

FINAL TRACING REC'D 6-3-11

# FINAL PLAT KISER WEST SECOND ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

## CERTIFICATE OF SURVEY

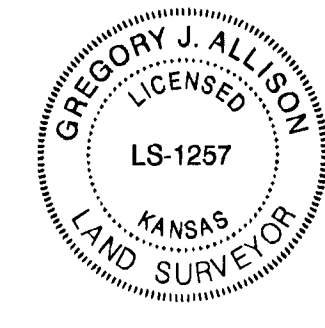
I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KISER WEST SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lot 1, EXCEPT, the west 167.40 feet thereof, TOGETHER WITH, Lots 2 and 3, TOGETHER WITH, the north 55.13 feet of Lot 4, all in Block 1, Kiser West Addition, an addition to Wichita, Sedgwick County, Kansas, ALSO, TOGETHER WITH, an unplatted tract of land lying within the Northeast Quarter, of Section 16, Township 27 South, Range 2 East, Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows: BEGINNING at the northwest corner of Lot 3, Block 1, Kiser West Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the west line of said addition on a platted bearing of S01°03'27"E, 280.13 feet; thence S88°56'33"W, 337.33 feet; thence N00°32'23"W, 279.88 feet to the southwest corner of Lot 1, Block 1, said Kiser West Addition; thence along the south lines of Lots 1 and 2, Block 1, said Kiser West Addition, N88°53'55"E, 334.80 feet to the POINT OF BEGINNING. CONTAINING: 261,243 square feet or 6.00 acres of land, more or less.

All easements, rights-of-ways, building setbacks, access controls, together with any and all other public dedications and/or contingent dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_ day of \_\_\_\_\_, 2011.

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206



## OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into a Lot, and a Block the same to be known as "KISER WEST SECOND 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 to the public.

All abutters rights of access to or from 13th Street over and across the north line and Greenwich Road over and across the east line of "KISER WEST SECOND ADDITION," are hereby granted to the appropriate governing body, as indicated hereon.

A drainage plan has been developed for this plat. 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.

This plat shall adhere and conform to the recitals of Community Unit Plan DP-254 as approved and recorded at the Wichita-Sedgwick County Metropolitan Area Planning Department.

The Minimum Building Pad Elevation for the lowest opening to structures shall be as indicated hereon.

VENTURE SEVEN DEVELOPMENT, L.L.C., a Kansas limited liability company

\_\_\_\_\_, manager  
George E. Laham, II, manager  
Laham Development Company, L.L.C., a Kansas limited liability company,  
manager of Venture Seven Development, L.L.C.

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2011, by George E. Laham, II, manager of, Laham Development Company, L.L.C., a Kansas limited liability company, which is the manager of Venture Seven Development, L.L.C., a Kansas limited liability company.

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

\_\_\_\_\_, Notary Public  
My Term Expires: \_\_\_\_\_

## MORTGAGE CERTIFICATE

Fidelity Bank, holder of a mortgage on a portion of the above described property, does hereby consent to the plat of "KISER WEST SECOND ADDITION."

Fidelity Bank

\_\_\_\_\_, Executive Vice President  
Timothy B. Nelson, Executive Vice President

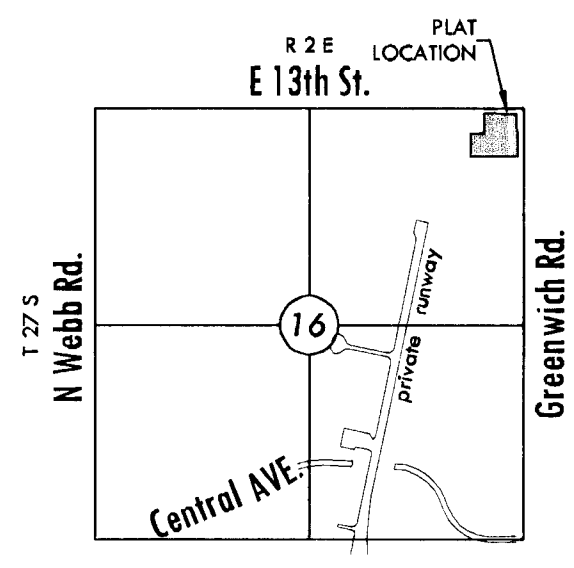
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2011, by Timothy B. Nelson, Executive Vice President, Fidelity Bank.

