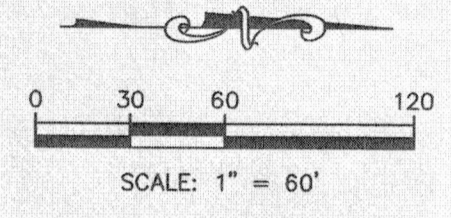
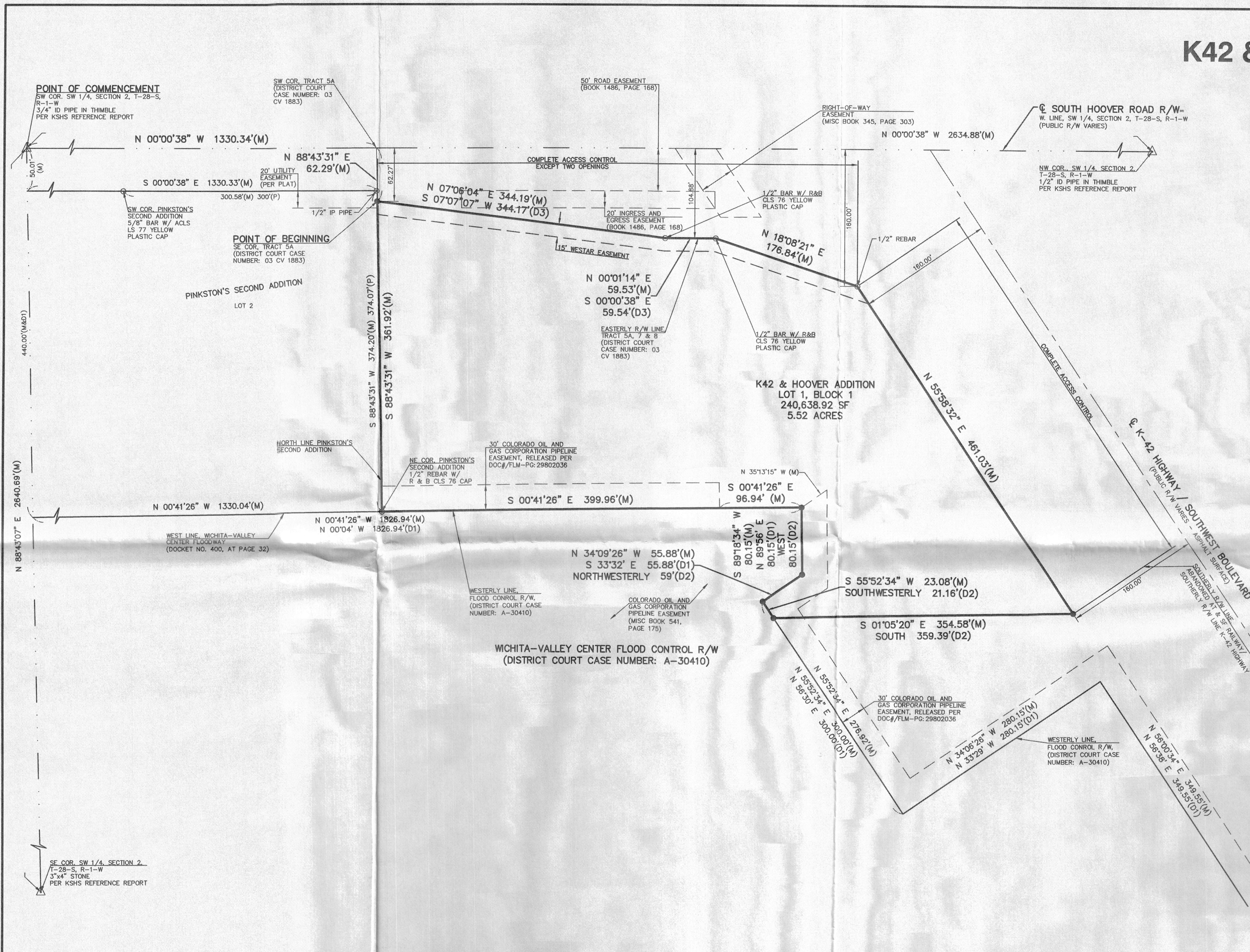


FINAL PLAT OF K42 & HOOVER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS
SW 1/4, SEC 2, T-28-S, R-1-W



