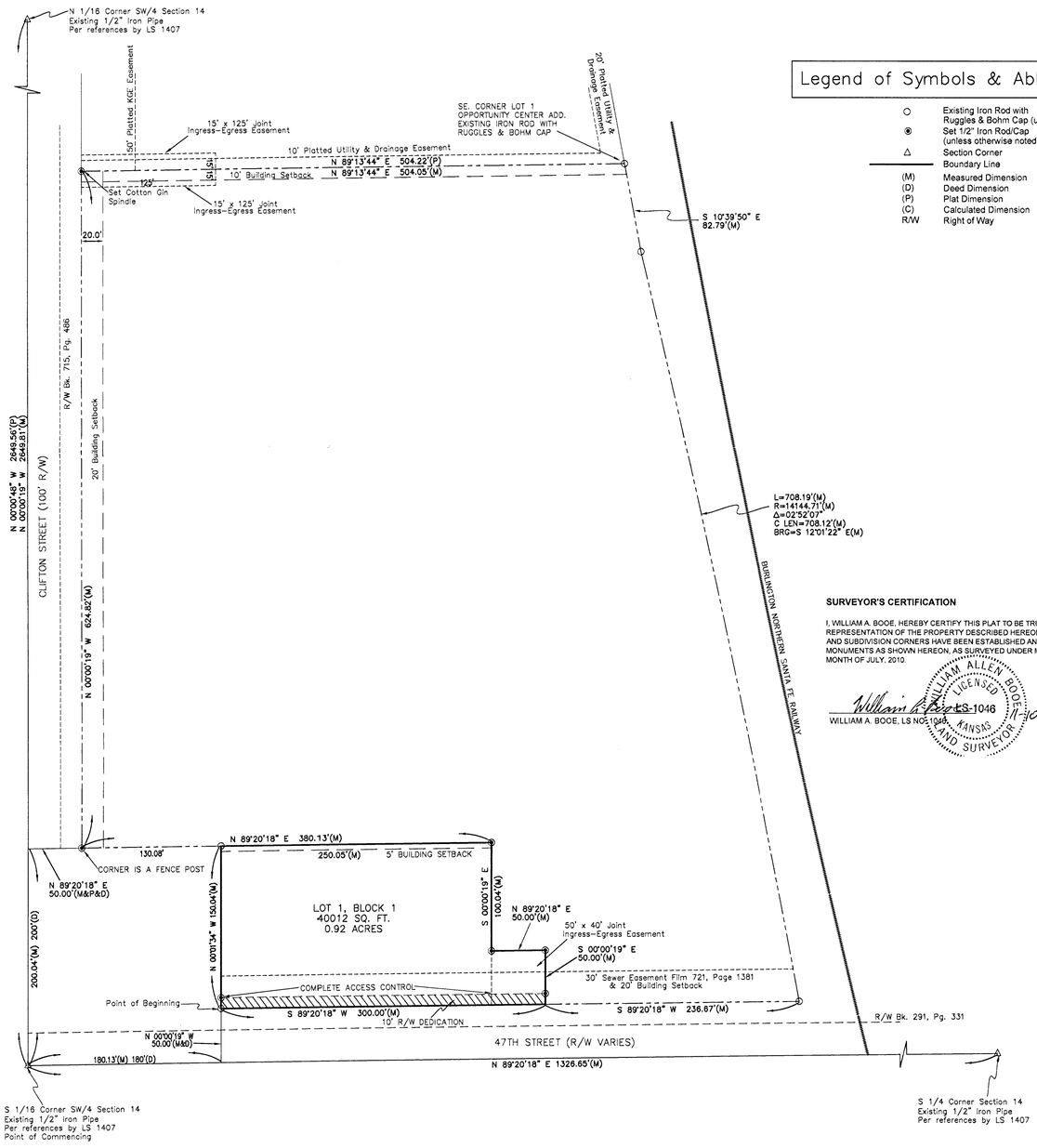
DOLLAR GENERAL SUBDIVISION,

FINAL PLAT

being a part of the SE/4 of the SW/4 of SECTION 14, TOWNSHIP 28 SOUTH, RANGE 1 EAST AN ADDITION TO SEDGWICK COUNTY, KANSAS



Vicinity Map
Not To Scale



0' 60' 120' 180'

SCALE : 1" = 60'

Legend of Symbols & Abbreviations

○	Existing Iron Rod with Ruggles & Bohm Cap (unless noted)
◉	Set 1/2" Iron Rod/Cap (unless otherwise noted)
△	Section Corner
———	Boundary Line
(M)	Measured Dimension
(D)	Deed Dimension
(P)	Plat Dimension
(C)	Calculated Dimension
R/W	Right of Way

SURVEYOR'S CERTIFICATION

I, WILLIAM A. BOOE, HEREBY CERTIFY THIS PLAT TO BE TRUE, CORRECT AND COMPLETE REPRESENTATION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE LOT, BLOCK AND SUBDIVISION CORNERS HAVE BEEN ESTABLISHED AND MARKED WITH PERMANENT MONUMENTS AS SHOWN HEREON, AS SURVEYED UNDER MY DIRECT SUPERVISION IN THE MONTH OF JULY, 2010.

