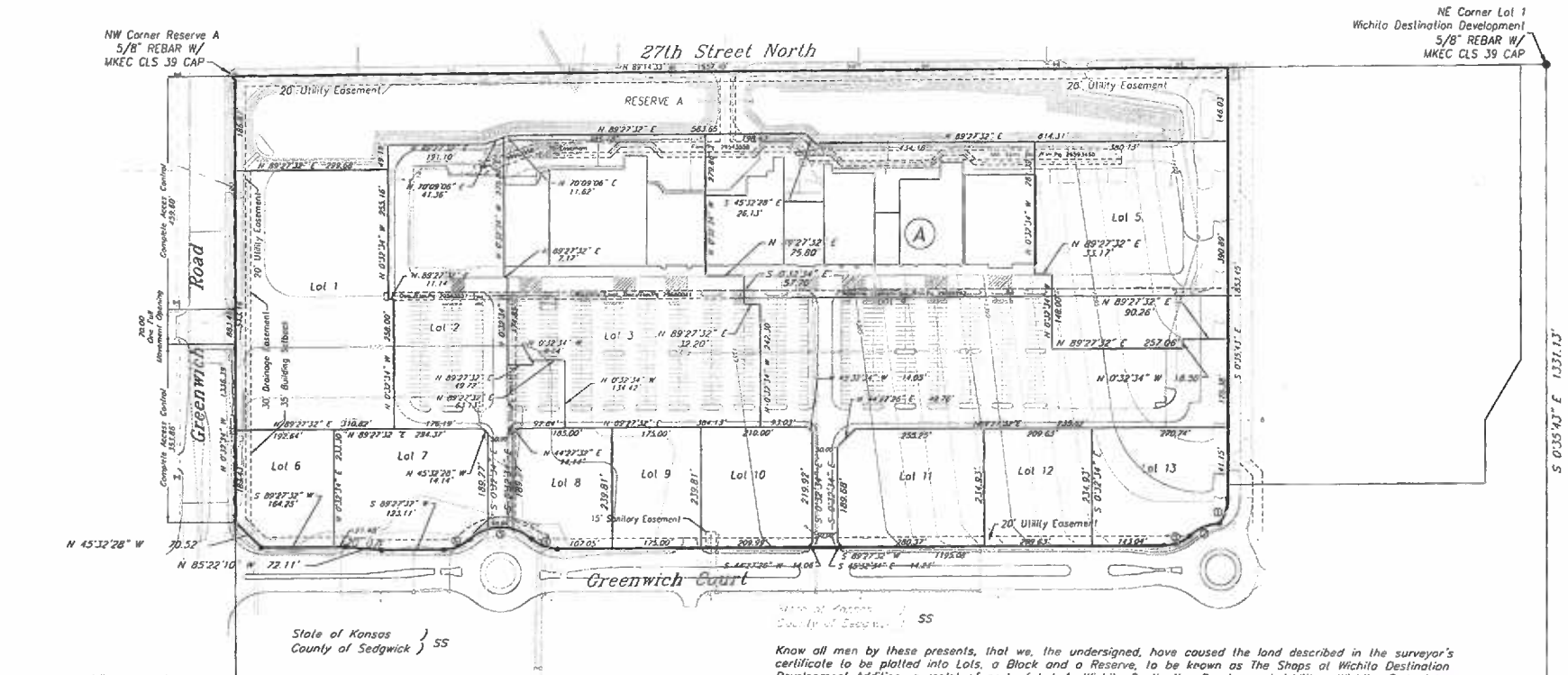
One-Step Final Plat
The Shops at Wichita Destination Development Addition
A Replat of Part of Lot 1
Wichita Destination Development Addition
Wichita, Kansas

Part of the NW ¼, Section 3, Township 27 South, Range 2 East



150 75 0 150
(IN FEET)
1 inch = 150 ft.

LEGEND

D	Deeded
M	Measured
O	⅜" Rebar (found) BAUGHMAN
●	⅝" Rebar (found) WKEC
▲	½" Iron Pipe in Thimble (found)
⊙	⅜" Rebar (set) KEMPA CLS 157

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 this 30th day of January, 2017 and the accompanying one-step 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:

LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 1, Block A, Wichita Destination Development Addition, an Addition to Wichita, Sedgwick County, Kansas, a replat of all of K96 and Greenwich North Addition; thence N 89°14'33" E, a distance of 1957.10 feet; thence S 0°35'43" E, a distance of 853.44 feet; thence on a curve to the right with a radius of 81.57 feet, a length of 53.53 feet, a delta of 37°36'43", a chord bearing of S 18°11'54" W, and a chord distance of 52.59 feet; thence on a curve to the left with a radius of 92.00 feet, a length of 66.31 feet, a delta of 41°17'58", a chord bearing of S 67°32'42" W, and a chord distance of 64.89 feet; thence on a curve to the right with a radius of 75.00 feet, a length of 55.72 feet a delta of 42°33'49", a chord bearing of S 68°10'38" W, and a chord distance of 54.44 feet; thence S 89°27'32" W, a distance of 1195.08 feet; thence on a curve to the right, with a radius of 75.00 feet, a length of 55.72 feet, a delta of 42°33'49", a chord bearing of N 69°15'34" W, and a chord distance of 54.44 feet; thence on a curve to the left with a radius of 92.00 feet, a length of 136.69 feet, a delta of 85°07'40", a chord bearing of S 89°27'32" W, and a chord distance of 124.46; thence on a curve to the right with a radius of 75.00 feet, a length of 55.72 feet, a delta of 42°34'18", a chord bearing of S 68°10'38" W, and a chord distance of 54.44 feet; thence S 89°27'32" W, a distance of 123.11 feet; thence N 85°22'10" W, a distance of 72.11 feet; thence S 89°27'32" W, a distance of 164.25 feet; thence N 45°32'28" W, a distance of 70.52 feet; thence N 0°32'34 W, a distance of 883.46 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.

Bradley C. Ward LS #920

	Radius	Length	Delta	Chord Bearing	Chord Length
1	81.57'	53.53	37°36'43"	S18°11'54"W	52.59
2	92.00'	66.31	41°17'58"	S67°32'42"W	64.89
3	75.00'	55.72	42°33'49"	N68°10'38"W	54.44
4	75.00'	55.72	42°33'49"	N69°15'34"W	54.44
5	92.00'	136.69	85°07'40"	S89°27'32"W	124.46
6	75.00'	55.72	42°34'18"	S68°10'38"W	54.44

Minimum Lot Elevation	
Lot No.	Elevation
1-13	1374.50

Benchmark:
Chisled square cut, front face curb inlet, east side of Greenwich Rd., 342'± south of intersection 27th St. North and Greenwich Rd.
Elev. 1377.42 (NAVD 88)

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 Lots, a Block and a Reserve, to be known as The Shops at Wichita Destination Development Addition, a replat of part of Lot 1, Wichita Destination Development Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The drainage plan developed for Wichita Destination Development Addition governs this replat 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. Lot 1, Block A, shall adhere to the minimum pad elevation shown on the "Minimum Pad Elevations" table. Reserve A is platted for drainage, drives, parking, monuments, signs, landscaping, berming, sidewalks, irrigation, open space, pavement, utilities confined by easements, and walls provided they do not inhibit the conveyance of surface drainage. The Reserve shall be owned and maintained by the Lot owner's association, provided however, that the undersigned or Lot owner's association as the undersigned successor in interest may, at its discretion deed parcels of said Reserve "A" to an owner of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with teh maintenance covenants of any applicable restrictive covenants or regulations. All abutters rights of access to or from Greenwich Road, over and across the west line of the plat, are hereby granted to the appropriate governing body as indicated hereon. And further that the land contained herein is held 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: _____
Michael J. Boyd, President, Wichita Destination Developers Inc. ETAL

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2017, by Michael J. Boyd, President Wichita Destination Developers Inc. ETAL.

_____
Notary Public _____

By: _____
Michael J. Boyd, President, WDDMBB LLC, a Kansas Limited Liability Company.

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2017, by Michael J. Boyd, President, WDDMBB LLC, a Kansas Limited Liability Company.

_____
Notary Public _____

DRAINAGE PLAN

KIRK E. MILLER LICENSED 11283 2/7/17 KANSAS PROFESSIONAL ENGINEER

State of Kansas)
County of Sedgwick) SS

This plat of The Shops at Wichita Destination Development 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 _____, 2017. Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____
David W. Foster, Chair

_____
Tom Moore, Secretary

State of Kansas)
City of Wichita) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2017.

_____
Jeff Longwell, Mayor

_____
Karen Sublett, City Clerk

Entered on transfer record this _____ day of _____, 2017.

_____
Keith G. Artzer, Sedgwick 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 _____, 2017, at _____ o'clock __M; and is duly recorded.

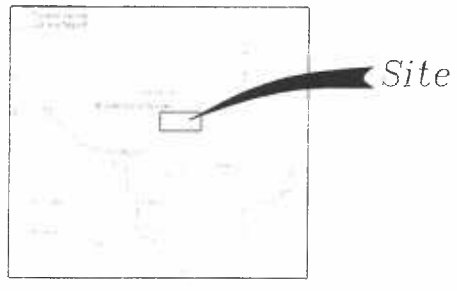
_____
Tricia L. Robello, Sedgwick County Clerk

_____
Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2017.

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

Approved
C.O.W.
Joe Hrible
2-9-17



17007 WDD REPLAT\WDD REPLAT prepared: 1-27-17

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242