

ONE STEP FINAL PLAT

RIVERSIDE MULTI FAMILY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A.,
Sedgwick County) Surveyors in aforesaid county and state do hereby certify that we
have surveyed and platted "RIVERSIDE MULTI FAMILY ADDITION", Wichita,
Sedgwick County, Kansas and that the accompanying plat is a true
and correct exhibit of the property surveyed, described as follows:

That part of Government Lot 1, in the NW 1/4 of Sec 18, Twp. 27-S,
R-1-E of the 6th Principal Meridian, Sedgwick County, Kansas, lying
North of the extended North line of Beal Avenue, now 11th Street
and West of Amidon Avenue, as said avenues were platted in
Riverside Addition to Wichita; thence West along the North line of
Beal Ave, 35.00 feet to the Point of Beginning, thence continuing
along the North line of Beal Ave, S89°38'20"W, 840.67 feet; thence
N00°00'00"E, 124.97 feet; thence N46°00'13"E, 73.15 feet; thence
N58°24'34"E, 373.27 feet; thence N52°17'25"E, 372.56 feet; thence
S37°42'35"E, 81.99 feet; thence S89°20'35"W, 119.06 feet, to a
point 35.00 feet West of the centerline of Amidon Ave.; thence
parallel with and 35.00 feet West of the centerline of Amidon Ave.,
S00°39'44"E, 530.43 feet to the point of beginning.

Existing public easements, dedications, building
setbacks, and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

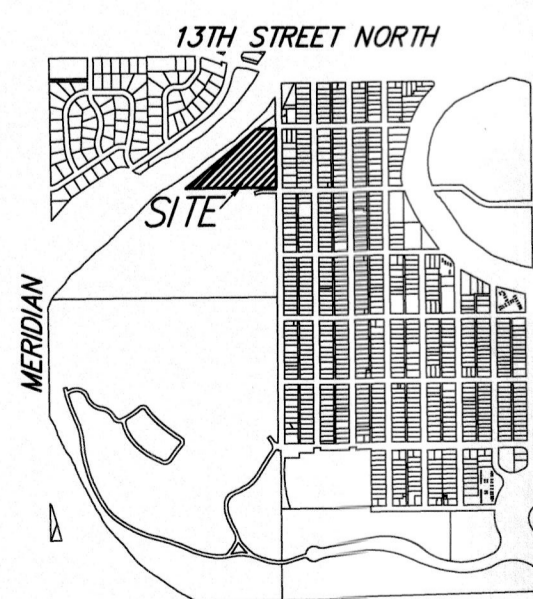
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, and a Block, to be known as "RIVERSIDE MULTI FAMILY
ADDITION", Wichita, Sedgwick County, Kansas.

Riverside 11, LLC,
a Kansas Limited Liability Company

_____, Member
Jerry Jones

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2019, by Jerry Jones, Member of
Riverside 11, LLC., a Kansas limited liability company, on behalf of the
limited liability company.

_____, Notary Public
My App't. Exp. _____



CENTRAL
VICINITY MAP
SEC. 18, T27S, R1E

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All
drainage easements, rights-of-way, and reserves shall remain at
established grades (unless modified with the approval of the City
Engineer) and shall be unobstructed to allow for the conveyance
of stormwater in accordance with the Stormwater Manual.

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "RIVERSIDE
MULTI FAMILY ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2019, by _____,
_____, of Chisholm Trail State Bank, on behalf of the bank.
(Title)

_____, Notary Public
My App't. Exp. _____

This plat of "RIVERSIDE MULTI FAMILY
ADDITION", Wichita, Sedgwick County, Kansas 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

