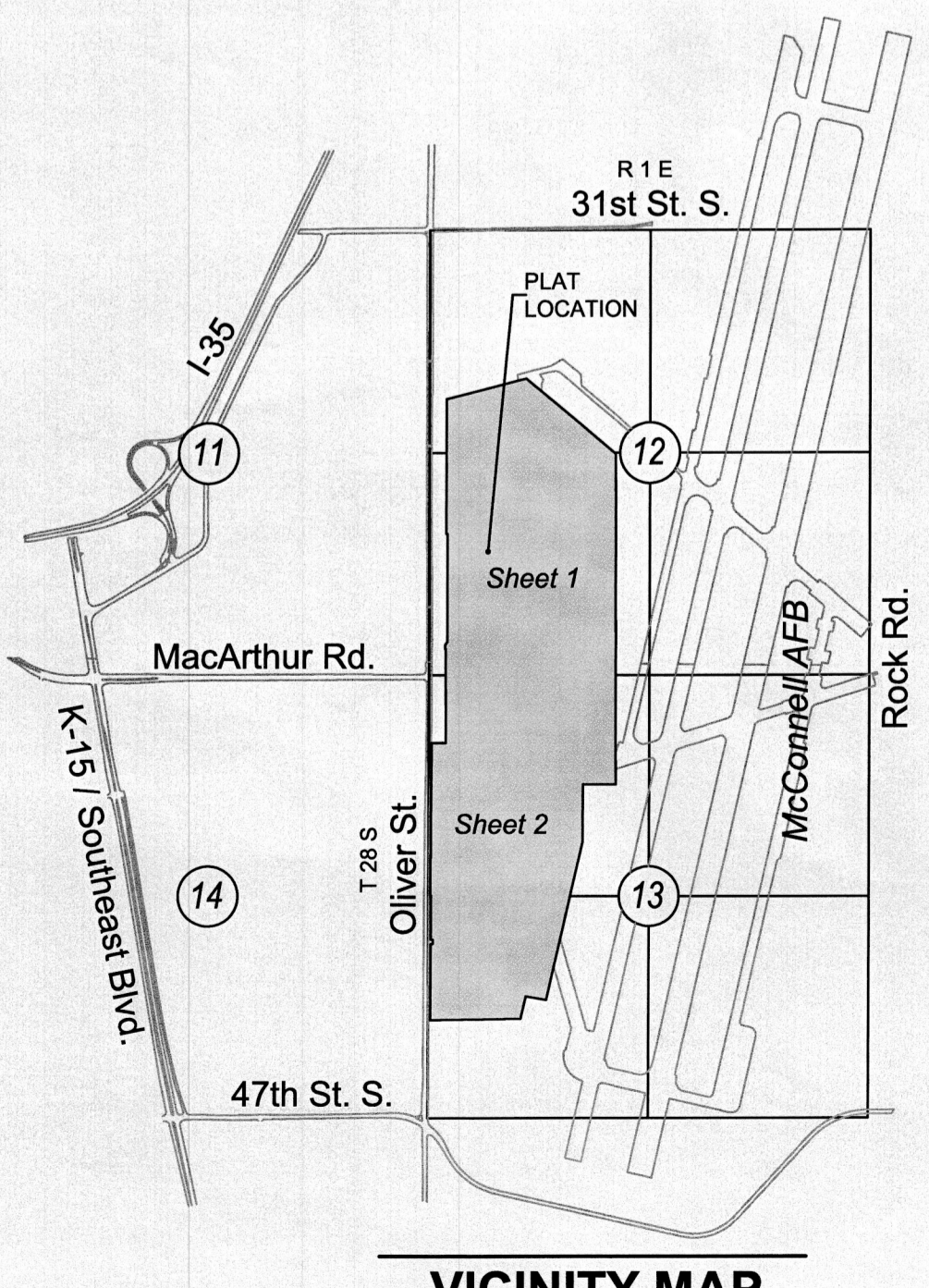
