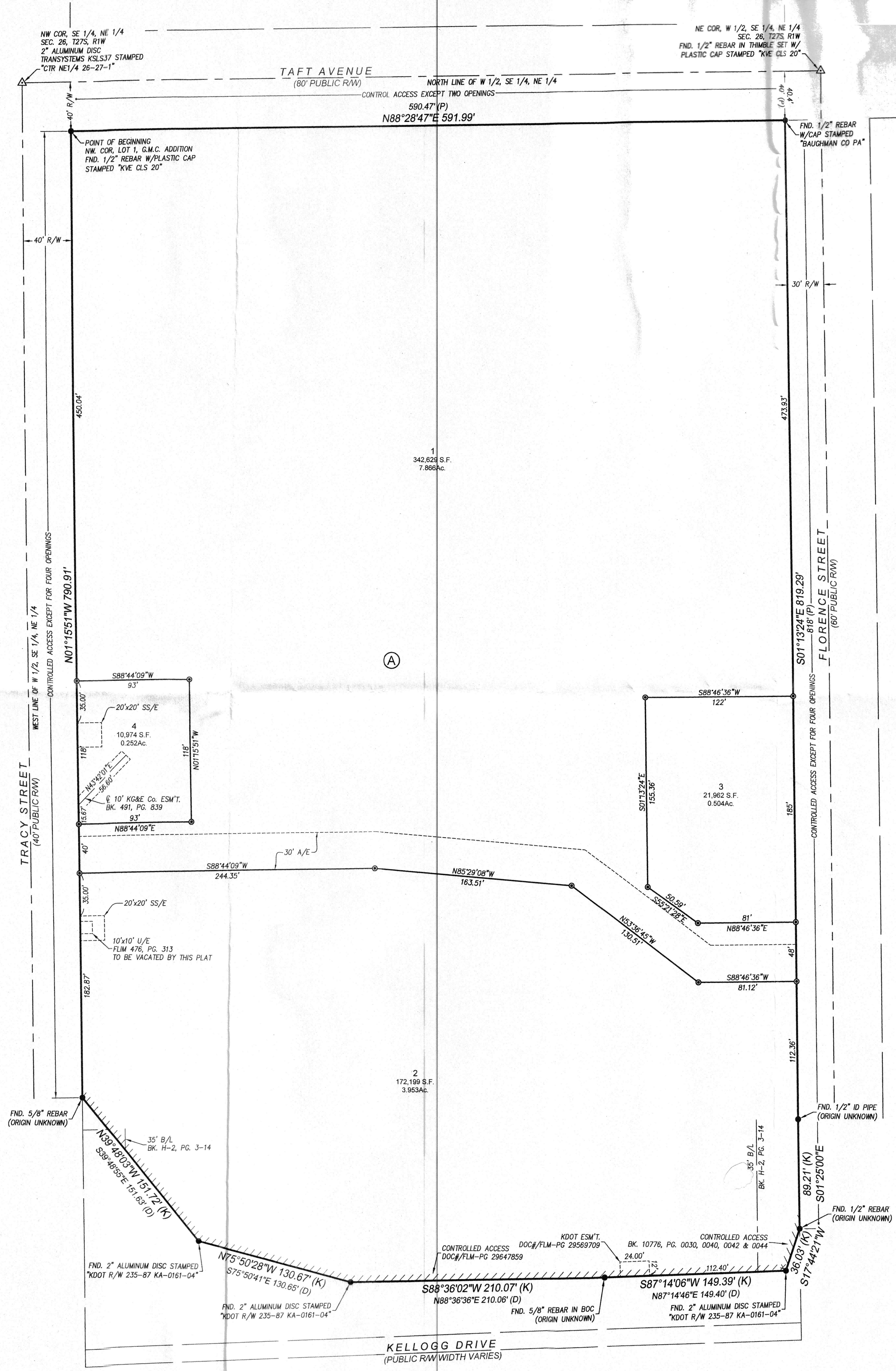


DON AND DARROW ADDITION

A REPLAT OF LOTS 1-15, INCLUSIVE, G.M.C. ADDITION AND LOT 1 BALES ADDITION
SUBDIVISIONS IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 1/2" REBAR W/ CAP STAMPED "KVE CLS 20"
- (D) DEEDED
- (K) AS PER SURVEY COMPLETED BY KAW VALLEY ENGINEERING PROJECT NO. G21_2079 DATED 12/03/2021
- (P) PLATED
- A/E ACCESS EASEMENT
- B/L BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- ZZZ RESTRICTED ACCESS

