

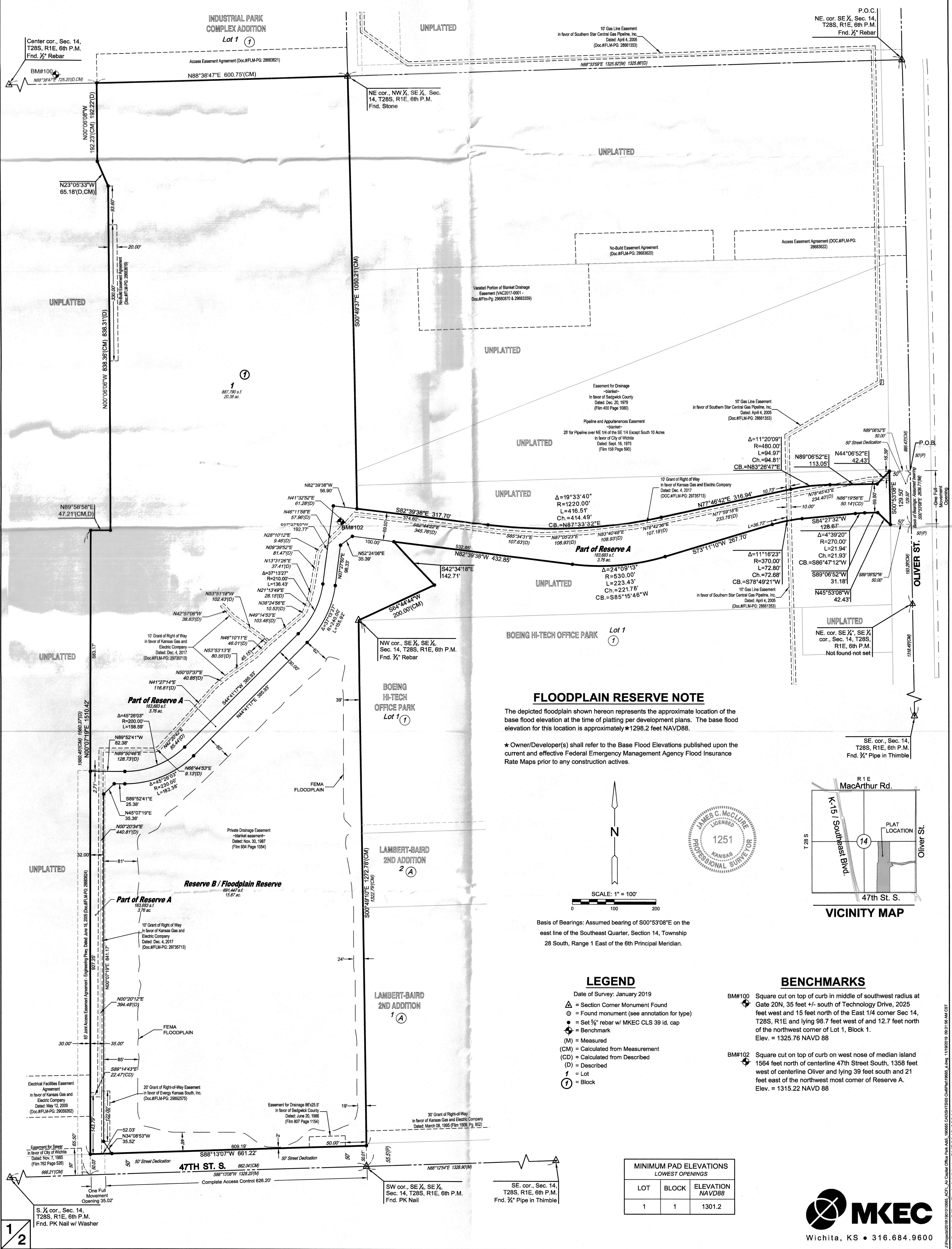
CITY HALL - ENGINEERING  
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# FINAL PLAT