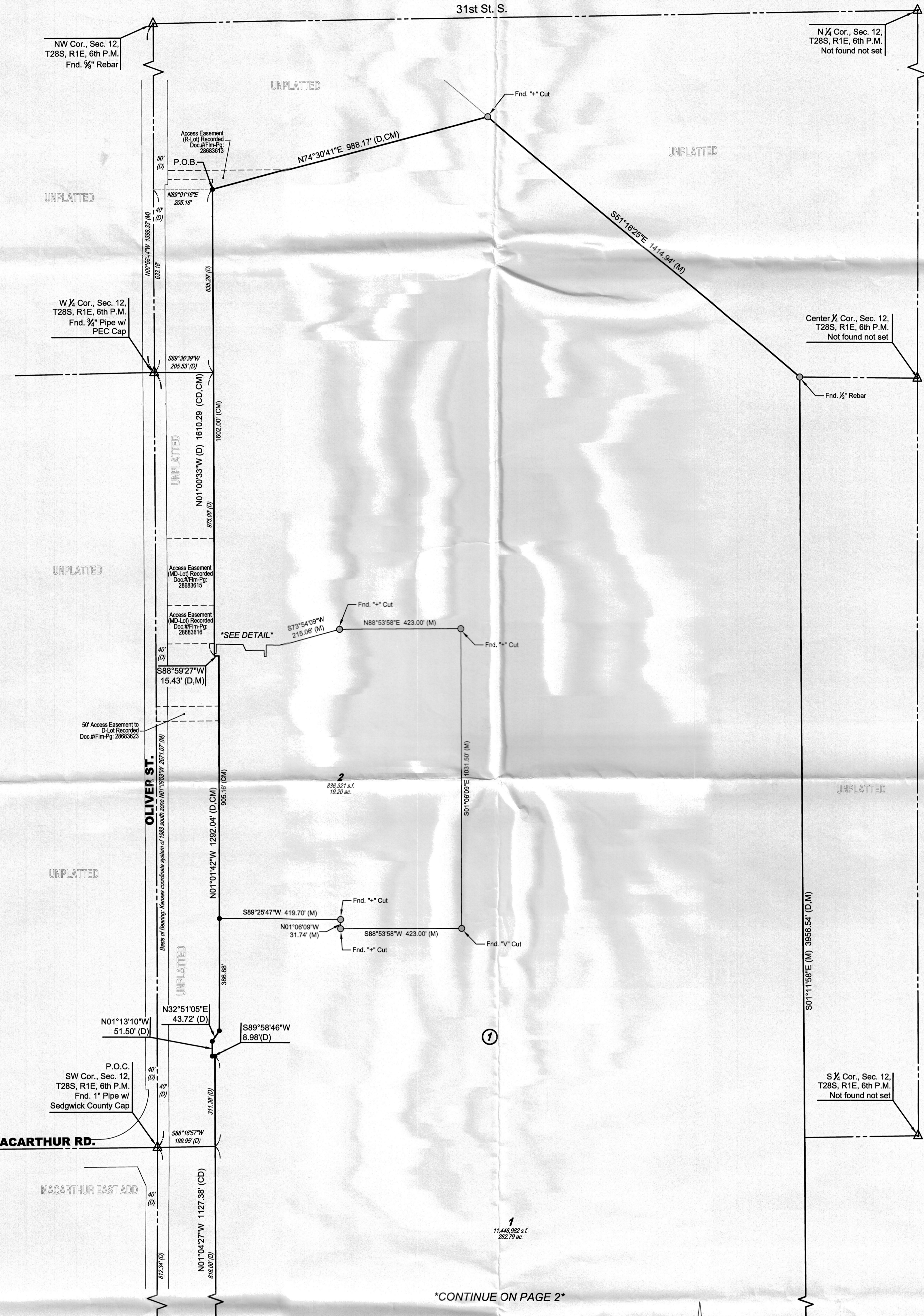