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

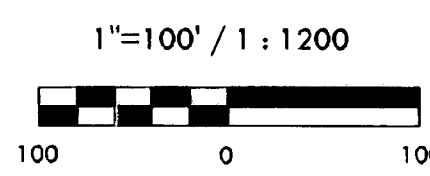
\_\_\_\_\_, Notary Public  
My Term Expires: \_\_\_\_\_

## LEGEND

- Date of Survey: March 24th, 2011
- △ = Section corner monument found
  - = Found 5/8" rebar w/ MKEC CLS 39 Id. cap unless otherwise annotated
  - = Set 3/8" rebar w/ MKEC CLS 39 Id. cap
  - (M) = Measured
  - (CM) = Calculated from measured
  - (P) = Platted
  - (D) = Described



VICINITY MAP



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S01°03'27"E along the E. line of the NE 1/4, Sec. 16, T27S, R2E, 6th P.M.

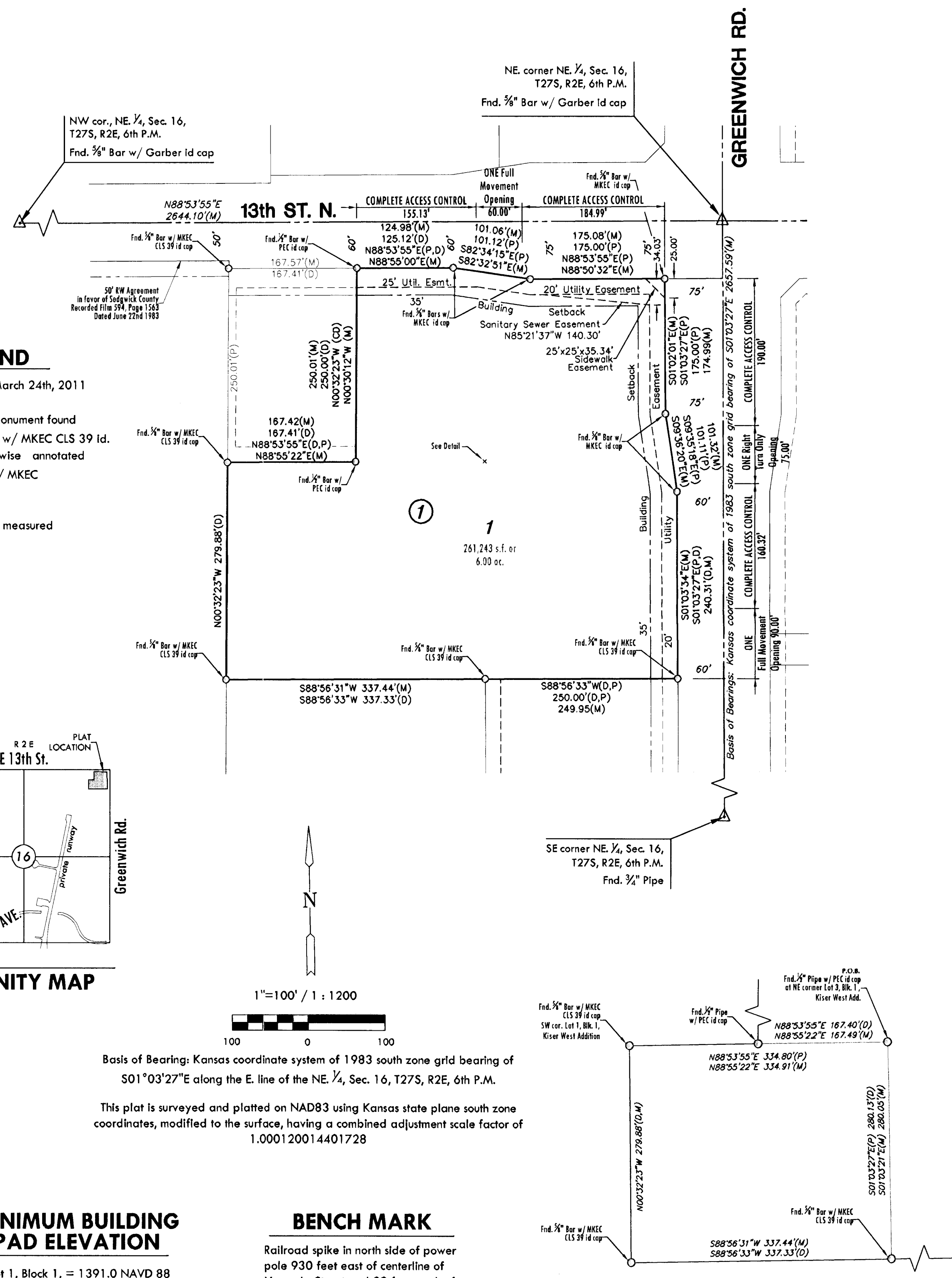
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