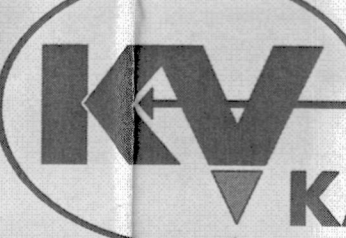
LEGEND

- △ SECTION CORNER FOUND
- MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- 1/2" X 24" REBAR W/KVE CLS 20 CAP SET
- (P) PLATTED
- (D1) DESCRIBED PER DISTRICT COURT CASE NUMBER: A-30410
- (D2) DESCRIBED PER TITLE REPORT DESCRIPTION
- (D3) DESCRIBED PER DOC#FLM-PG:29750964 & DISTRICT COURT CASE NUMBER: 03 CV 1883
- (M) MEASURED
- LINE NOT DRAWN TO SCALE

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

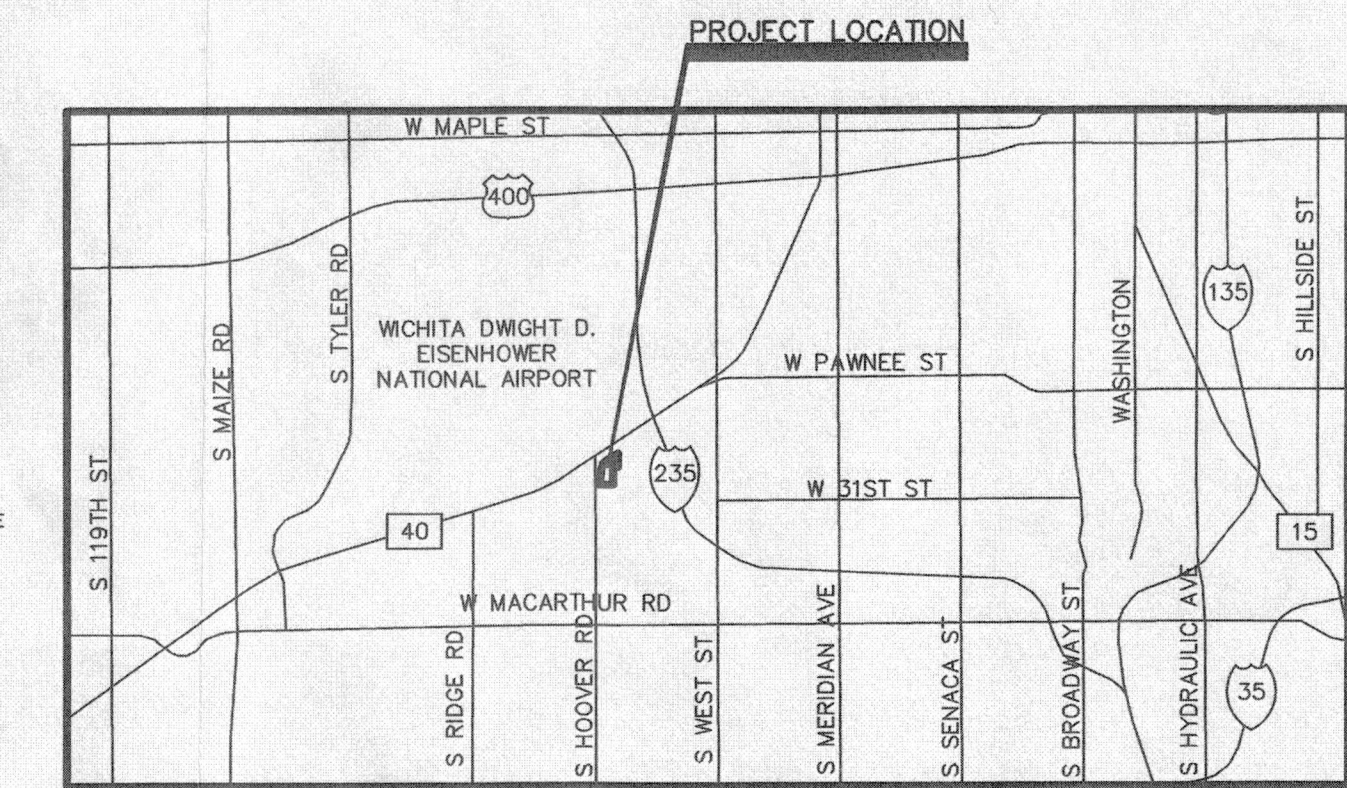
DATUM BENCHMARK:
DATUM IS CITY OF WICHITA DISK AT THE NORTHEAST CURB ISLAND OF HIGHWAY K-42 AND HOOVER ROAD. ELEV=1309.16