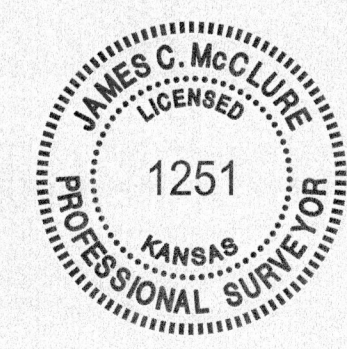
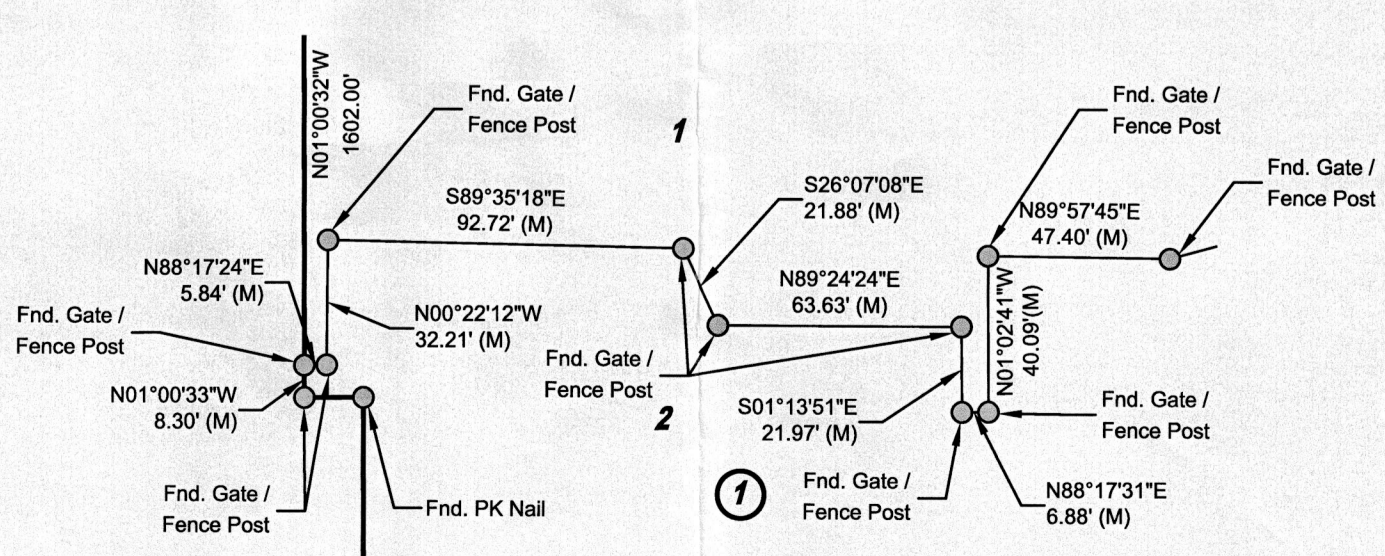
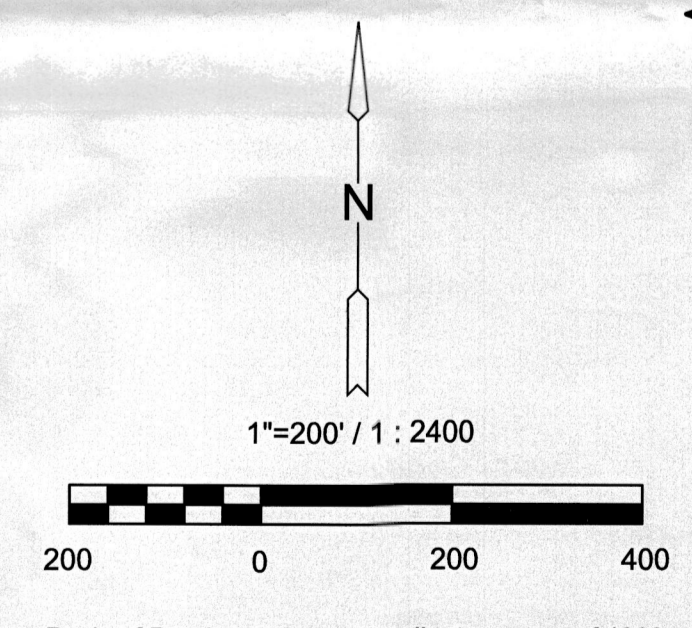
# FINAL PLAT

