

1-04-21

# PAWNEE SUBSTATION ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT OF PAWNEE SUBSTATION ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 31st DAY OF December 2020.

TRICIA L. ROBELLO, P.S. #1248  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

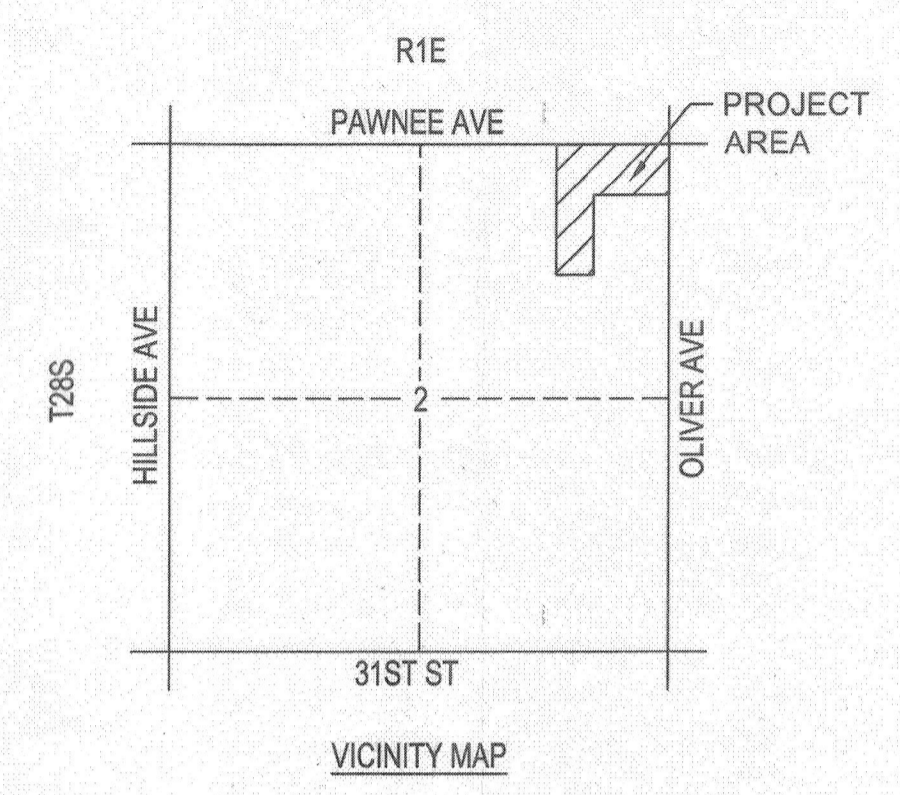
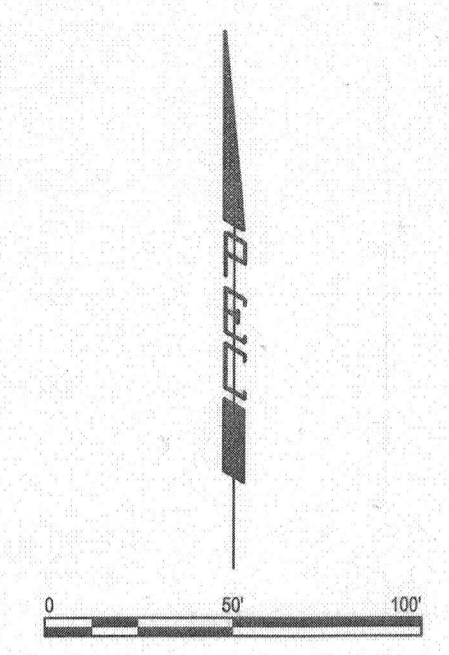
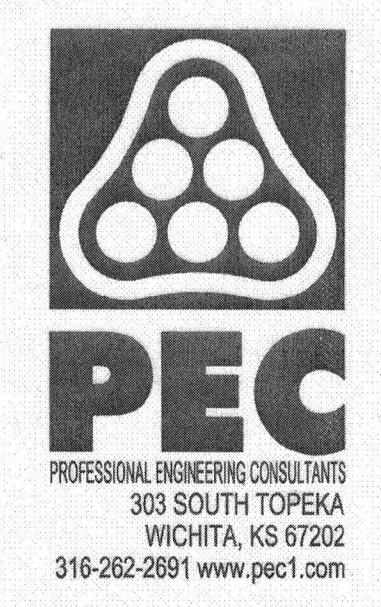
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
REGISTER OF DEEDS

\_\_\_\_\_  
DEPUTY



- PLAT LEGEND**
- FOUND EXISTING LOT CORNER AS NOTED
  - SET 1/2" REBAR WITH PEC CAP
  - SET CHISELED CROSS IN DRIVEWAY
  - U/E UTILITY EASEMENT
  - (M) MEASURED
  - (R) RECORD
  - (P) PLATTED

