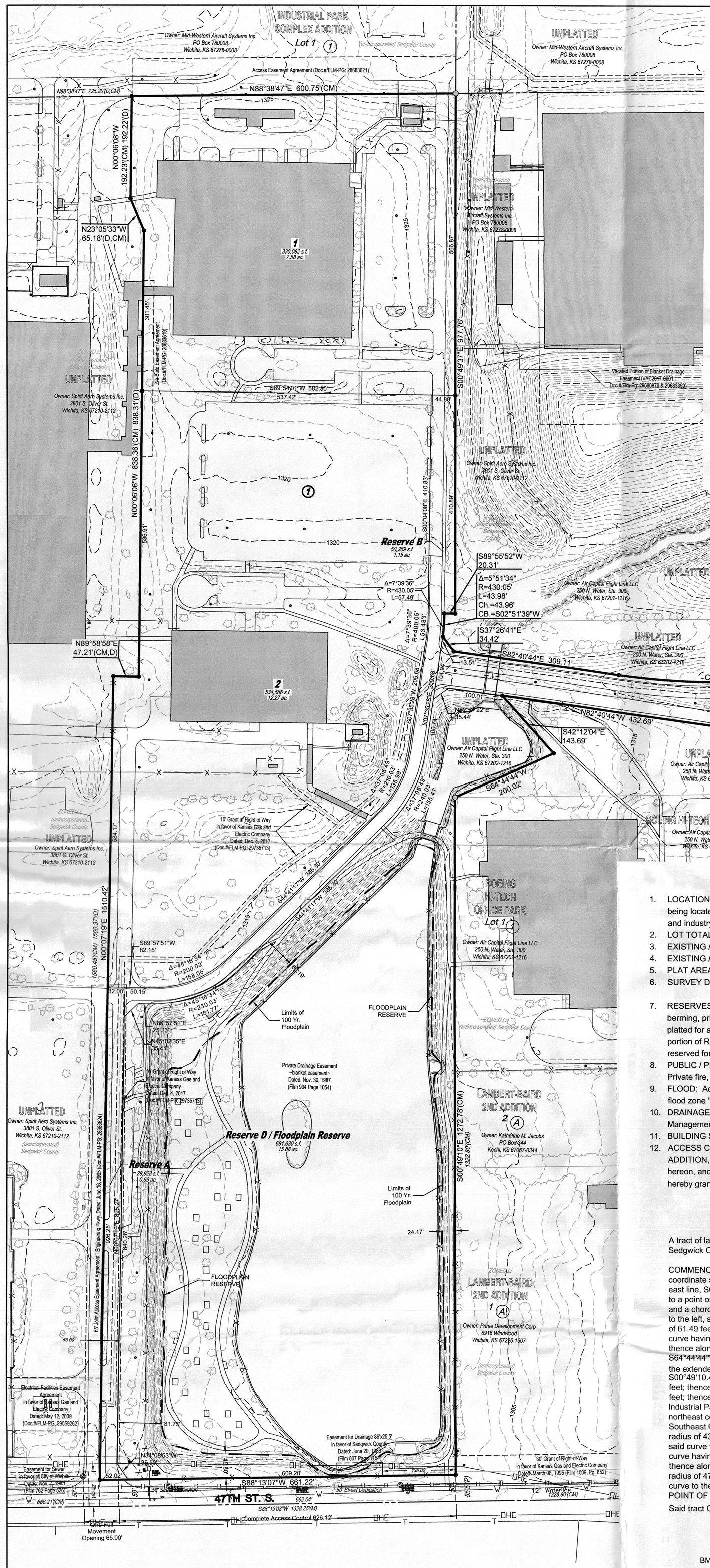

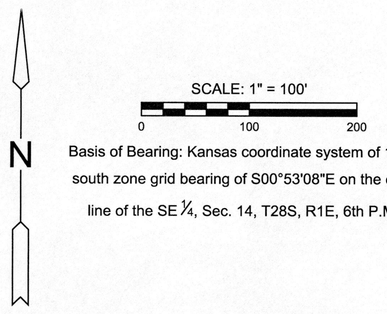

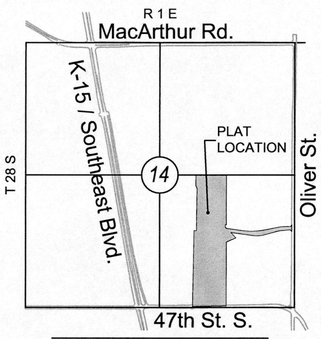

VICINITY MAP

LEGEND

- 6IN - Tree
- Edge Of Trees
- 3IN - Deciduous Tree
- SN - Sign
- EB - Electric Box
- TR - Telephone Riser
- GM - Gas Meter
- TV - Cable TV Riser
- FO - Fiber Optics Sign
- PP - Power Pole and Deadman
- Light Pole
- Gate
- Post/Bollard
- Electric Transformer
- PP - Power Pole with Light
- E - Electric Manhole
- Traffic Signal Manhole
- TS - Traffic Signal Light Pole
- Gas Meter
- GV - Gas Valve
- SS - Sanitary Sewer Manhole
- S - Storm Water Manhole
- Grate Inlet
- Fire Hydrant
- WV - Water Valve
- WM - Water Meter
- WL - Water Well
- MW - Monitoring Well
- Water Spigot
- BO - Blow Off Assembly
- IC - Irrigation Control Valve
- Existing Structure
- Easement
- Fence
- Storm Sewer Pipe
- FP - Fire Protection Water Line
- W - Water Line
- Sanitary Sewer Line
- IW - Industrial Waste Line
- G - Gas Line
- OHE - Overhead Electric
- Section corner monument found
- Found Monument (see annotation for type)
- Set ⅝" rebar w/ MKEC CLS 39 id. cap
- (M) - Measured
- (CM) - Calculated from measured
- (D) - Described
- (CD) - Calculated from described
- *1* - Lot
- (1) - Block

NOTES

1. LOCATION: Located in Section 14, Township 28 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas within the three-mile ring. Also being located west of Oliver Street, north of 47th Street South, and east of Southeast Boulevard / Highway K-15 in an area of aircraft manufacturing and industry.
2. LOT TOTAL - 2
3. EXISTING / PROPOSED USES: Aircraft Manufacturing and Limited Industrial Uses.
4. EXISTING / PROPOSED ZONING: "LI" - Limited Industrial and CU-187.
