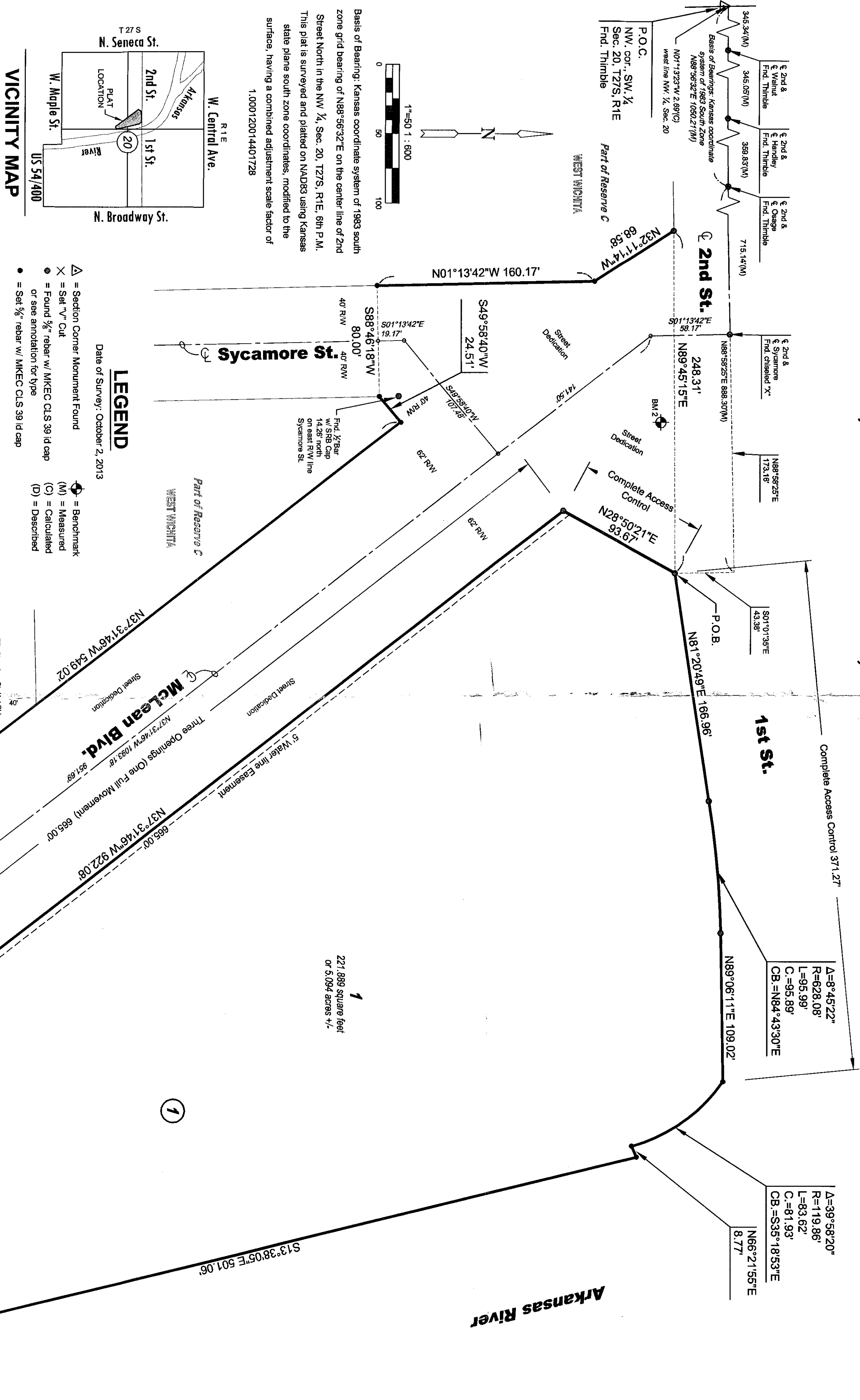


FINAL PLAT

RIVER VISTA VILLAGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



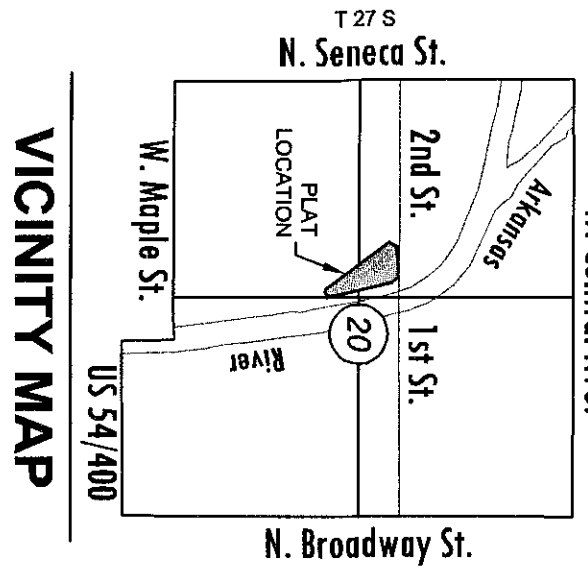
LEGEND

Date of Survey: October 2, 2013

- △ = Section Corner Monument Found
- × = Set "V" Oak
- ⊗ = Found 3/4" rebar w/ MKEC CLS 39 id cap
- ⊙ = Set 3/4" rebar w/ MKEC CLS 39 id cap
- ⊕ = Benchmark
- (M) = Measured
- (C) = Calculated
- (D) = Described