## AIR CAPITAL FLIGHT LINE ADDITION

### AN ADDITION TO SEDGWICK COUNTY, KANSAS



- LEGEND**  
Date of Survey: November 10, 2016
- ▲ = Section corner monument found
  - = Found Monument (see annotation for type)
  - = PLAT LOCATION
  - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
  - (M) = Measured
  - (CM) = Calculated from measured
  - (D) = Described
  - (CD) = Calculated from described
  - C.A.C. = Complete Access Control
  - 1 = Lot
  - 2 = Block





FINAL PLAT  
**AIR CAPITAL FLIGHT LINE ADDITION**  
AN ADDITION TO SEDGWICK COUNTY, KANSAS

**CERTIFICATE OF SURVEY**

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "AIR CAPITAL FLIGHT LINE ADDITION" an addition to Sedgwick County, Kansas, into Lots, a Block, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land described as follows:

A tract in the Southwest (SW/4) of Section 13, Township 28 South, Range 1 East of the 6th P.M., more particularly described as follows: COMMENCING at the Northwest corner of said SW/4, where set a "P.K." nail; thence North 89 degrees 12' 00" East along the North line of said SW/4, 50.00 feet to the POINT OF BEGINNING, where set a 3/4 inch iron pipe; thence continuing along the North line of said SW/4, 1015.26 feet, where set a 3/4 inch iron pipe; thence South 16 degrees 41' 10" East 771.02 feet, where found a 1/2 inch rebar; thence South 89 degrees 12' 00" West parallel with the North line of said SW/4, 1235.40 feet, to the East line of a 50 feet right-of-way, where set a 3/4 inch iron pipe; thence North 0 degrees 05' 51" West, parallel with and 50.00 feet East of the West line of said SW/4, 156.31 feet, where set a 3/4 inch iron pipe; thence North 89 degrees 12' 00" East, parallel with the North line of said SW/4; along a jog in said right-of-way line, 25.00 feet, where set a 3/4 inch iron pipe; thence North 0 degrees 05' 51" West, parallel with and 75.00 feet East of the West line of said SW/4, 50.00 feet, where set a 3/4 inch iron pipe; thence South 89 degrees 12' 00" West parallel with the North line of said SW/4, along a jog in said right-of-way, 25.00 feet, where set a 3/4 inch iron pipe; thence North 0 degrees 05' 51" West parallel with and 50.00 feet East of the West line of said SW/4, 535.31 feet to the POINT OF BEGINNING.

TOGETHER WITH,

A tract in the Southwest Quarter (SW/4) of Section 13, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4); thence North 0 degrees 05' 12" West along the West line of said Southwest Quarter, a distance 1137.56 feet to the POINT OF BEGINNING; thence continuing North 0 degrees 5' 12" West, a distance of 180.76 feet to the Northwest corner of the SW/4 of said SW/4; thence North 0 degrees 05' 51" West along the West line of the NW/4 of said SW/4, a distance of 577.05 feet to the South line of a 10 acre parcel recorded in Book 1091, Page 579; thence North 89 degrees 12' 00" East along the South line of said 10 acre parcel and parallel with the North line of said NW/4 of the SW/4, a distance of 1285.40 feet to the West boundary line of McConnell Air Force Base as recorded in Book 629, Page 363; thence South 18 degrees 19' 25" East along the West boundary line of McConnell Air Force Base, a distance of 44.01 feet; thence South 12 degrees 41' 18" West along the West boundary line of McConnell Air Force Base as recorded in Book 906, Page 243, a distance of 731.20 feet; thence South 88 degrees 57' 39" West, a distance of 1137.44 feet to the POINT OF BEGINNING; EXCEPT the West 50 feet thereof for street right-of-way.

