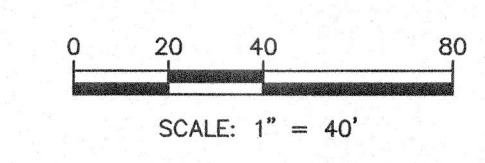
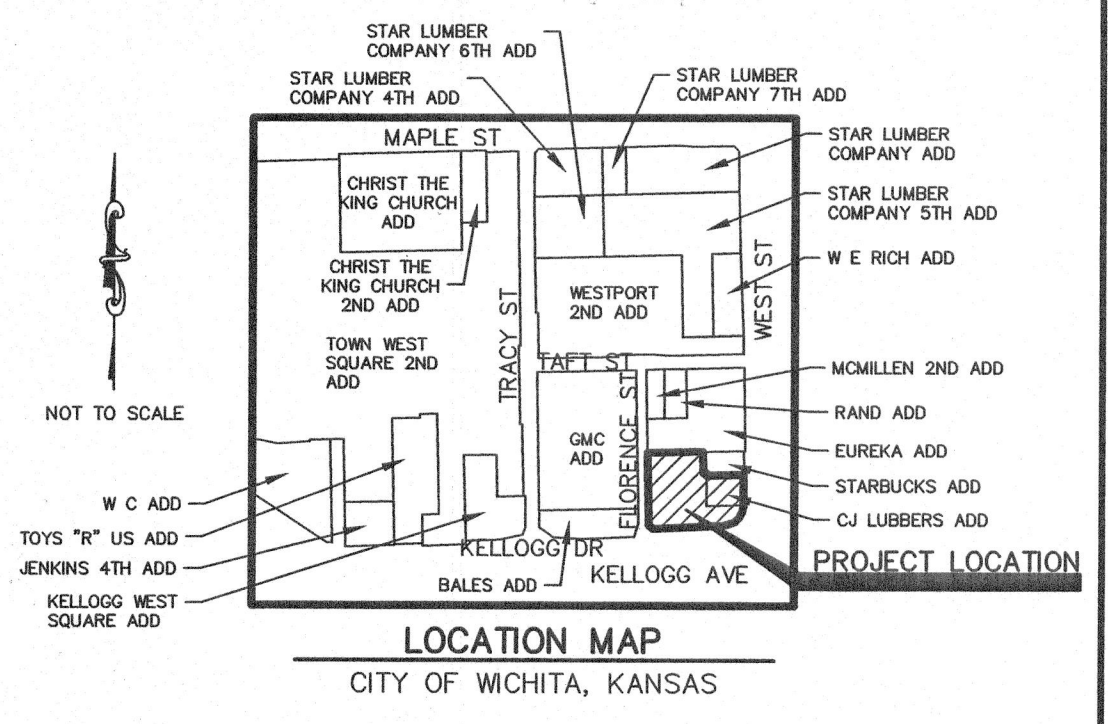