5. PLAT AREA: Gross / Net = 323.14 acres / 321.46 acres (less a part of Oliver Street right-of-way)
6. SURVEY DATE: Boundary Survey - January 2019 (by MKEC)
   Topographic Survey - January 2013 (by PEC) and 2008 LIDAR derived contours
7. RESERVES: As defined on the final plat. All reserves are platted for utilities confined to easements, drainage, landscaping, irrigation, open space, berming, private walkways, and monuments (monuments and berming are not allowed within platted floodway). Reserves A, B, and C is also platted for access, and emergency access. Reserve D is also platted for a private parks, recreation and amenities, walls, pond and fountain, and a portion of Reserve D platted for a floodway. The reserves shall be owned and maintained by the developer and/or an owner association, and are reserved for the stated uses.
8. PUBLIC / PRIVATE UTILITIES: The addition has access to public water and sewer via a private easement agreement across private property. Private fire, gas, electric, communication, industrial sewer, and other facilities not shown for security reasons.
9. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0506G, effective date December 22nd, 2016; portions of this property lies within flood zone "X", *"Areas determined to be outside the 0.2% annual chance floodplain"*, and also flood zone Floodplain "AE", *"With BFE or Depth"*.
10. DRAINAGE: A drainage report shall accompany this plat and will be submitted to the Public Works & Utilities Department - Stormwater Management Division. Cross lot drainage is provided and shall be provided by private agreements.
11. BUILDING SETBACKS: As per zoning regulations.
12. ACCESS CONTROLS: 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.

