

FINAL TRACING REC'D 3.27.17

SUB 2017-00008

The Shops at Wichita Destination Development Addition

Wichita, Kansas

Part of the NW 1/4, Section 3, Township 27 South, Range 2 East

We, Emprise Bank, by Jim Faith, holders of a mortgage on the above described property do hereby consent to this plat The Shops at Wichita Destination Development Addition, Wichita, Sedgwick County, Kansas,

Emprise Bank

Jim Faith  
 State of Kansas }  
 County of Sedgwick } SS

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 2017 by Jim Faith of Emprise Bank on behalf of the Bank.

Carol M. Schulze  
 Notary Public



My Commission Expires: May 5, 2017

State of Kansas }  
 City of Wichita } 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

Dale Miller, 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.

At the Direction of the City Council

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock M; and is duly recorded.

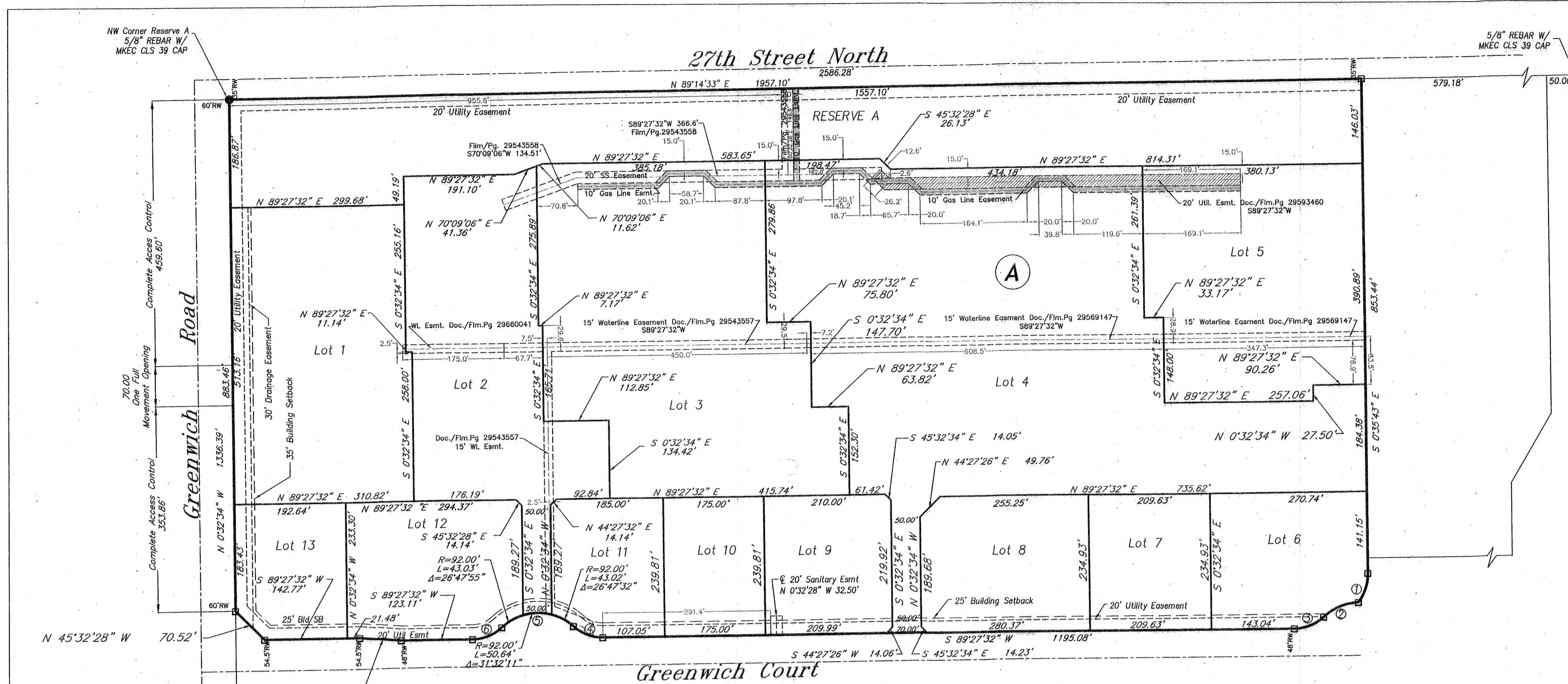
Tonya Buckingham, Register of Deeds

Judy J. Paget, 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

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



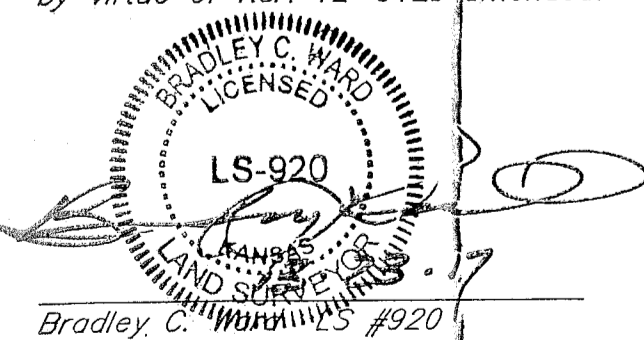
State of Kansas }  
 County of Sedgwick } SS

I, Bradley C. Word, 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

Part of Lot 1, Block A and Reserve A, Wichita Destination Development Addition, an Addition to Wichita, Sedgwick County, Kansas, a replat of all of K96 and Greenwich North Addition, described as follows: Beginning at the Northwest corner of Reserve 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. Word #920

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

Minimum Lot Elevation	Lot No.	Elevation
1-13, Block A		1374.50

Benchmark:  
 Chiseled square on easterly corner of traffic signal base at the northeast corner of Greenwich Court, and Greenwich Road.  
 Elevation = 1373.66 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, Block A and Reserve A, Wichita Destination Development Addition, an Addition to Wichita, Sedgwick County, Kansas, a replat of all of K96 and Greenwich North Addition. 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. Lots 1-13, 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 the 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  
 Michael J. Boyd, President, Wichita Destination Developers Inc. ETAL

State of Kansas }  
 County of Sedgwick } SS

This instrument was acknowledged before me on this 23<sup>rd</sup> day of March, 2017, by Michael J. Boyd, President Wichita Destination Developers Inc. ETAL.

Carol M. Schulze  
 Notary Public



My Commission Expires: May 5, 2017

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

State of Kansas }  
 County of Sedgwick } SS

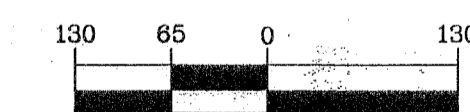
This instrument was acknowledged before me on this 23<sup>rd</sup> day of March, 2017, by Michael J. Boyd, President, WDDMBB LLC, a Kansas Limited Liability Company.

Carol M. Schulze  
 Notary Public



My Commission Expires: May 5, 2017

CIR. SEC. 3, T27S, R2E  
 1/2" REBAR W/  
 BAUGHMAN CAP



( IN FEET )  
 1 inch = 130 ft.

LEGEND

- D Deeded
- M Measured
- 5/8" Rebar (found) BAUGHMAN
- 5/8" Rebar (found) MKEC
- ▲ 1/2" Iron Pipe in Thimble (found)
- 5/8" Rebar (set) KEMPA CLS 157