

One-Step Final Plat U-Save Tire Addition Sedgwick County, Kansas

Part of the SW 1/4, Section 14, Township 28 South, Range 1 East of the 6th. P.M.

State of Kansas }
County of Sedgwick } SS

State of Kansas }
County of Sedgwick } SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 17th day of November, 2011 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.

This plat of U-Save Tire Addition, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Sedgwick County, Kansas. Dated this _____ day of _____, 2011. Wichita-Sedgwick County Metropolitan Area Planning Commission.

LEGAL DESCRIPTION

The South 270 feet of the West 200 feet of the following described parcel:

That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 South, Range 1 East of the Sixth Principle Meridian, Sedgwick County, Kansas, lying West of the Atchison, Topeka, and Santa Fe Railway Company right-of-way; EXCEPT the West 180 feet of the South 200 feet; AND EXCEPT the North 1125.22 feet of the West 50 feet for highway; AND EXCEPT the South 50 feet for road; AND EXCEPT that part platted as Opportunity Center Addition, Sedgwick County, Kansas; AND EXCEPT that part platted as Dollar General Subdivision, an Addition to Sedgwick County, Kansas.

All easements and Rights of Way within said tract are hereby vacated by virtue of KSA 12-512(b) amended.

James Thompson, Chair

Dale Miller, Secretary

State of Kansas }
County of Sedgwick } SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2011.

At the Direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2011.

At the Direction of the Board Commissioners

Dave Unruh, Chair

Kelly B. Arnold, County Clerk

Entered on transfer record this _____ day of _____, 2011.

Kelly B. Arnold, County Clerk

State of Kansas }
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2011, at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

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

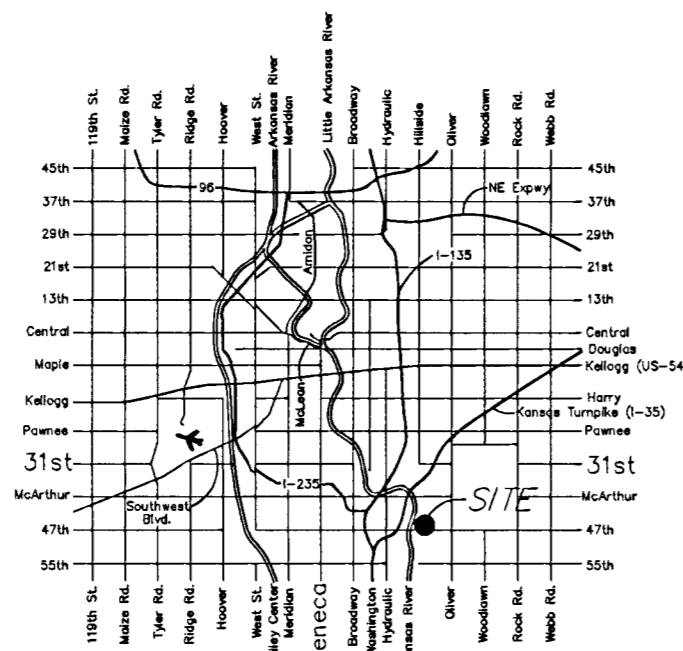
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Filename:



516 S. Market, Wichita, KS 67202 316/264-0242

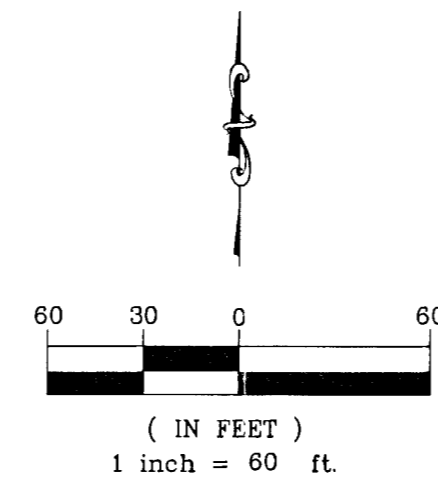
Note: A drainage plan has been developed for the subdivision and all drainage easements, right-of-ways, or reserves shall remain at the established grades and unobstructed to allow for the conveyance of storm water.



LOCATION MAP

LEGEND

- Power Pole
- Overhead Electric
- 1/2" Iron Pipe (found)
- 1/2" Iron Rod (found)
- Iron Rod w. cap (found)
- Ruggles & Bohm
- 3/8" Rebar (set)
- KEMPA CLS #157



NOTES:
Utility locations are from Kansas One-Call.

Benchmarks:
City of Wichita disc on the South side of 47th Street South, on the corner of the concrete base for the school crossing light, 225.00 feet west of Clifton Street.