## MINIMUM BUILDING PAD ELEVATION

Lot 1, Block 1, = 1391.0 NAVD 88

## BENCH MARK

Railroad spike in north side of power pole 930 feet east of centerline of Veranda Street and 39 feet north of centerline of 13th Street N.  
Elev. = 1399.01 NAVD 88



DETAIL

## PLANNING COMMISSION CERTIFICATE

This plat of "KISER WEST SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2011

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair  
Debra Miller Stevens, Chair

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

## GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2011

At the direction of the City Council.

\_\_\_\_\_, Mayor  
Carl Brewer, Mayor

Attest: \_\_\_\_\_, City Clerk  
Karen Sublett, City Clerk

## TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_, County Clerk  
Kelly B. Arnold, County Clerk

## REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this day of \_\_\_\_\_, 2011, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

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

Attest: \_\_\_\_\_, Deputy  
Tonya E. Buckingham, Deputy

## COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_, Deputy County Surveyor  
Tria L. Robella, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



411 N. WEBB ROAD  
WICHITA, K.S. 67206  
316-684-9600

A:\Projects\2011\0010010131-04-Webb-Sedgwick-County-Plat-13th-Street-Addition\1031-04-Webb-Sedgwick-County-Plat-13th-Street-Addition.dwg 4/2/2011 10:46:37 AM CDT

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MOTORCAR REALTY, L.L.C., a Kansas limited liability company

\_\_\_\_\_, Secretary  
Thomas M. Mack, Secretary

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2011, by Thomas M. Mack, Secretary, Motorcar Realty, L.L.C., a Kansas limited liability company.

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

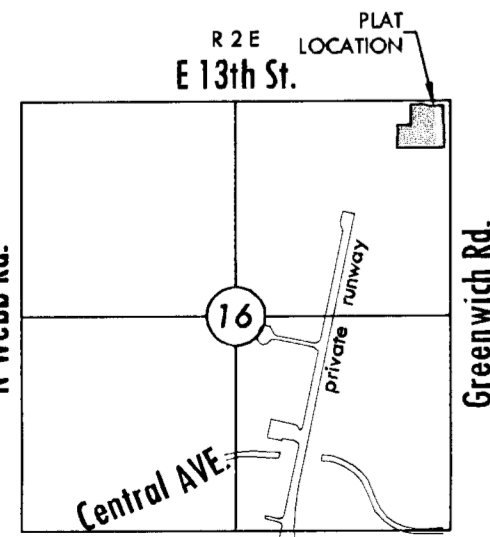
\_\_\_\_\_, Notary Public  
Notary Public: \_\_\_\_\_  
My Term Expires: \_\_\_\_\_

**BENCH MARK**

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**MINIMUM BUILDING PAD ELEVATION**