CERTIFICATE OF SURVEY

I, James C. McClure, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plating of RIVER VISTA VILLAGE an addition to Wichita, Sedgwick County, Kansas, into lots, a Block, and Streets the same being accurately set forth in the accompanying plat and described herein:

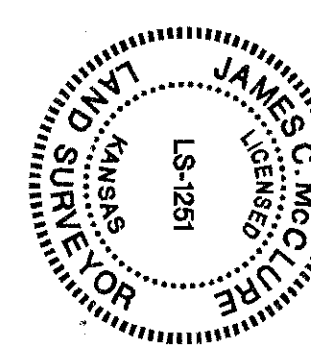


A contiguous tract of land lying within portions of Sycamore Street, vacated Cherokee Street, Reserves B and C, and all of Lots 145 and 147, on Chicago now Douglas Avenue all in West Wichita, Sedgwick County, Kansas, TOGETHER WITH, an unplatted tract of land lying in the Southwest Quarter of Section 20, Township 27 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter; thence N01°13'23"W, 2.89 feet along the west line of the Northwest Quarter of said Section 20; thence along the centerline of 2nd Street North on a Kansas coordinate system of 1983 south zone bearing of N89°56'32"E, 1050.21 feet; thence N89°59'25"E, 889.30 feet along said centerline; thence S07°01'35"E, 43.38 feet to the POINT OF BEGINNING; thence N81°20'49"E, 186.96 feet to a point on a curve to the right; said curve having a radius of 628.08 feet, a central angle of 08°45'22", a chord bearing of N84°43'30"E, and a chord distance of 95.59 feet; thence S06°44'34"E, 50.00 feet; thence S13°38'05"E, 239.09 feet; thence S76°21'55"W, 28.32 feet; thence S29°46'54"W, 16.97 feet; thence S74°48'54"W, 24.14 feet; thence N17°22'26"W, 33.22 feet; thence S56°53'08"W, 148.13 feet to the southeasterly corner of Lot 143 on Chicago now Douglas Avenue, in West Wichita, Sedgwick County, Kansas; thence along the east line of said Lot 143, N34°54'43"W, 125.00 feet to the northeasterly corner of said Lot 143; thence along the northerly line of said Lot 143, S55°05'17"W, 5.22 feet; thence N34°52'43"W, 20.00 feet to the southeasterly corner of Lot 2, Sycamore Addition, to Wichita, Kansas; thence along the extended east line of said Lot 2, N34°52'43"W, 162.72 feet to the northeasterly corner of said Lot 2; thence N58°56'50"E, 14.84 feet; thence N37°31'46"W, 549.02 feet; thence S49°58'40"W, 24.51 feet to the east right-of-way line of Sycamore Street; thence N89°46'18"W, 80.00 feet to the west right-of-way line of Sycamore Street; thence along said west right-of-way line for the next two courses, N01°13'42"W, 160.17 feet; thence N32°11'14"W, 68.58 feet to the south right-of-way line of 2nd Street; thence N89°45'15"E, 248.31 feet to the POINT OF BEGINNING. Said tract CONTAINS .407,508 square feet or 9.36 acres of land, more or less.

All streets, alleys, rights-of-way, easements, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replated by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 19th day of June, 2014.



James C. McClure, R.L.S.#1281
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67226

OWNERS CERTIFICATE

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 Streets, the same to be known as "RIVER VISTA VILLAGE" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from McLean Boulevard over and across the west line of "RIVER VISTA VILLAGE" are hereby granted to the appropriate governing body, provided however three openings are allowed one of which being a full movement, as indicated hereon. The location of the openings shall be approved by the city engineer prior to development.

A drainage plan has been developed for this plat. 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 undisturbed to allow for the conveyance of stormwater.

CITY OF WICHITA
At the direction of the City Council:

Mayor

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2014, by
Carl Brewer, Mayor, City of Wichita.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

BENCHMARKS

BM 1: USCGS brass disk in concrete post stamped Wichita 1934, 1.2 feet above ground, 131 feet north-northeast of north end of Douglas Street west of top of west bank of Arkansas River. Elev. = 1303.02 NAVD83 datum.

BM 2: Chiseled square on north corner of traffic signal vault in island on southeast corner of 2nd Street and McLean Boulevard north vault of two vaults. Elev. = 1302.16 NAVD83 datum.

MINIMUM PAD ELEVATIONS		
LOT 1	LOWEST OPENINGS	ELEVATION
1 & 2	1	1300.0

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Entered on transfer record this ____ day of _____, 2014.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This plat of "RIVER VISTA VILLAGE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 2014.

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Reviewed in accordance with K.S.A. 58-2002 on this ____ day of _____, 2014.

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 _____, 2014, at ____ o'clock ____ M., and is duly recorded.

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2014.

Attest:

City Clerk

Attest:

Mayor

Attest:

City Clerk