BENCHMARKS:
BM #60: CHISELED "SQUARE" IN THE SOUTHEAST CORNER OF THE TRAFFIC SIGNAL BASE AT THE SOUTHEAST QUADRANT OF HIGHWAY K-42 AND HOOVER ROAD. ELEV=1308.41

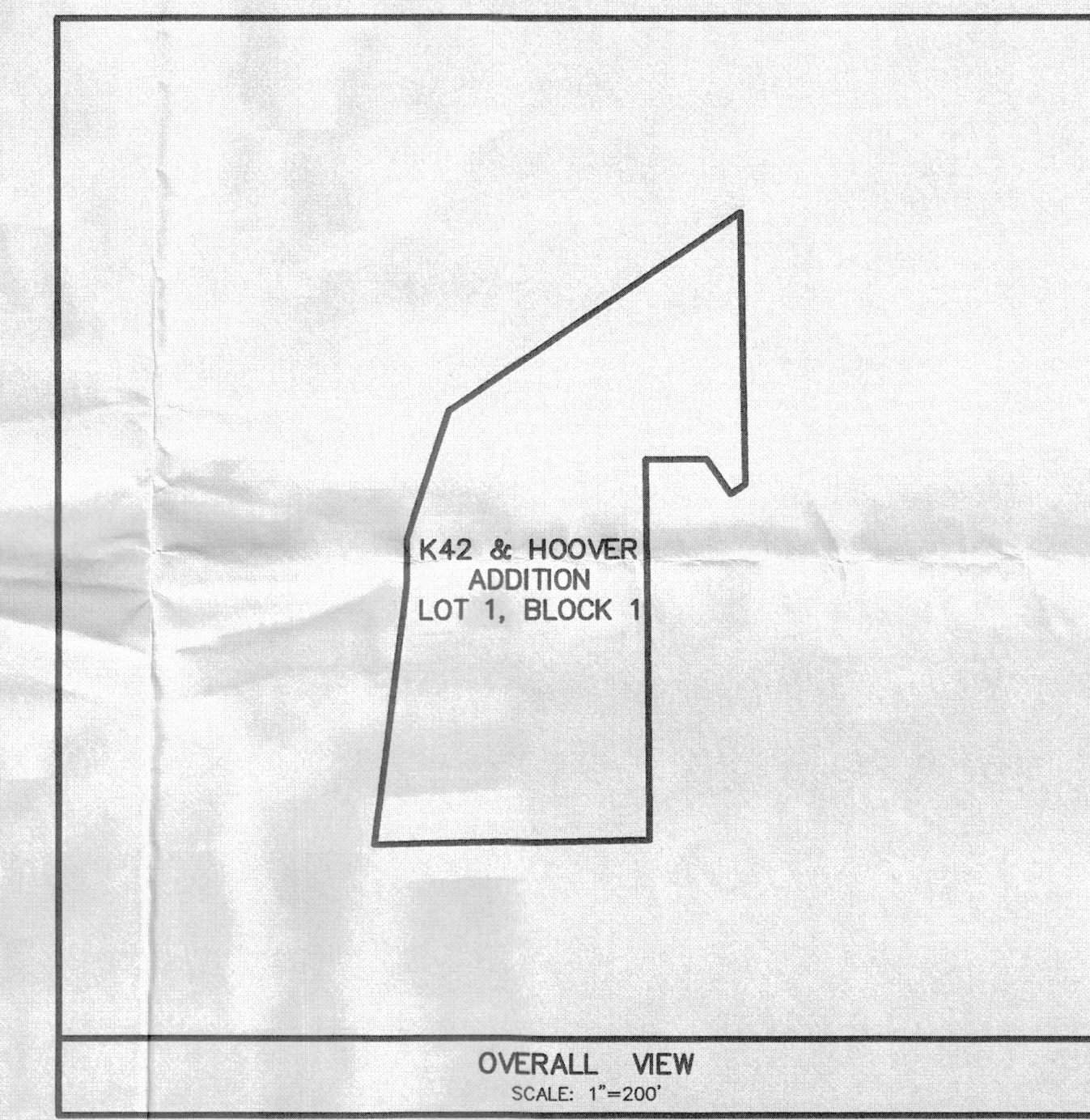
 KAW VALLEY ENGINEERING	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveng.com www.kveng.com	PROJECT NO. G18_0789
		DRAWN BY LKB
		CHECKED BY
		CFN 0789PLAT
PREPARED FOR: LARRY COOK PROPERTIES 1829 W. 13TH STREET WICHITA, KANSAS 67203		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18

FINAL PLAT OF
K42 & HOOVER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS
SW 1/4, SEC 2, T-28-S, R-1-W



LOCATION MAP
CITY OF WICHITA, KANSAS



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS A KANSAS STATE PLANE SOUTH ZONE GRID BEARING OF N 00°00'38" W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS.