_____, Chair
Cindy Miles

_____, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2019.

_____, Mayor, City of Wichita
Jeff Longwell

_____, City Clerk
Karen Sublett

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

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

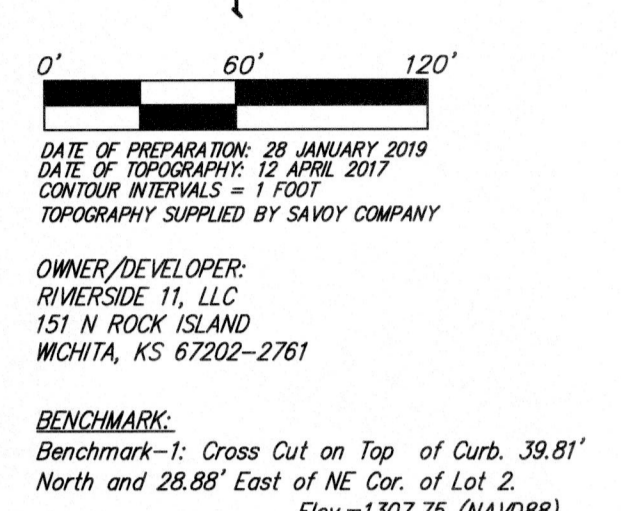
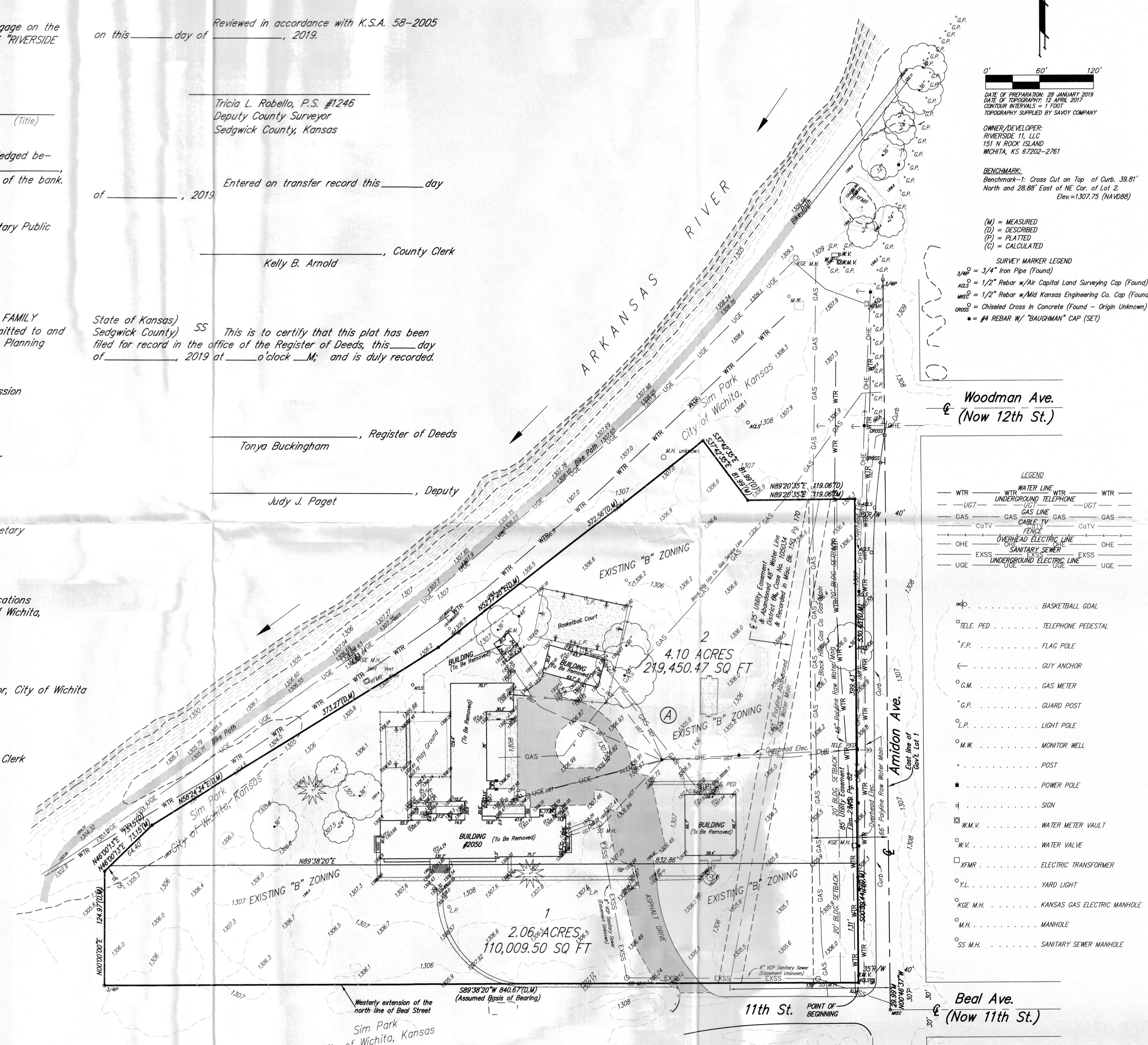
Entered on transfer record this _____ day
of _____, 2019.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2019 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget



DATE OF PREPARATION: 28 JANUARY 2019
DATE OF TOPOGRAPHY: 12 APRIL 2017
CONTOUR INTERVALS: 1 FOOT
TOPOGRAPHY SUPPLIED BY SHAW COMPANY

OWNER/DEVELOPER:
RIVERSIDE 11, LLC
151 N ROCK ISLAND
WICHITA, KS 67202-2761

BENCHMARK:
Benchmark-1: Cross Cut on Top of Curb, 39.81'
North and 28.88' East of NE Cor. of Lot 2.
Elev.=1307.75 (NAVD88)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED

SURVEY MARKER LEGEND
3/4" = 3/4" Iron Pipe (Found)
1/2" = 1/2" Rebar w/Air Capital Land Surveying Cap (Found)
1/2" = 1/2" Rebar w/Mid Kansas Engineering Co. Cap (Found)
CROSS = Chiseled Cross in Concrete (Found - Origin Unknown)
#4 = #4 REBAR W/ "BAUGHMAN" CAP (SET)

Woodman Ave.
(Now 12th St.)

Amidon Ave.
East line of Gov't Lot 1

Beal Ave.
(Now 11th St.)

11th St. POINT OF BEGINNING

Sim Park
City of Wichita, Kansas

4.10 ACRES
219,450.47 SQ FT

2.06 ACRES
110,009.50 SQ FT

EXISTING "B" ZONING

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