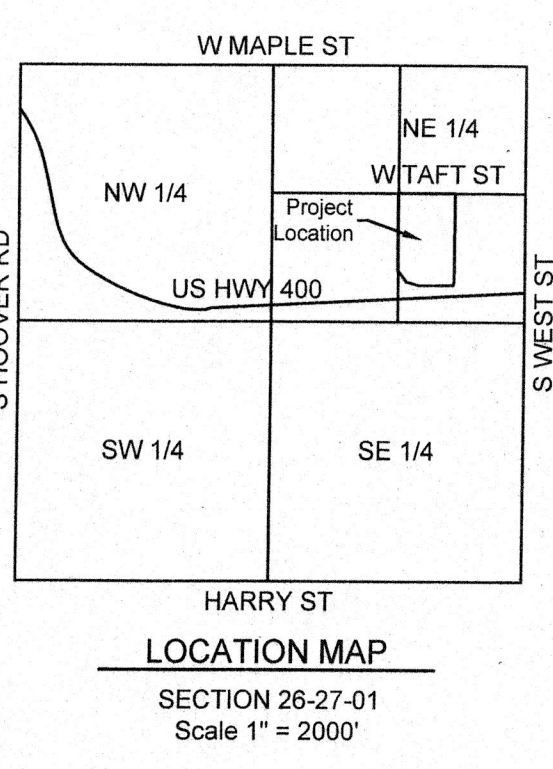
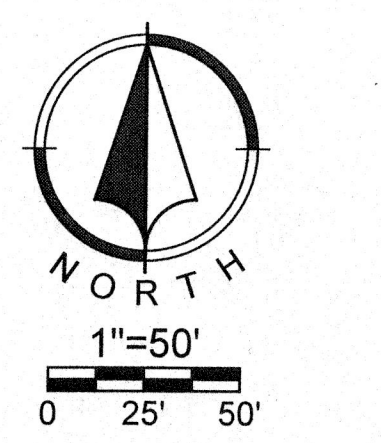
NOTES:
Basis of Bearings: Survey completed by Trenton C. Heinen with Kaw Valley Engineering, Project No. G21_2079 DATED: 12/03/2021.

CLOSURE CALCULATIONS:
Precision, 1 part in: 228405.452'
Error distance: 0.013'
Error direction: N42°37'24"E
Perimeter: 2969.28'

All bearings and distances shown on this plat are platted and measured unless otherwise noted.
Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20173C0342G, revised December 22, 2016, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

Benchmark: KELLOGG RM 1
Kansas State Plane South (N. 1680264.94, E. 1630325.69), Elev. 1339.67 (NAVD 88).

Zoned: CBD
Existing Use: Vacant



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, Wayne E. Malnicof, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 2nd day of December, 2021 and the accompanying one-step final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

DESCRIPTION:

All that part of Lots 1 thru 15, inclusive G.M.C. ADDITION and Lot 1, BALES ADDITION, subdivisions in the City of Wichita, Sedgwick County, Kansas, described by Wayne E. Malnicof, Kansas PS-1239 of Renaissance Infrastructure Consulting dated January 5, 2022, as follows:

Beginning at the northwest corner of said Lot 1 said point being on the South right-of-way line of Taft Avenue as it now exists; thence North 88°28'47" East, along said South right-of-way line, a distance of 591.99 feet to the Northeast corner of said G.M.C. ADDITION, said point being on the West right-of-way line of Florence Street; thence South 01°13'24" East, along said West right-of-way line, a distance of 819.29 feet; thence continuing along said West right-of-way line, South 01°25'00" East a distance of 89.21 feet to point on the North right-of-way line of Kellogg Drive as described in Film 0776, Pages 0030, 0040, 0042 and 0044 recorded in the office of the Register of Deeds, Sedgwick County, Kansas; thence South 17°44'21" West, along said North right-of-way line, a distance of 36.03 feet to a point on the North right-of-way line of said Kellogg Drive as described in Doc#FLM-PG 29647859 recorded in the office of the Register of Deeds, Sedgwick County, Kansas; thence along said North right-of-way line for the following four courses; thence South 87°14'06" West a distance of 149.39 feet; thence South 88°36'02" West a distance of 210.07 feet; thence North 75°50'28" West a distance of 150.87 feet; thence North 39°48'03" West a distance of 151.72 feet said point being on the East right-of-way line of Tracy Street; thence North 01°15'51" West, along said East right-of-way line, a distance of 790.91 feet to the Point of Beginning, containing 547,765 square feet, or 12.575 acres, more or less.



Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@ric-consult.com

STATE OF Kansas)
COUNTY OF Sedgwick) SS

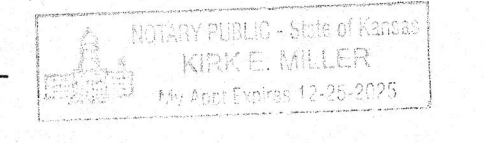
Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, to be known as Don and Darrow Addition to Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The sanitary sewer easements are hereby granted to the public as indicated for the construction and maintenance of all sanitary sewer utilities. The master drainage plan developed governs this plat and 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. The access easement is hereby granted to the public as indicated for the use of public access. No fences or other obstructions shall be constructed or placed on or within the access easement. This plat shall conform to the recitals of CUP DP-350; all abutters rights of access to or from Florence Street and Tracy Street shall be limited to four openings; all abutters rights of access to or from Taft Street shall be limited to two openings. The location of the openings is subject to approval by Traffic Engineering. All access controls are hereby granted to the appropriate governing body as indicated hereon. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Christian A. Ablah 5/5/2022
Manager, Kellogg and West, LLC. Date

STATE OF Kansas)
COUNTY OF Sedgwick) SS

This instrument was acknowledged before me on this 5th day of May, 2022, by Christian A. Ablah, Manager, Kellogg and West, LLC.

By: Christian A. Ablah
Notary Public



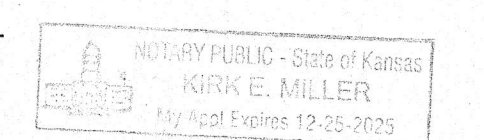
My Commission Expires: 12/25/2025

By: Jay Storey 5-5-22
Jay Storey, Sole Member Date
Sole Member, Shamrock Properties II, LLC.

STATE OF Kansas)
COUNTY OF Sedgwick) SS

This instrument was acknowledged before me on this 5th day of May, 2022, by Jay Storey, Sole Member, Shamrock Properties II, LLC.

By: Jay Storey
Notary Public



My Commission Expires: 12/25/2025

STATE OF KANSAS)
CITY OF WICHITA) SS

This plat of the Don and Darrow 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 ___, 2022. Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson, Chair
Scott A. Wadle, Secretary

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 2022.

At the Direction of the City Council.

Brandon Whipple, Mayor
Karen Sublett, City Clerk
Entered on transfer record this ___ day of ___, 2022.
Kelly B. Arnold, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ___ day of ___, 2022, at ___ M, and is duly recorded.

Tonya Buckingham, Register of Deeds
Kenly Zehring, Chief Deputy

COUNTY OF SEDGWICK:
Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2022.

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

OWNER INFORMATION:
Kellogg and West, LLC
8110 E 32nd Street, Suite 150
Wichita, KS 67226
Shamrock Properties II, LLC.
5600 SW Butler Road
Andover, KS 67002

DON AND DARROW ADDITION

Prepared For:
Christian Ablah
Polsinelli, PC
900 West 48th Place, Suite 900
Kansas City, MO 64112

Date of Preparation: January 6, 2022
Revised: March 4, 2022

Renaissance Infrastructure Consulting
132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ri-consult.com