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

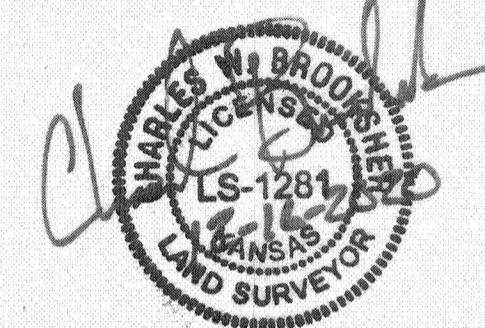
CERTIFICATE OF SURVEY: ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, PAWNEE SUBSTATION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND STREET AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:

TRACT 1: LOT 1; AND LOTS 2 AND 3, EXCEPT THAT PORTION OF SAID LOTS 2 AND 3 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N89°44'23"W, 329.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°16'20"E ALONG THE WEST LINE OF SAID LOT 2, 212.20 FEET; THENCE S89°44'23"E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 314.38 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S13°45'50"E ALONG THE EAST LINE OF SAID LOT 3, 64.24 FEET TO A DEFLECTION POINT IN THE EAST LINE OF SAID LOT 3; THENCE S00°16'20"W, ALONG THE EAST LINE OF SAID LOTS 2 AND 3, 150.13 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 1, SPENCER GARDENS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TRACT 2: LOT 4, BLOCK 1, SPENCER GARDENS SECOND ADDITION, TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

ALSO DESCRIBED AS A REPLAT OF LOT 1, LOT 4 AND PART OF LOTS 2 AND 3 OF BLOCK 1, SPENCER GARDENS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED

AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF SPENCER GARDENS 2ND ADDITION; THENCE N0°30'37"W (WITH BEARINGS HEREIN BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE) ALONG THE EAST LINE OF A REPLAT OF PART OF SPENCER GARDENS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS A DISTANCE OF 530.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SPENCER GARDENS 2ND ADDITION AND THE SOUTH RIGHT OF WAY OF PAWNEE AVENUE; THENCE N88°53'17"E ALONG SAID SOUTH RIGHT OF WAY OF PAWNEE AVENUE A DISTANCE OF 201.95 FEET; THENCE S76°19'12"E A DISTANCE OF 103.08 FEET; THENCE N88°53'17"E A DISTANCE OF 175.00 FEET TO THE WEST RIGHT OF WAY OF OLIVER AVENUE; THENCE S0°29'07"E ALONG SAID RIGHT OF WAY OF OLIVER AVENUE A DISTANCE OF 175.00 FEET; THENCE S14°31'18"E CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 39.10 FEET; THENCE S89°31'53"W PARALLEL WITH THE SOUTH LINE OF LOT 2, SPENCER GARDENS 2ND ADDITION, A DISTANCE OF 314.45 FEET TO THE EAST LINE OF LOT 1, SPENCER GARDENS 2ND ADDITION; THENCE S0°29'55"E ALONG THE EAST LINE OF LOTS 1 AND 4 OF SAID SPENCER GARDENS 2ND ADDITION A DISTANCE OF 295.41 FEET TO THE SOUTHEAST CORNER OF LOT 4, SPENCER GARDENS 2ND ADDITION; THENCE BEARING S88°51'58"W A DISTANCE OF 172.05 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 3.62 ACRES MORE OR LESS.



CHARLES W. BROOKSHER, P.S. NO. 1281  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO A LOT, A BLOCK AND STREET TO BE KNOWN AS PAWNEE SUBSTATION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM E. PAWNEE AVENUE ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1 BLOCK 1, SHALL HAVE ONE ACCESS OPENING ONTO E. PAWNEE AVENUE, AND ONE ACCESS OPENING ONTO OLIVER AVENUE. ALL ACCESS OPENINGS ARE TO BE IN ACCORDANCE WITH CITY OF WICHITA ACCESS MANAGEMENT STANDARDS.

CORNER CLIP STREET DEDICATION IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE SIDEWALK EASEMENT AS SHOWN IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE 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 EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

THE JOINT ACCESS EASEMENT IS HEREBY DEDICATED FOR ACCESS TO REMAINING PORTIONS OF LOTS 2 AND 3, BLOCK 1, SPENCER GARDENS 2ND ADDITION.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF SPENCER GARDENS COMMERCIAL COMMUNITY UNIT PLAN (DP-169)

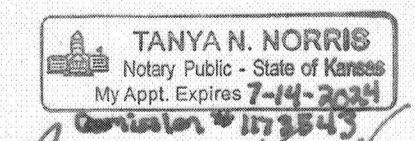
A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER: EVERGY KANSAS SOUTH, INC.

*Christopher Meyer*  
CHRISTOPHER MEYER, SENIOR ENGINEER

STATE OF KANSAS )  
COUNTY OF SHAWNEE ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, 2020, BY CHRISTOPHER MEYER, SENIOR ENGINEER OF EVERGY KANSAS SOUTH, INC., A KANSAS CORPORATION.