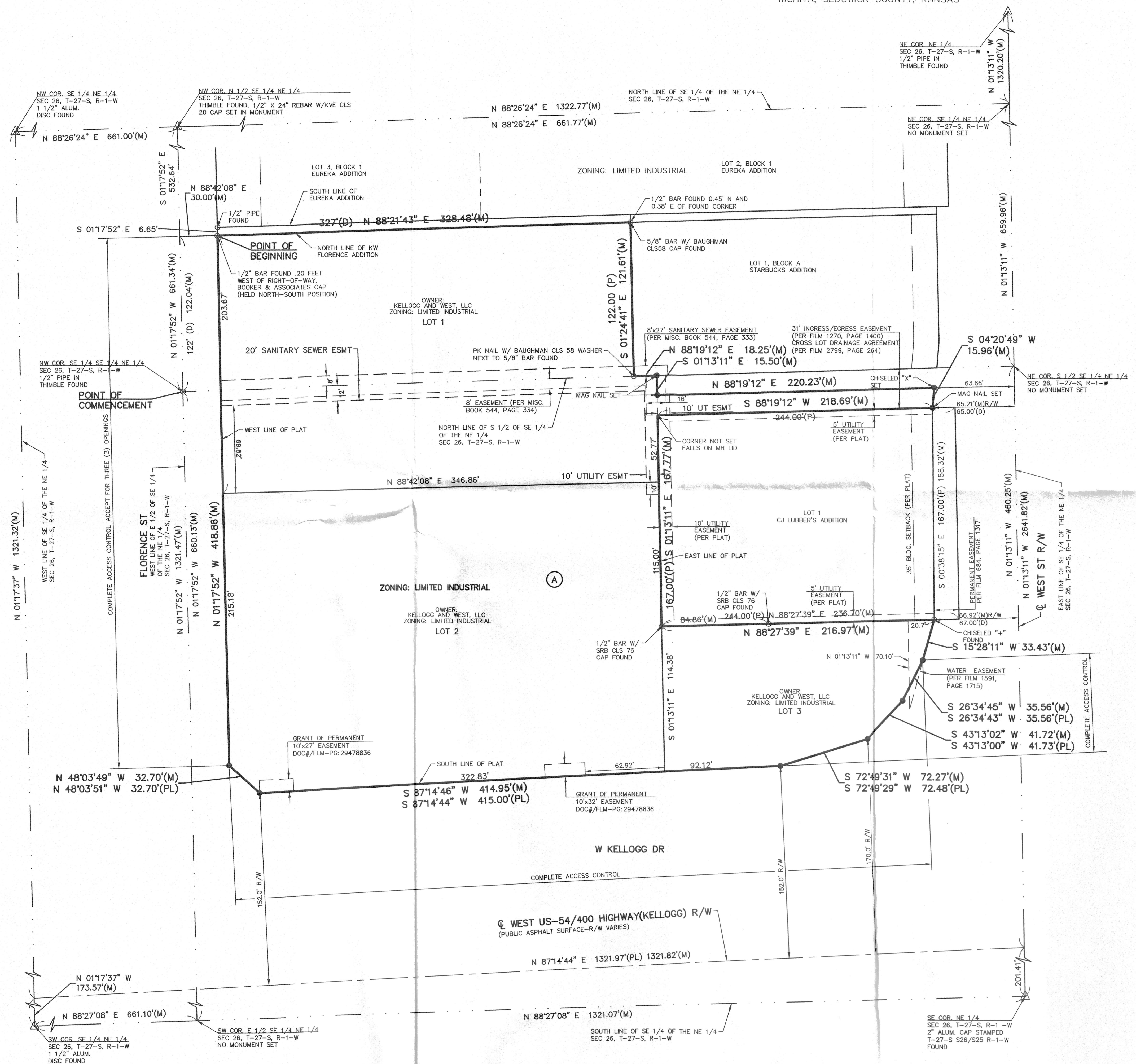