## AIR CAPITAL OFFICE PARK ADDITION

### AN ADDITION TO SEDGWICK COUNTY, KANSAS

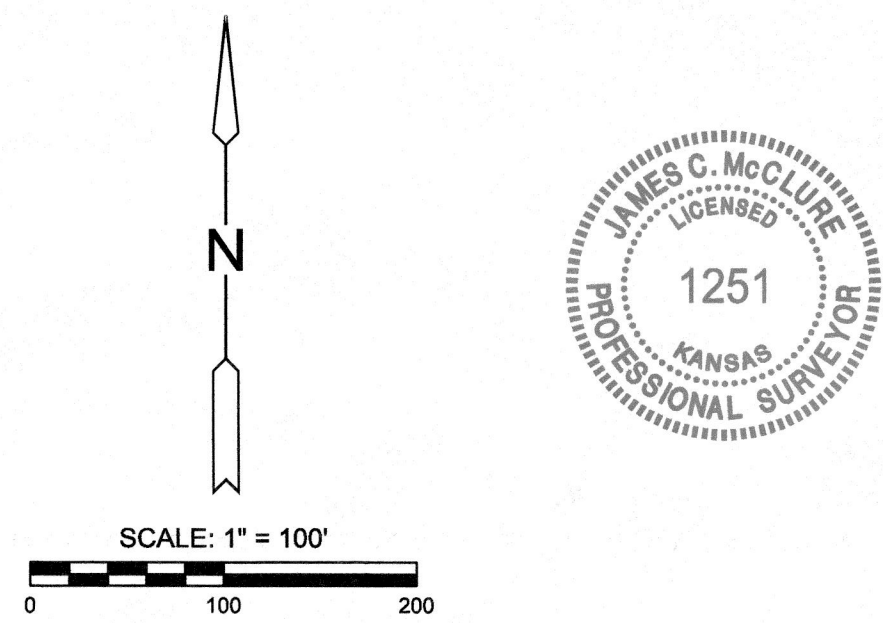
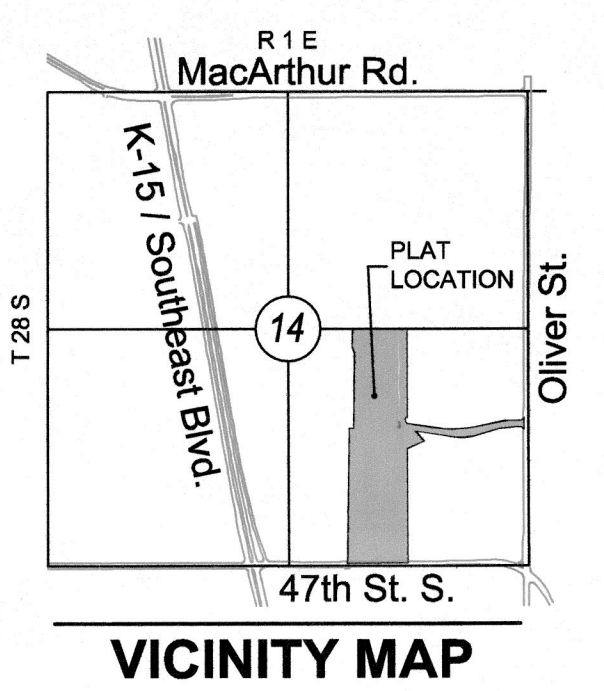
Air Capital Office Park Addition - SUB2019-00044



#### FLOODPLAIN RESERVE NOTE

The depicted floodplain shown hereon represents the approximate location of the base flood elevation at the time of platting per development plans. The base flood elevation for this location is approximately  $\pm 1298.2$  feet NAVD88.

\* Owner/Developer(s) shall refer to the Base Flood Elevations published upon the current and effective Federal Emergency Management Agency Flood Insurance Rate Maps prior to any construction activities.



#### LEGEND

- Date of Survey: January 2019
- ⊠ = Section Corner Monument Found
  - ⊙ = Found monument (see annotation for type)
  - ⊙ = Set 3/8" rebar w/ MKEC CLS 39 id. cap
  - ⊙ = Benchmark
  - (M) = Measured
  - (CM) = Calculated from Measurement
  - (CD) = Calculated from Described
  - (D) = Described
  - ① = Lot
  - ① = Block

#### BENCHMARKS

- BM#100 Square cut on top of curb in middle of southwest radius at Gate 20N, 35 feet +/- south of Technology Drive, 2025 feet west and 15 feet north of the East 1/4 corner Sec 14, T28S, R1E and lying 98.7 feet west of and 12.7 feet north of the northwest corner of Lot 1, Block 1.  
Elev. = 1325.76 NAVD 88
- BM#102 Square cut on top of curb on west nose of median island 1564 feet north of centerline 47th Street South, 1358 feet west of centerline Oliver and lying 39 feet south and 21 feet east of the northwest most corner of Reserve A.  
Elev. = 1315.22 NAVD 88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT	BLOCK	ELEVATION NAVD88
1	1	1301.2