LEGAL DESCRIPTION

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 a Kansas coordinate system of 1983 south zone bearing of S00°53'08"E, 995.00 feet to the POINT OF BEGINNING; thence continuing along said east line, S00°53'08"E, 128.97 feet; thence S89°06'52"W, 50.00 feet; thence N45°55'59"W, 42.40 feet; thence S89°01'11"W, 26.60 feet to a point on a curve to the left, said curve having a radius of 270.03 feet, a central angle of 04°42'03", a chord bearing of S86°40'09"W, and a chord distance of 22.15 feet; thence along said curve to the left, 22.15 feet; thence S84°19'08"W, 136.74 feet to a point on a curve to the left, said curve having a radius of 320.04 feet, a central angle of 11°01'33", a chord bearing of S78°48'21"W, and a chord distance of 61.49 feet; thence along said curve to the left, 61.59 feet; thence S73°17'35"W, 269.92 feet to a point on a curve to the right, said curve having a radius of 545.06 feet, a central angle of 24°01'41", a chord bearing of S85°18'26"W, and a chord distance of 226.91 feet; thence along said curve to the right, 228.58 feet; thence N82°40'44"W, 432.69 feet; thence S42°12'04"E, 143.69 feet; thence S64°44'44"W, 200.02 feet to the northwest corner of Lot 1, Block 1, Boeing Hi-Tech Office Park, Sedgwick County, Kansas; thence along the extended west line of said Lot 1, Block 1, and also the extended west line of Lambert-Baird 2nd Addition, Sedgwick County, Kansas, S00°49'10.4" E, 1322.80 feet to a point on the south line of said Southeast Quarter; thence along said south line, S88°13'08"W, 662.04 feet; thence 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 Industrial Park Complex Addition, to Sedgwick County, Kansas; thence along said north and south lines, N88°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, 977.76 feet; thence S89°55'52"W, 20.31 feet to a point on a curve to the right, said curve having a radius of 430.05 feet, a central angle of 05°51'34", a chord bearing of S02°51'39"W, and a chord distance of 43.96 feet; thence along said curve to the right, 43.98 feet; thence S37°26'41"E, 34.42 feet; thence S82°40'44" E, 309.11 feet to a point on a curve to the left, said curve having a radius of 1295.16 feet, a central angle of 19°41'33", a chord bearing of N87°28'30"E, and a chord distance of 442.95 feet; thence along said curve to the left, 445.14 feet; thence N77°37'44"E, 293.85 feet to a point on a curve to the right, said curve having a radius of 470.06 feet, a central angle of 11°23'27", a chord bearing of N83°19'27"E, and a chord distance of 93.30 feet; thence along said curve to the right, 93.45 feet; thence N89°01'11"E, 120.07 feet; thence N44°04'01"E, 42.40 feet; thence N89°06'52"E, 50.00 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 1,781,539 square feet or 40.90 acres of land, more or less.

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 northeast 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 57.5 feet north and 9.0 feet west of the southwest most corner of Reserve C.
Elev. = 1315.22 NAVD 88

Submitted: October 28th, 2019
Subdivision Hearing: November 14th

PRELIMINARY PLAT

Portions of the Se ¼ of Sec. 14, T28S, R1E, 6th P.M.

AIR CAPITAL OFFICE PARK ADDITION

OWNERS / DEVELOPERS: Air Capital Flight Line, LLC, Attn: Johnny Stevens 250 N. Water, Suite 300, Wichita, KS 67202 (316) 636-2100

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2019\1901010685_ACFL_Air Capital Office Park Add_\190685 CAD\SHTS\05 Civil\Plat\19685_pre.dwg 10/21/2019 03:28:33 PM CST
Preliminary Plat - Air Capital Office Park Addition