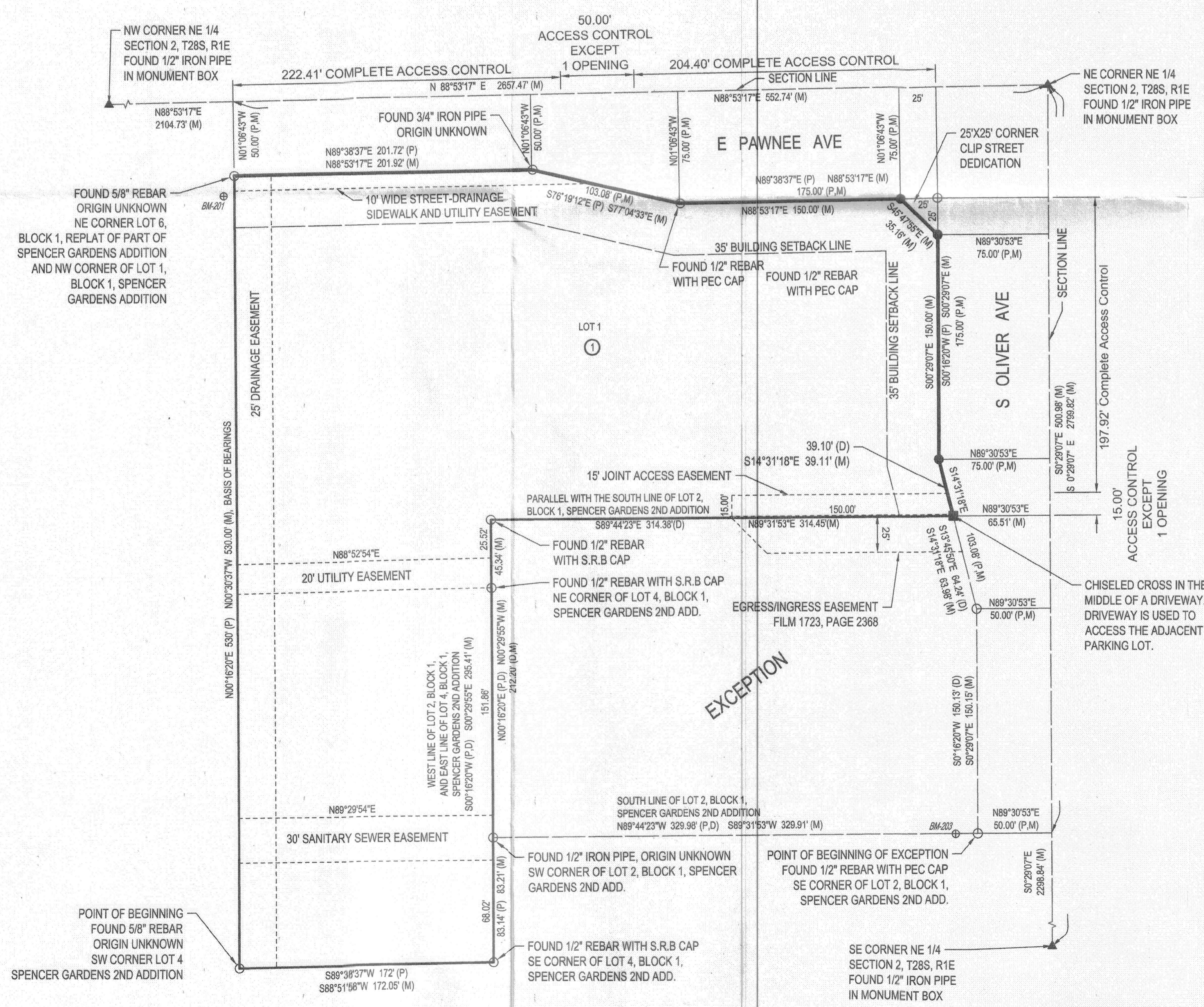


*Tanya N. Norris*  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES July 14th 2024

### BENCH MARK LIST

- BM #201 - CHISELED SQUARE ON THE CORNER OF CURB, LOCATED AT THE NE CORNER OF THE PARKING LOT OF THE DOLLAR GENERAL, 660' WEST OF THE CENTERLINE OF OLIVER ST. AND 63' SOUTH OF THE CENTERLINE OF PAWNEE AVE. ELEV = 1308.32 (NAVD88)
- BM #203 - CHISELED "X" ON THE NORTH RIM OF A SANITARY SEWER MANHOLE LOCATED NEAR THE SOUTHEAST CORNER FOR MONEY TOWN PAWN SHOP, 500' SOUTH OF THE CENTERLINE OF PAWNEE AVE. AND 65' WEST OF THE CENTERLINE OF OLIVER ST. ELEV = 1307.84 (NAVD88)



SAVED: 12/14/2020 4:24:31 PM BY SAMANTHA DILLON  
PLOTTED: 12/15/2020 9:03:19 AM BY SAMANTHA DILLON  
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