WILLIAM ALLEN BOOE LICENSED KANSAS LAND SURVEYOR

William A. Booe LS-1046 11-10-10

WILLIAM A. BOOE, LS NO. 1046

LEGAL DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 14; thence N 89°20'18" E along the South line of said Southeast Quarter of the Southwest Quarter a distance of 180.13 feet; thence N 00°00'19" W a distance of 50.00 feet to the North right of way line of 47th Street and the point of beginning; thence N 00°01'34" W a distance of 150.04 feet; thence N 89°20'18" E a distance of 250.05 feet; thence S 00°00'19" E a distance of 100.04 feet; thence N 89°20'18" E a distance of 50.00 feet; thence S 00°00'19" E a distance of 50.00 feet to the North right of way line of 47th Street; thence S 89°20'18" W a distance of 300.00 feet to the point of beginning.

NOTES:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SW/4 OF SECTION 14 BEING PLATTED AS S 89°20'18" W.

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER COMMUNITY PANEL NUMBER 20173 C 0510 E, DATED FEBRUARY 2, 2007.

BENCHMARK: CITY OF WICHITA BENCH MARK, CORNER OF CONCRETE BASE FOR SCHOOL CROSSING LIGHT, SOUTH SIDE OF 47TH STREET SOUTH AT CLIFTON.
ELEVATION: 1270.25, NGVD 88

SITE BENCHMARKS: NORTHWEST CORNER OF CONCRETE PAD FOR LIGHT POLE BASE 36.7' NORTH AND 214.5' EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 1278.18

NORTHWEST CORNER OF CONCRETE PAD FOR LIGHT POLE BASE 28.6' NORTH AND 137.4' WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION: 1272.35

THIS PROPERTY IS ZONED "LC"- LIMITED COMMERCIAL DISTRICT

NEW UTILITY EASEMENTS ARE DEDICATED BY A DOCUMENT FILED IN BOOK_____, PAGE_____, IN THE OFFICE OF THE SEDGWICK COUNTY REGISTER OF DEEDS.

THE EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

THE ACCESS CONTROLS ARE HEREBY DEDICATED TO THE APPROPRIATE GOVERNING BODY.

THE DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND THAT 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 UNOBSTRUCTED TO ALLOW THE CONVEYANCE OF STORM WATER.

CLOSURE 1:880,130

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 2010, AS _____ OF _____ ON BEHALF OF _____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THIS PLAT OF DOLLAR GENERAL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____ 2010.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY _____
DEBRA MILLER STEVENS, MAPC CHAIRMAN

_____
JOHN L. SCHLEGEL, MAPC SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE _____ OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____ 2010.

AT DIRECTION OF THE CITY COUNCIL

_____
CARL BREWER, MAYOR

_____
KAREN SUBLETT, CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____ 2010.

_____
KARL PETERJOHN, BOARD OF COUNTY COMMISSIONERS CHAIR

_____
KELLY B. ARNOLD, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2010.

_____
KELLY B. ARNOLD, COUNTY CLERK

_____
TONYA E. BUCKINGHAM, DEPUTY

FILING RECORD:

STATE OF KANSAS,
COUNTY OF SEDGWICK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M. ON THE _____ DAY OF _____, 2010.

_____
BILL MEEK, REGISTER OF DEEDS

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2010.

_____
TRICIA L. ROBELLO, DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY, KANSAS

OWNER'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED HEREON TO BE PLATTED INTO A LOT TO BE KNOW AS "DOLLAR GENERAL SUBDIVISION", AN ADDITION TO SEDGWICK COUNTY, KANSAS.

_____

DEVELOPER:
GBT REALTY
201 SUMMIT VIEW DR. SUITE 110
BRENTWOOD, TN 32027
PH: 615-370-0670

CORNERSTONE REGIONAL SURVEYING, L.L.C.
1921 N. Penn
Independence, KS 67301
Ph: 620-331-6767
Fax: 620-331-6776

DRAWN BY: DLB	JOB NO. 1-1006144
CHECKED BY: WAB	LATEST REVISION: 11-10-2010

FINAL PLAT
DOLLAR GENERAL SUBDIVISION

FINAL TRACING REC'D 11-10-10