

FINAL TRACING REC'D 9-18-17

PW-ENGINEERING 1-71  
Arceli Rosas  
FOR YOUR FILES

# BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 11<sup>TH</sup> DAY OF SEPTEMBER, 2017, THAT WE HAVE SURVEYED AND PLATTED BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, BLOCK, AND A STREET DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, ON WATER STREET, GREENBAY ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 01°29'00" EAST, SAID BEARING BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, KANSAS SOUTH ZONE, AS MEASURED IN JUNE 2017 WITH THE SEDGWICK COUNTY CONTINUOUSLY OPERATING REFERENCE NETWORK, FOR A DISTANCE OF 349.19 FEET TO A POINT 5.39 FEET WEST OF THE NORTHEAST CORNER OF LOT 30, ON WATER STREET, FECHHEIMER'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND ON THE NORTH LINE OF SAID LOT 30; THENCE BEARING SOUTH 88°53'19" WEST ALONG THE NORTH LINE OF SAID LOT 30 FOR A DISTANCE OF 4.61 FEET TO A POINT 10 FEET WEST OF THE EAST LINE OF SAID LOT 30 AND ON THE WEST LINE OF EXISTING WATER STREET RIGHT-OF-WAY; THENCE BEARING SOUTH 00°43'39" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 30 AND ALONG THE WEST LINE OF SAID EXISTING WATER STREET RIGHT-OF-WAY, FOR A DISTANCE OF 13.51 FEET TO THE NORTH LINE OF ORME STREET RIGHT-OF-WAY, BEING 11.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 30, ON WATER STREET; THENCE BEARING SOUTH 88°53'19" WEST ALONG THE NORTH LINE OF SAID ORME STREET RIGHT-OF-WAY FOR A DISTANCE OF 290.22 FEET TO THE EAST LINE OF WICHITA STREET RIGHT-OF-WAY, AS OPENED BY ORDINANCE NO. 1949 OF THE CITY OF WICHITA, KANSAS, DATED OCTOBER 14, 1902, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF SAID LOT 30, ON WICHITA STREET AS PLATTED IN SAID FECHHEIMER'S ADDITION; THENCE BEARING NORTH 00°43'39" WEST ALONG THE EAST LINE OF WICHITA STREET RIGHT-OF-WAY, AS OPENED BY ORDINANCE NO. 1949, FOR A DISTANCE OF 418.56 FEET TO THE NORTHWEST CORNER OF THE SOUTH 30.86 FEET OF LOT 7, ON WICHITA STREET, SAID GREENBAY ADDITION; THENCE BEARING NORTH 88°53'19" EAST ALONG THE NORTH LINE OF SAID SOUTH 30.86 FEET OF LOT 7 FOR A DISTANCE OF 150.11 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 30.86 FEET OF LOT 7; THENCE BEARING SOUTH 00°43'39" EAST ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 0.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, ON WATER STREET, GREENBAY ADDITION; THENCE BEARING NORTH 88°53'19" EAST ALONG THE NORTH LINE OF SAID LOT 8 FOR A DISTANCE OF 125.10 FEET TO A POINT 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 8, BEING THE NORTHWEST CORNER OF TRACT NO. 11 AS DESCRIBED IN CONDEMNATION CASE NO. A-76055 FOR HIGHWAY IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 16°00'21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT NO. 11 IN SAID CONDEMNATION CASE, FOR A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING; CONTAINING 2.795 ACRES, MORE OR LESS.

PORTIONS OF PUBLIC EASEMENTS AND STREET RIGHT-OF-WAY (SHOWN AS SHADED) LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED. OTHER PORTIONS ARE HEREBY REPLATTED, AS SHOWN.



ERNEST CANTU JR., P.S. NO. 1407  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM KELLOGG AVENUE IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 1	
LOT 1	1295.3

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, BLOCK, AND A STREET, THE SAME TO BE KNOWN AS BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: BG REAL ESTATE, INC.  
*Darin Greseth*  
DARIN GRESETH, CEO AND PRESIDENT

OWNER: BG PRODUCTS, INC.  
*Darin Greseth*  
DARIN GRESETH, CEO AND PRESIDENT

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION  
JEFF LONGWELL, MAYOR

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>TH</sup> DAY OF September, 2017, BY DARIN GRESETH, CEO AND PRESIDENT OF BG REAL ESTATE, INC.

*Jodi Baird*  
JODI BAIRD, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 3/3/2018

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>TH</sup> DAY OF September, 2017, BY DARIN GRESETH, CEO AND PRESIDENT OF BG PRODUCTS, INC.

*Jodi Baird*  
JODI BAIRD, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 3/3/2018

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

\_\_\_\_\_, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES \_\_\_\_\_

WE, COMMERCE BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

*Mark Utech*  
MARK UTECH, PRESIDENT

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11<sup>TH</sup> DAY OF September, 2017, BY MARK UTECH, PRESIDENT OF COMMERCE BANK.