FINAL PLAT OF
KW FLORENCE ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS
 A PORTION OF NE 1/4 SEC. 26, TOWNSHIP 27 SOUTH, RANGE 1 WEST
 WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- △ SECTION CORNER FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
 - MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
 - 1/2" X 24" REBAR W/KVE CLS 20 CAP SET, UNLESS OTHERWISE NOTED
 - (P) PLATTED
 - (PL) BEARING & DISTANCE PER KDOT PLAN 235-87 KA-0161-04
 - (M) MEASURED BEARINGS & DISTANCE
 - (D) DESCRIBED (PER DOC.#/FLM-PG: 29706672)
 - LINE NOT DRAWN TO SCALE



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID QUARTER, N 01°17'52" W 122.04 FEET; THENCE N 88°42'08" E 30.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF FLORENCE STREET AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED RECORDED AS DOC.#/FLM-PG: 29706672 AND THE POINT OF BEGINNING; THENCE ON THE NORTH LINE OF SAID TRACT OF LAND, N 88°21'43" E 328.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK A OF STARBUCK'S ADDITION; THENCE ON THE WEST LINE OF SAID LOT 1, S 01°24'41" E 121.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON THE SOUTH LINE OF SAID LOT 1, N 88°19'12" E 18.25 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 1 OF CJ LUBBER'S ADDITION; THENCE ON SAID WEST LINE AND ITS NORTHERLY PROLONGATION, S 01°13'11" E 15.50 FEET; THENCE PARALLEL WITH SAID SOUTH LINE OF LOT 1 IN BLOCK A OF STARBUCK'S ADDITION, N 88°19'12" E 220.23 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE, S 04°20'49" W 15.96 FEET TO THE NORTH LINE OF SAID LOT 1 OF CJ LUBBER'S ADDITION; THENCE ON SAID NORTH LINE OF SAID LOT 1 OF CJ LUBBER'S ADDITION, S 88°19'12" W 218.69 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ON SAID WEST LINE OF SAID LOT 1, S 01°13'11" E 167.77 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ON SAID SOUTH LINE OF SAID LOT 1, N 88°27'39" E 216.97 FEET TO SAID WEST RIGHT-OF-WAY LINE OF WEST STREET AND NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 54 (WEST KELLOGG AVENUE); THENCE ON SAID NORTH RIGHT-OF-WAY LINE, S 15°28'11" W 33.43 FEET; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, S 26°34'45" W 35.56 FEET; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, S 43°13'02" W 41.72 FEET; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, S 72°49'31" W 72.27 FEET; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, S 87°14'46" W 414.95 FEET; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, N 48°03'49" W 32.70 FEET TO SAID EAST RIGHT-OF-WAY LINE OF FLORENCE STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE, N 01°17'52" W 418.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS: 173,854 SQUARE FEET OR 3.99 ACRES OF LAND, MORE OR LESS.

I, JASON R. LOADER (PS), BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: JULY 28, 2017



NOTE:
 THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE KW FLORENCE COMMERCIAL COMMUNITY UNIT PLAN (DP-334).

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 01°13'11" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 1 WEST.

FINAL TRACING REC'D 2-14-18

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

FINAL PLAT OF
KW FLORENCE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
A PORTION OF NE 1/4 SEC. 26, TOWNSHIP 27 SOUTH, RANGE 1 WEST
WICHITA, SEDGWICK COUNTY, KANSAS

OWNER'S CERTIFICATE

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 AND A BLOCK TO BE KNOWN AS "KW FLORENCE ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

NO SIGNS, LIGHT POLES, 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 UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE DRAINAGE, UTILITY AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, UTILITY AND SANITARY SEWER LINES.

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

ACCESS CONTROLS PER CITY OF WICHITA ACCESS MANAGEMENT STANDARDS AND THE APPROVAL OF THE CITY TRAFFIC ENGINEER.

KELLOGG AND WEST, LLC
A KANSAS LIMITED LIABILITY COMPANY

_____, MANAGING MEMBER
CHRISTIAN ABLAH

KELLOGG & WEST, LLC
A KANSAS LIMITED LIABILITY COMPANY

_____, MANAGING MEMBER
CHRISTIAN ABLAH

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2018, BY CHRISTIAN ABLAH, MANAGING MEMBER OF KELLOGG AND WEST, LLC, A KANSAS LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

MY APP'T. EXP. _____

MORTGAGE CERTIFICATE

WE THE UNDERSIGNED HOLDERS OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF "KW FLORENCE ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

EMPRISE BANK

(TITLE)

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2018, BY _____ OF EMPRISE BANK, ON BEHALF OF THE BANK.

NOTARY PUBLIC

MY APP'T. EXP. _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS PLAT OF "KW FLORENCE ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, SEDGWICK COUNTY, KANSAS. DATED THIS ____ DAY OF _____, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHAIRMAN
JOSEPH A. JOHNSON

ATTEST: _____
DALE MILLER
SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS ____ DAY OF _____, 2018.

MAYOR
JEFF LONGWELL

ATTEST: _____
KAREN SUBLETT
CITY CLERK

DEPUTY COUNTY SURVEYOR CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 2018.

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

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 2018.

COUNTY CLERK
KELLY B. ARNOLD

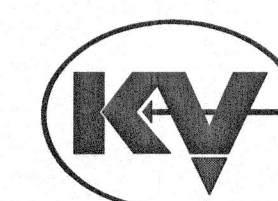
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT O'CLOCK __M., ON THE ____ DAY OF _____, 2018.

REGISTER OF DEEDS
TONYA BUCKINGHAM

DEPUTY
JUDY J. PAGET



KAW VALLEY ENGINEERING, INC.

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com