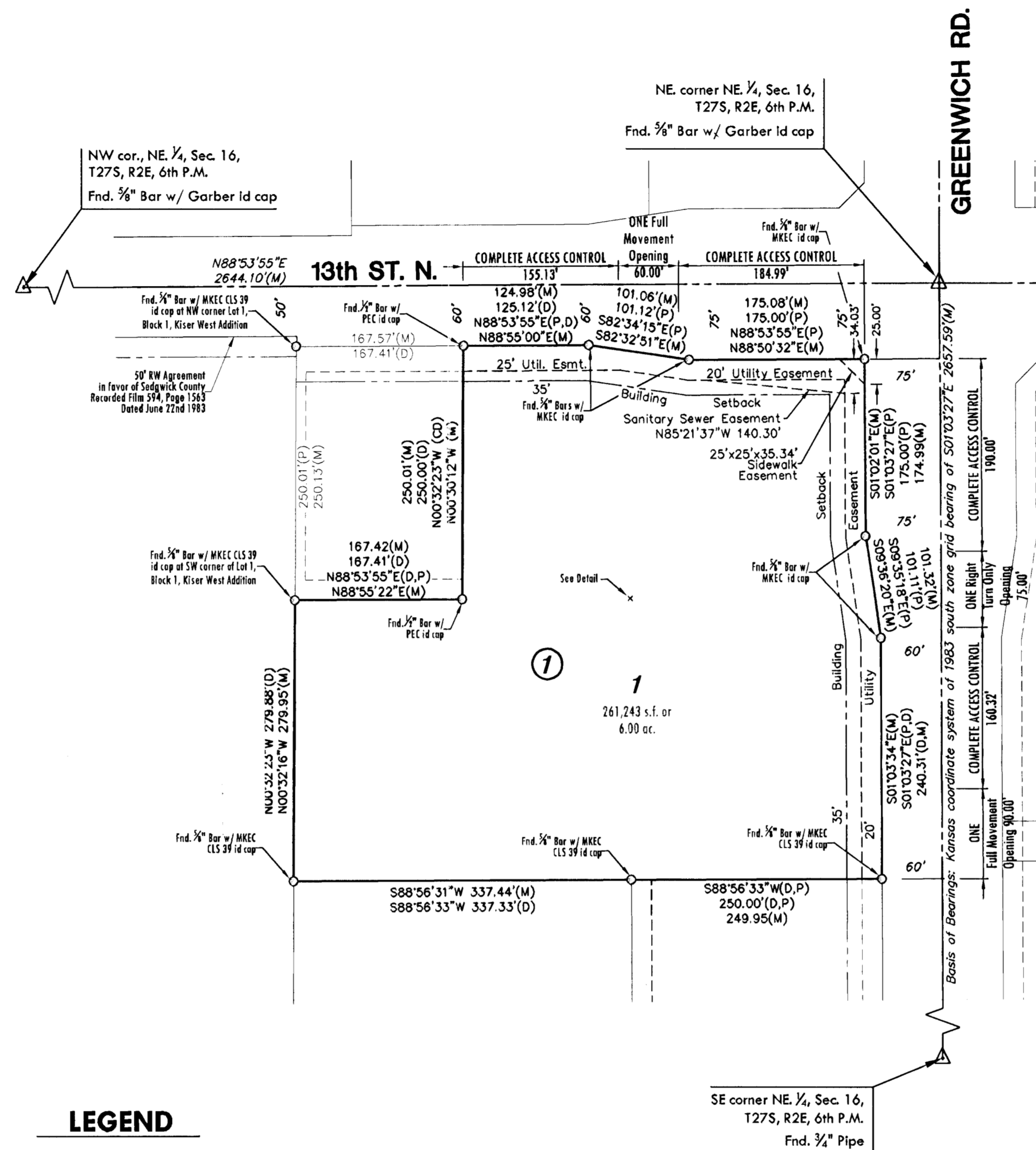
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**VICINITY MAP**