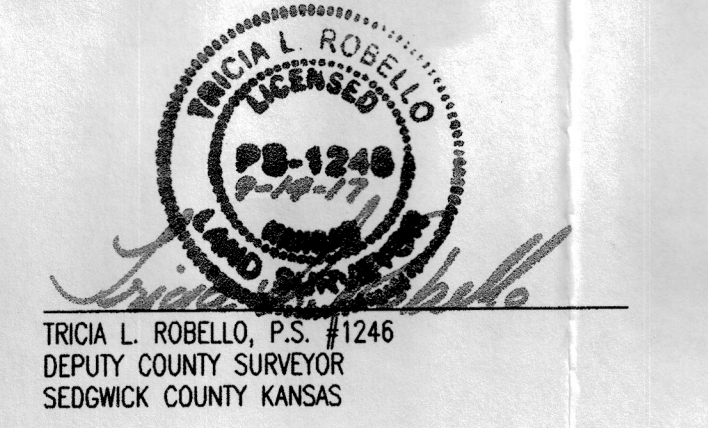
*Jodi Baird*  
JODI BAIRD, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 3/3/2018

THIS PLAT OF BG PRODUCTS ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

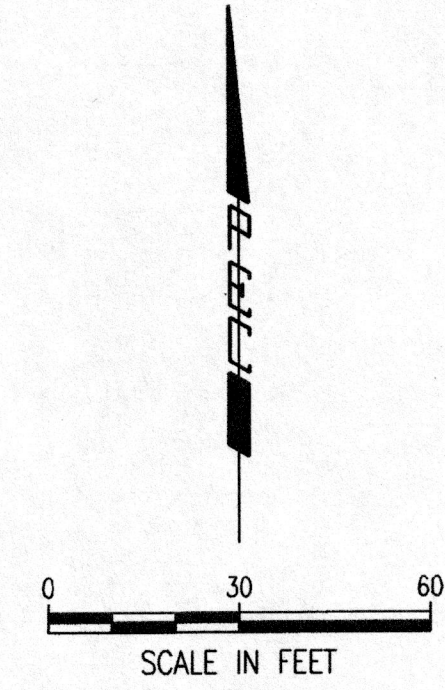
\_\_\_\_\_, CHAIRMAN  
JOSEPH A. JOHNSON

\_\_\_\_\_, SECRETARY  
DALE MILLER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 14<sup>TH</sup> DAY OF September, 2017.



TRICIA L. ROBELLO, P.S. #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS



### LEGEND

- SET 1/2" REBAR W/PEC CAP
- FOUND SURVEY MONUMENT AS NOTED ON DRAWING
- M MEASURED
- R CITY OF WICHITA RE-SURVEY
- P PLATTED MEASUREMENT
- D DESCRIBED IN DEED

### BENCH MARK LIST BM#201

- BM #201- CHISELED SQUARE ON TOP OF CURB IN CENTER OF CURB RETURN ON SOUTH SIDE OF A CONCRETE DRIVE ENTRANCE, 20' EAST OF E OF WATER STREET AND 45' SOUTH OF SOUTH WALL OF KELLOGG AVENUE. ELEV.= 1298.03 NAVD88
- BM #202- CHISELED SQUARE ON TOP OF CURB IN CENTER OF CURB RETURN, AT SOUTH END CORNER OF ORME STREET AND WATER STREET, AT TOP OF SOUTHEAST CORNER OF RAMP. ELEV.= 1298.32 NAVD88
- BM #203- CHISELED SQUARE ON WEST EDGE OF CONCRETE CURB AT NORTH END OF CURB, 1' SOUTHEAST OF CHAIN LINK FENCE CORNER POST AT SOUTHEAST CORNER OF WICHITA STREET AND ORME STREET. ELEV.= 1298.08 NAVD88
- BM #204- CHISELED SQUARE AT NORTHEAST CORNER OF EAST END OF SOUTH RETAINING WALL FOR LOADING DOCK ON WEST SIDE OF INTERSECTION OF WICHITA STREET AND ORME STREET. ELEV.= 1298.43 NAVD88
- BM #205- CHISELED SQUARE ON TOP OF EAST CURB OF WICHITA STREET, UNDER EASTBOUND KELLOGG, AT SOUTH END OF DRIVE ENTRANCE TO PARKING LOT. ELEV.= 1293.96 NAVD88
- BM #206- CHISELED SQUARE ON TOP OF CURB, 4' EAST OF EAST EDGE OF SIDEWALK ON EAST SIDE OF WICHITA STREET AND 170' NORTH OF SOUTH BUILDING WALL OF MAIN BRICK BUILDING NORTH OF ORME STREET. ELEV.= 1295.10 NAVD88
- BM #207- CENTER OF TOP OF FIRST STEP OF CONCRETE STEPS LEADING UP TO 2ND ENTRANCE NORTH OF ORME STREET ON WEST SIDE OF BRICK BUILDING, ON EAST SIDE OF WICHITA STREET, NEAR BIG ELM TREE. ELEV.= 1295.35 NAVD88

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, MAYOR  
JEFF LONGWELL

\_\_\_\_\_, CITY CLERK  
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, COUNTY CLERK  
KELLY ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_, REGISTER OF DEEDS  
TONYA BUCKINGHAM

\_\_\_\_\_, DEPUTY  
JUDY J. PAGET