TOGETHER WITH,

Those parts of the Northwest Quarter of Section 12, the Southwest Quarter of Section 12, the Northwest Quarter of Section 13, and the Southwest Quarter of Section 13, all in Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying within the following described tract: BEGINNING at the Southwest corner of the Southeast Quarter of Section 11, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence northerly along the west line of said Southeast Quarter of Section 11 to the Northwest corner of said Southeast Quarter; thence easterly along the north line of said Southeast Quarter to the west line of Section 12, Northwest corner of said Southeast Quarter; thence northerly along the west line of said Section 12, a distance of 1280.30 feet; thence North 75 degrees 15' 44" East, 535.73 feet; thence South 50 degrees 33' 27" East, 2252.14 feet; thence South 00 degrees 22' 27" East, 3956.54 feet; thence South 89 degrees 37' 33" West, 400 feet; thence South 00 degrees 22' 27" East, 682.10 feet; thence South 12 degrees 29' 33" West, 1961.80 feet; thence North 80 degrees 45' 57" West, 250 feet; thence North 12 degrees 29' East, 458.00 feet; thence North 16 degrees 44' West, 814.90 feet; thence S 89 degrees 12' West to the east line of Section 14, of said township and range; thence northerly along the east line of said Section 14 to a point, said point being 990 feet south of the northeast corner thereof; thence westerly parallel to the north line of said Section 14 to the southwest corner of the east 660 feet of the north 990 feet of the Northwest Quarter of the Northeast Quarter of said Section 14; thence northerly along the west line of said east 660 feet of the north 990 feet of the Northwest Quarter of the Northeast Quarter to the south line of said Section 11; thence westerly along the south line of said Section 11 to the POINT OF BEGINNING; EXCEPT the following tracts A, B & C:

Tract A

A portion of the Northwest Quarter of Section 12, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas described as: BEGINNING at the Southwest corner of the Northwest Quarter of Section 12, Township 28 South, Range 1 East of the 6th P.M.; thence bearing North 00 degrees 58' 44" West, along the West line of said Northwest Quarter, a distance of 1280.30 feet; thence bearing North 74 degrees 27' 54" East, a distance of 535.73 feet; thence bearing South 51 degrees 16' 25" East, a distance of 836.18 feet; thence bearing South 74 degrees 30' 41" West, a distance of 988.17 feet; thence bearing South 01 degree 00' 33" East, a distance of 835.30 feet to the South line of said Northwest Quarter; thence bearing South 89 degrees 36' 39" West, along the South line of said Northwest Quarter, a distance of 205.53 feet to the POINT OF BEGINNING.

Tract B

A portion of the Southwest Quarter of Section 12, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas described as: BEGINNING at the Northwest corner of the Southwest Quarter of Section 12, Township 28 South, Range 1 East of the 6th P.M.; thence bearing North 89 degrees 36' 39" East along the North line of said Southwest Quarter, a distance of 205.53 feet; thence bearing South 01 degree 00' 33" East, a distance of 975.00 feet; thence bearing North 88 degrees 59' 27" East, a distance of 15.43 feet; thence bearing South 01 degree 01' 42" East, a distance of 1292.04 feet; thence bearing South 32 degrees 51' 05" West, a distance of 43.72 feet; thence bearing South 01 degree 13' 10" East, a distance of 51.50 feet; thence bearing North 89 degrees 58' 46" East, a distance of 8.98 feet; thence bearing South 01 degrees 04' 27" East, a distance of 311.38 feet to the South line of said Southwest Quarter; thence bearing South 88 degrees 16' 57" West, a distance of 199.95 feet to the Southwest corner of said Southwest Quarter; thence bearing North 01 degree 09' 03" West, along the West line of said Southwest Quarter, a distance of 2671.07 feet to the POINT OF BEGINNING.

Tract C

A portion of the Northwest Quarter of Section 13, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas described as: BEGINNING at the Northwest corner of the Northwest Quarter of Section 13, Township 28 South, Range 1 East of the 6th P.M.; thence bearing North 88 degrees 16' 57" East, along the North line of said Northwest Quarter, a distance of 199.95 feet; thence bearing South 01 degree 04' 27" East, a distance of 815.00 feet; thence bearing South 89 degrees 19' 29" West, a distance of 205.60 feet to the West line of said Northwest Quarter; thence bearing North 00 degrees 40' 31" West, along the West line of said Northwest Quarter, a distance of 812.34 feet to the POINT OF BEGINNING.