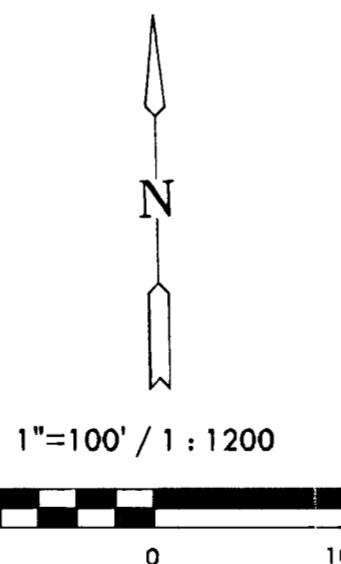
FINAL TRACING REC'D 6-23-11

**FINAL PLAT**  
**KISER WEST SECOND ADDITION**  
**AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**



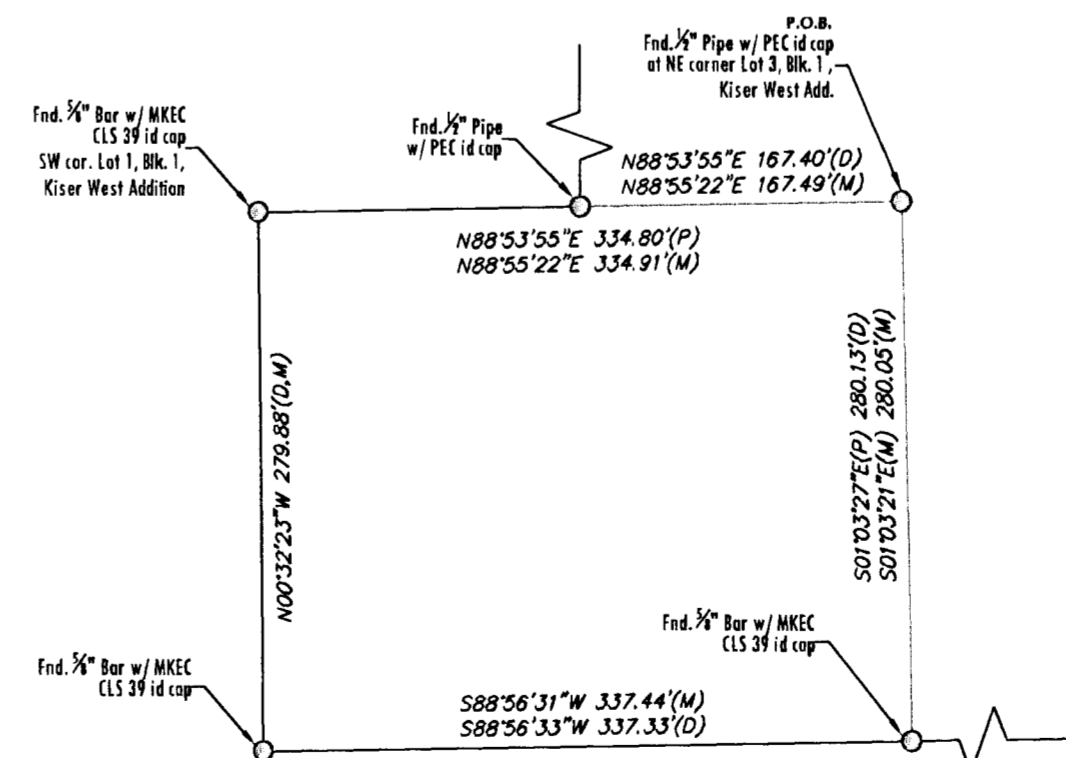
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Dated this \_\_\_\_ day of \_\_\_\_\_, 2011

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair  
Debra Miller Stevens, Chair

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

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Carl Brewer, Mayor

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Karen Sublett, City Clerk

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

Attest: \_\_\_\_\_, Deputy  
Tonya E. Buckingham, Deputy

**COUNTY SURVEYOR**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
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411 N. WEBB ROAD  
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1:\Projects\2010\100101011 - New West Second Addition\CD\Drawings\CD1.dwg 6/21/2011 10:20:29 AM CDT