# FINAL PLAT

## AIR CAPITAL OFFICE PARK 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 OFFICE PARK ADDITION" an addition to Sedgwick County, Kansas, into a Lot, a Block, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of the Southeast Quarter of Section 14, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast Quarter; thence along the east line of said Southeast Quarter on an assumed bearing of S00°53'08"E, 995.43 feet to the POINT OF BEGINNING; thence continuing along said east line, S00°53'08"E, 129.50 feet; thence S89°06'52"W, 50.00 feet; thence N45°53'08"W, 42.43 feet; thence S89°06'53"W, 31.16 feet to a point on a curve to the left, said curve having a radius of 270.00 feet, a central angle of 04°39'21", a chord bearing of S86°47'12"W, and a chord distance of 21.93 feet; thence along said curve to the left, 21.94 feet; thence S84°27'32"W, 128.67 feet to a point on a curve to the left, said curve having a radius of 370.00 feet, a central angle of 11°16'23", a chord bearing of S78°49'21"W, and a chord distance of 72.68 feet; thence along said curve to the left, 72.80 feet; thence S73°11'10"W, 267.70 feet to a point on a curve to the right, said curve having a radius of 530.00 feet, a central angle of 24°09'13", a chord bearing of S85°15'46"W, and a chord distance of 221.78 feet; thence along said curve to the right, 223.43 feet; thence N82°39'38"W, 432.85 feet; thence S42°34'18"E, 142.71 feet; thence S64°44'44"W, 200.00 feet to the northwest corner of Lot 1, Block 1, Boeing Hi-Tech Office Park, Sedgwick County, Kansas, being common to the Northwest Corner of the Southeast Quarter of said Southeast Quarter of said Section 14; thence along the west line of said Southeast Quarter of said Southeast Quarter and along the extended west line of said Lot 1, Block 1, and also the extended west line of Lambert-Baird 2<sup>nd</sup> Addition, Sedgwick County, Kansas, S00°49'10"E, 1322.79 feet to the Southwest Corner of said Southeast Quarter of said Southeast Quarter; thence along the south line of said Southeast Quarter, S88°13'08"W, 662.04 feet to the southeast corner of a tract of land described in Limited Warranty Deed recorded on Doc.#Fim-Pg: 29498971; thence along the east line of said tract of land for the next five courses, N00°07'19"E, 1560.45 feet; thence N89°58'58"E, 47.21 feet; thence N00°06'06"W, 838.36 feet; thence N23°05'33"W, 65.18 feet; thence N00°06'08"W, 192.23 feet to a point on the north line of said Southeast Quarter, being common to a point on the south line of Industrial Park Complex Addition, to Sedgwick County, Kansas; thence along said north and south lines, N89°38'47"E, 600.75 feet to the northeast corner of the Northwest Quarter of said Southeast Quarter; thence along the east line of said Northwest Quarter of said Southeast Quarter, S00°49'37"E, 1050.21 feet; thence S82°39'38"E, 317.70 feet to a point on a curve to the left, said curve having a radius of 1220.00 feet, a central angle of 19°33'40", a chord bearing of N87°33'32"E, and a chord distance of 414.49 feet; thence along said curve to the left, 416.51 feet; thence N77°46'42"E, 316.94 feet to a point on a curve to the right, said curve having a radius of 480.00 feet, a central angle of 11°20'09", a chord bearing of N83°26'47"E, and a chord distance of 94.81 feet; thence along said curve to the right, 94.97 feet; thence N89°06'52"E, 113.05 feet; thence N44°06'52"E, 42.43 feet; thence N89°06'52"E, 50.00 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 1,782,480 square feet or 40.92 acres of land, more or less.

All streets, alleys, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, 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 \_\_\_\_\_, 2019.

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



#### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss: -

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

#### OWNER'S CERTIFICATE

Know all men by these presents that I 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 a Lot, a Block, Reserves, and Streets, the same to be known as "AIR CAPITAL OFFICE PARK ADDITION" an addition to Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from Oliver Street over and across the east line of "AIR CAPITAL OFFICE PARK ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be permitted as indicated hereon, and all abutters rights of access to or from 47th St. S. over and across the south line of "AIR CAPITAL OFFICE PARK ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be permitted as indicated hereon.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, if any, are hereby granted to the public. No signs, light poles, private drainage systems, masonry fences, 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, 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 1 is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon (page 1 of 2).

The floodplain, as indicated, shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said floodplain, nor shall any fill, change of grade, creation of a channel or any work on be carried out without the permission of the Engineer of the appropriate governing body.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

All reserves are platted for utilities confined to easement (platted or otherwise separate instrument), drainage, landscaping, irrigation, open space, berming, private walkways, and monuments (monuments and berming are not allowed within platted floodplain). Reserve A is also platted for access and emergency access. Reserve B is also platted for a private park, recreation and amenities, walls, a pond and a fountain, and a portion of Reserve B is platted for a floodplain. Outside the FEMA floodplain as depicted or modified, structures are permitted within Reserve B. The reserves shall be owned and maintained by the developer and/or an owner association, and are reserved for the stated uses.

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 \_\_\_\_\_, 2019, 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 OFFICE PARK ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By: \_\_\_\_\_  
Charles A. Warren, Chair

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
David T. Dennis, Chairman,  
Third District,  
Sedgwick County Board of Commissioners

Attest:

\_\_\_\_\_  
Kelly B. Arnold, County Clerk

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
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 \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_M, and is duly recorded.

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

Attest:

\_\_\_\_\_  
Kenly Zehring, Deputy