Said contiguous tract of land being more particularly described as follows:

A contiguous tract of land lying in portions of the Southwest Quarter and Northwest Quarter of Section 12 and portions of the Southwest Quarter and Northwest Quarter of Section 13, all within Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, being described as:

COMMENCING at the southwest corner of said Southwest Quarter of said Section 12; thence along the west line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone bearing of N01°09'03"W, 2671.07 feet to the northwest corner of said Southwest Quarter; thence along the west line of said Northwest Quarter of said Section 12, N00°58'44"W, 633.18 feet; thence N89°11'16"E, 205.18 feet to a point on an east line of an Exception Tract A described within Limited Warranty Deed recorded on Doc#F176-Pg:29498971, said point also being the POINT OF BEGINNING; thence along a southerly line of said Tract A, N74°30'41"E, 988.17 feet to a point on an easterly line of said Tract A, being coincident with a point on an easterly line of Parcel 7 described within said Limited Warranty Deed; thence along the easterly boundary of said Parcel 7 for the next six consecutive courses: S51°16'25"E, 1414.94 feet; thence S01°11'58"E, 3956.54 feet; thence S88°49'39"W, 399.96 feet; thence S01°09'58"E, 682.23 feet; thence S11°43'58"W, 1961.80 feet; thence N81°25'49"W, 250.00 feet to a point on a westerly line of said Parcel 7, being coincident with a point on an east line of Parcel 2 described within said Limited Warranty Deed; thence along said east line, S11°53'20"W, 273.20 feet to the southeast corner of said Parcel 2; thence along the south line of said Parcel 2, S88°09'42"W, 1087.44 feet to a point 50 feet east of the west line of said Southwest Quarter of said Section 13; thence parallel with and 50 feet east of said west line, N00°53'08"W, 913.91 feet to a point on a west line of Parcel 1 described within said Limited Warranty Deed, being coincident with the east line of Oliver Street right-of-way; thence along the westerly lines of said Parcel 1 and along the easterly lines of said Oliver Street right-of-way for the next four consecutive courses: N89°19'29"E, 205.60 feet; thence N89°19'29"E, 25.00 feet; thence N00°53'08"W, 50.00 feet; thence S88°24'01"W, 25.00 feet; thence N00°53'08"W, 534.87 feet to the northwest corner of said Parcel 1, being coincident with a point on the south line of said Northwest Quarter of said Section 13; thence S88°22'34"W, 50.00 feet to the southwest corner of said Northwest Quarter, being common to a point on a west line of said Parcel 7; thence along said west line and west line of said Northwest Quarter, N00°40'31"W, 1836.55 feet to a point on a south line of an Exception Tract C described within said Limited Warranty Deed; thence along said south line, N89°19'29"E, 205.60 feet to a point on an east line of said Tract C; thence along the extended said east line and also along an extended east line of an Exception Tract B described within said Limited Warranty Deed, N01°04'27"W, 1127.38 feet; thence along the easterly lines of said Tract B for the next five consecutive courses: S89°58'46"W, 8.98 feet; thence N01°13'10"W, 51.50 feet; thence N32°5'10"E, 43.72 feet; thence N01°01'42"W, 1292.04 feet; thence S88°59'27"W, 15.43 feet; thence continuing along an extended east line of said Tract B and also along the extended said east line of said Tract A, N01°00'33"W, 1610.29 feet to the POINT OF BEGINNING.

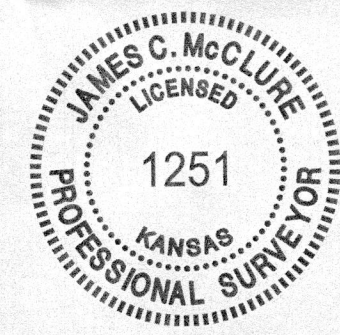
Said contiguous tract CONTAINS: 14,074,867 square feet or 323.11 acres of land, more or less.