SURVEY REFERENCE:

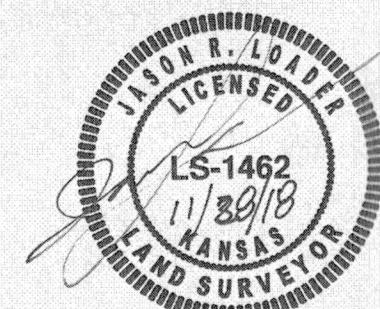
1. THE ITEMS SHOWN ON THE SURVEY AS (PER PLAT) REFER TO THE PINKSTON'S SECOND ADDITION PLAT RECORDED IN DOC NO. 220308

PLAT DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, N 00°00'38" W 1330.34 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF PINKSTON'S SECOND ADDITION, A SUBDIVISION IN SAID CITY OF WICHITA AND THE SOUTHWEST CORNER OF TRACT 5A DESCRIBED IN DISTRICT COURT CASE NUMBER '03 CV 1883'; THENCE ON SAID NORTH LINE AND ITS WESTERLY PROLONGATION AND THE SOUTH LINE OF SAID TRACT 5A, N 88°43'31" E 62.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5A AND THE EASTERLY RIGHT-OF-WAY OF SOUTH HOOVER ROAD AND THE POINT OF BEGINNING; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AS ESTABLISHED BY SAID TRACT 5A AND TRACTS 7 AND 8 IN SAID CASE NUMBER '03 CV 1883', N 07°06'04" E 344.19 FEET; THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, N 00°01'14" E 59.53 FEET; THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, N 18°08'21" E 176.84 FEET, THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED AT & SF RAILWAY AND THE SOUTH RIGHT-OF-WAY LINE OF K-42 HIGHWAY; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 55°58'32" E 461.03 FEET; THENCE S 01°05'20" E 354.58 FEET; TO THE WESTERLY LINE OF THE FLOOD CONTROL RIGHT-OF-WAY AS DESCRIBED IN DISTRICT COURT CASE NUMBER "A-30410"; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S 55°52'34" W 23.08 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, N 34°09'26" W 55.88 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 89°18'34" W 80.15 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 00°41'26" E 496.90 FEET TO THE NORTHEAST CORNER OF SAID PINKSTON'S SECOND ADDITION; THENCE ON SAID NORTH LINE OF PINKSTON'S SECOND ADDITION, S 88°43'31" W 361.92 FEET TO THE POINT OF BEGINNING. CONTAINS 5.52 ACRES MORE OR LESS.

END OF DESCRIPTION



JASON R. LOADER
KANSAS PS NO. 1462
loaderj@kveng.com

OWNER'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT AND BLOCK AND TO BE KNOWN AS "K42 & HOOVER ADDITION," WICHITA, SEDGWICK COUNTY, KANSAS.

NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

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

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

ACCESS MANAGEMENT SHALL BE SET BY KDOT, BUT IN NO CASE SHALL THE PLAT HAVE ACCESS MANAGEMENT STANDARDS BE LESS RESTRICTIVE THAN CITY OF WICHITA ACCESS MANAGEMENT STANDARDS. THE PERMITTED OPENING LOCATIONS SHALL BE AS DETERMINED BY BOTH THE KDOT METRO ENGINEER AND BY THE CITY OF WICHITA TRAFFIC ENGINEER.

D&P LAND, LLC

PRINTED NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20____, BY _____ (PRINTED NAME) _____ (TITLE) OF D&P LAND, LLC.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT OF "K42 & HOOVER 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 _____, 20____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
CINDY MILES

ATTEST: _____, SECRETARY
DALE MILLER

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS ____ DAY OF _____, 20____.

_____, MAYOR
JEFF LONGWELL

ATTEST: _____, CITY CLERK
KAREN SUBLETT

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____, A.M. ON ____ DAY OF _____, 20____.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
JUDY J. PAGET

DEPUTY COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 20____.

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

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20____.

_____, COUNTY CLERK
KELLY B. ARNOLD

<p>KAW VALLEY ENGINEERING</p>	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveng.com www.kveng.com	PROJECT NO. G18_0789
	DRAWN BY LKB	CHECKED BY
	CFN 0789PLAT	SHEET 2 OF 2
	PREPARED FOR: LARRY COOK PROPERTIES 1829 W. 13TH STREET WICHITA, KANSAS 67203	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18