Elevation= 1270.07 NAVD 88

Bradley C. Ward, L.S. #920

State of Kansas }
County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot, Block and Reserve, to be known as U-Save Tire Addition, Sedgwick County, Kansas. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. Reserve A is platted for drainage, utilities, landscaping and irrigation. A drainage plan has been developed for the 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 unobstructed to allow for the conveyance of stormwater, 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.

By: _____ Date _____

Triple J of Wichita, LLC.

State of Kansas }
County of Sedgwick } SS

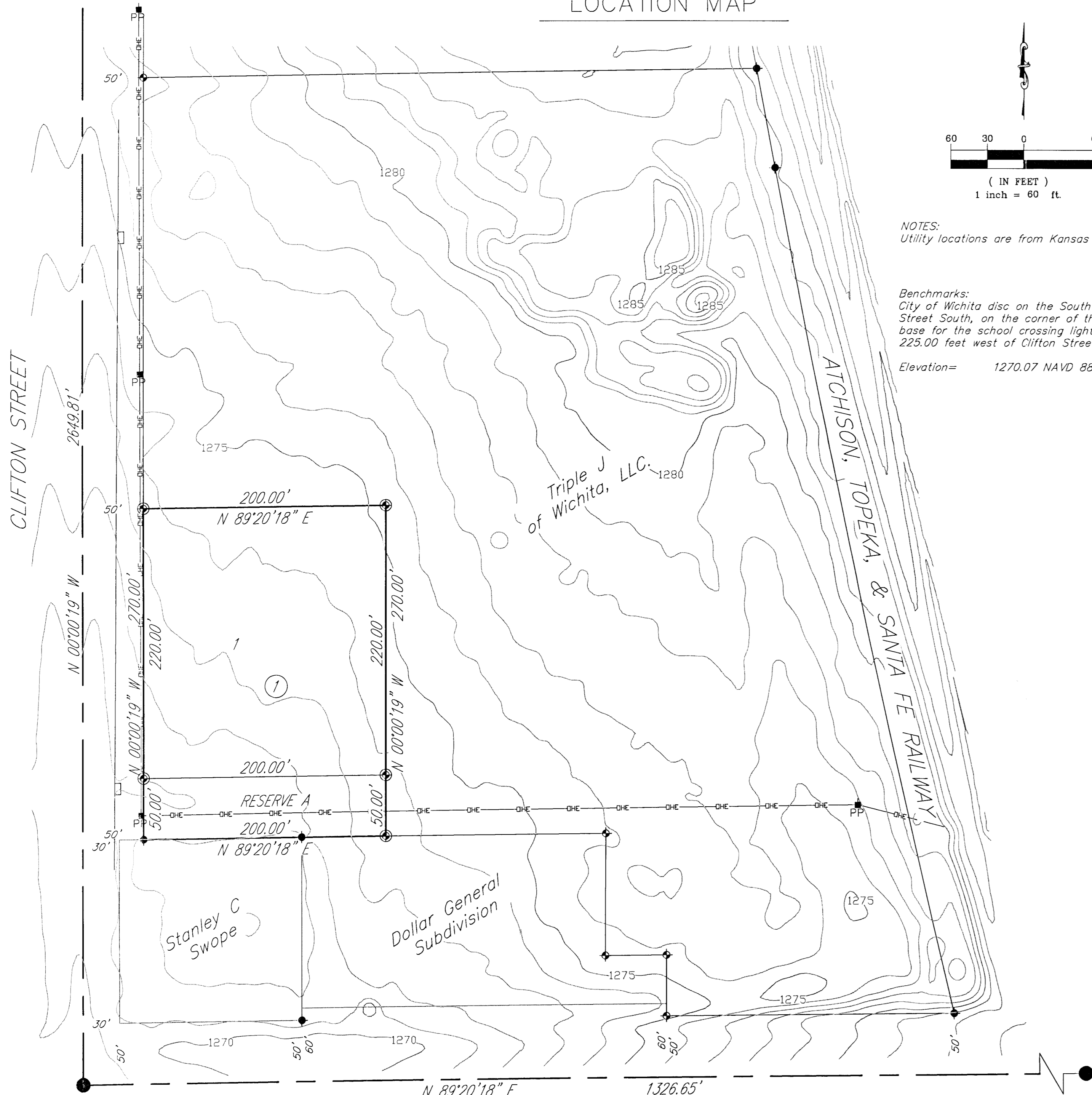
This instrument was acknowledged before me on this _____ day of _____, 2011, by _____, Triple J of Wichita, LLC.

Notary Public

My Commission Expires: _____

1/2" Iron Pipe
N 1/16 Cor., SW 1/4
Sec. 14, T26S, R1E

Opportunity
Center
Addition



1/2" Iron Pipe
S 1/16 Cor., SW 1/4
Sec. 14, T26S, R1E

47th STREET SOUTH

1/2" Iron Pipe
SE Corner,
Sec. 14, T26S, R1E