Said contiguous tract CONTAINS: 14,076,117 square feet or 323.14 acres of land, more or less with the inclusion of the below described vacated 25.00 foot by 50.00 foot portion of Oliver Street right-of-way.

All streets, alleys, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, together with that part of adjoining Oliver Street right-of-way being 25.00 foot by 50.00 foot as shown herein, are hereby vacated and replatted 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 \_\_\_ day of \_\_\_, 2017.

James C. McClure, P.S. #1251  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206



**OWNER'S CERTIFICATE**

Know all men by these presents that we the undersigned property owner of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and a Street, the same to be known as "AIR CAPITAL FLIGHT LINE ADDITION" an addition to Sedgwick County, Kansas.

The street (Oliver Street) is hereby dedicated to and for the use of the public.

City of Wichita and/or Sedgwick County anticipates a need for acquiring dedicated street rights-of-way for construction of pavement, sidewalks, and/or drainage improvements for Oliver Street adjoining said property. The undersigned agrees to release street right-of-way in the eventual need, as later specified herein, over the west 10 feet of Lot 3, Block 1, shown hereon (sheet 2 of 3). Such contingent street right-of-way is contingently dedicated for the purpose of constructing future street pavement, sidewalks, and/or municipal drainage improvements, provided however, that neither the public nor the City of Wichita and/or Sedgwick County shall be privileged nor entitled to the use of the area hereinabove dedicated for maintenance, excavation or fill, paving, installation of other similar street uses, until and unless the owner is notified by the City of Wichita and/or Sedgwick County that a project has been initiated by the governing body and that plans demonstrate a need for right-of-way for the purposes as herein stated; and provided, that until such time as the area hereby dedicated is actually used for the purposes of street right-of-way, including any or all of those uses as stated above, the owner and all persons claiming by, through or under them, shall be permitted the continued use of said street right-of-way. This plat shall constitute this public dedication and is a covenant running with the land and shall be binding upon the owner, heirs, successors and assigns, and all persons claiming by, through or under them, conditioned as aforesaid.

All abutters rights of access to or from Oliver Street over and across the west line of "AIR CAPITAL FLIGHT LINE ADDITION," are hereby granted to the appropriate governing body, provided however three full movement openings shall be permitted as indicated hereon, and additional full and/or right in/out openings as per the Access Management Regulations as indicated for Lot 3 shown hereon (sheet 2 of 3). Access to Oliver Street is in part by private agreement.

No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, 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. Cross lot drainage shall be by private agreement.



**OWNER'S CERTIFICATE (cont.)**

AIR CAPITAL FLIGHT LINE, LLC,  
a Kansas limited liability company

By: \_\_\_\_\_  
Johnny W. Stevens, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_, 2017, by Johnny W. Stevens, as Manager of Air Capital Flight Line, LLC, 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: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

This plat of "AIR CAPITAL FLIGHT LINE ADDITION" 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

By: \_\_\_\_\_  
David W. Foster, Chairman

Attest:

\_\_\_\_\_  
Dale Miller, Secretary

**GOVERNING BODY CERTIFICATE**

This Plat approved and all dedications shown hereon, accepted by the Board of County Commissioners of Sedgwick County, Kansas dated this \_\_\_ day of \_\_\_, 2017.

\_\_\_\_\_  
James M. Howell, Chairman, Fifth District

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this \_\_\_ day of \_\_\_, 2017.

At the direction of the City Council.

\_\_\_\_\_  
Jeff Longwell, Mayor

Attest:

\_\_\_\_\_  
Karen Sublett, City Clerk

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

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

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

\_\_\_\_\_  
Tonya E. Buckingham, Register of Deeds

Attest:

\_\_\_\_\_  
Judy J. Paget, Deputy

**COUNTY SURVEYOR**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

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

\_\_\_\_\_  
Deputy County Surveyor

\_\_\_\_\_  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

