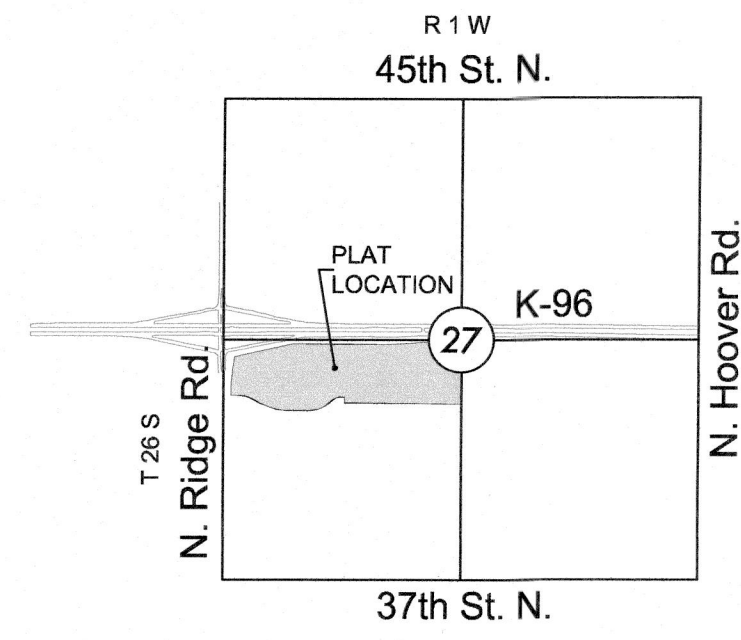


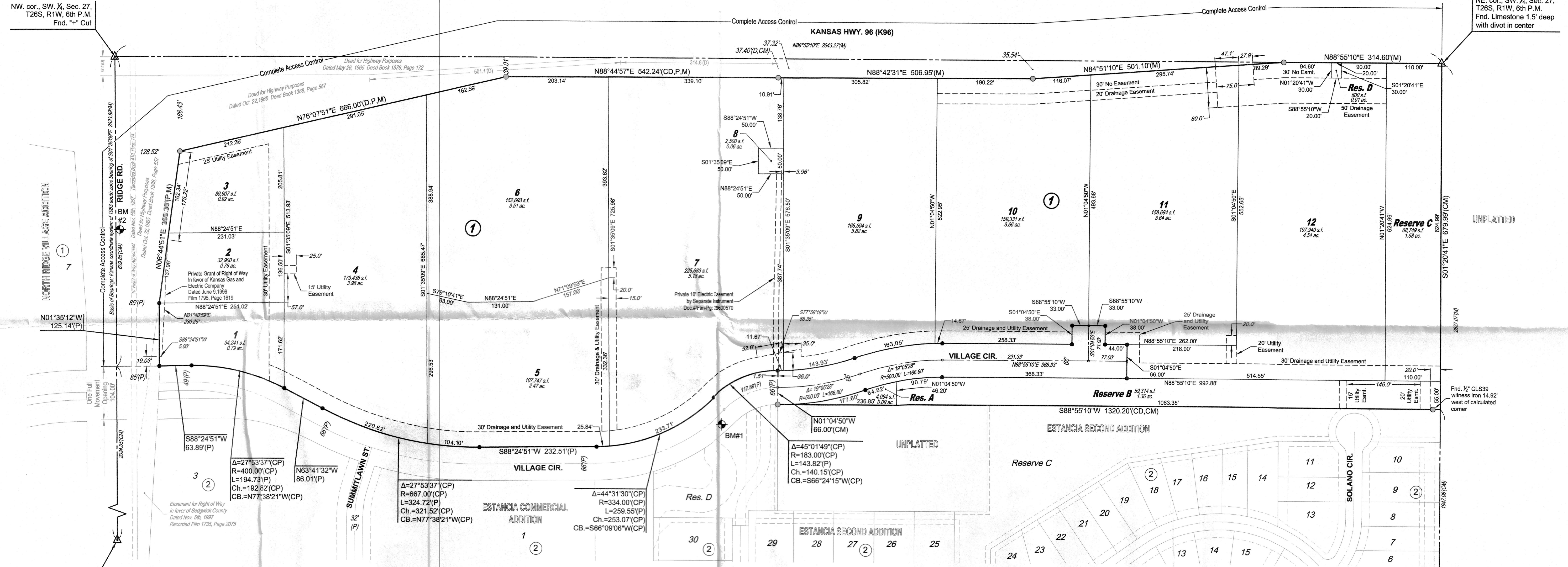
ESTANCIA COMMERCIAL SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOTS	BLOCK	ELEVATION NAVD 88
12	1	1337.9



VICINITY MAP



NW. cor., SW 1/4, Sec. 27, T26S, R1W, 6th P.M. Fnd. "x" Cut

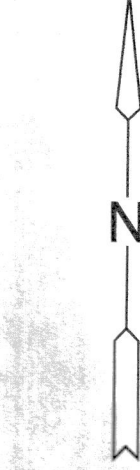
NE. cor., SW 1/4, Sec. 27, T26S, R1W, 6th P.M. Fnd. Limestone 1.5' deep with divot in center

SW. cor., SW 1/4, Sec. 27, T26S, R1W, 6th P.M. Fnd. Mag nail in asphalt roadway

SE. cor., SW 1/4, Sec. 27, T26S, R1W, 6th P.M. Fnd. 1/2" Rebar

LEGEND

- Date of Survey: 9/2022
- ▲ = Section Corner Monument Found
 - = Found 3/4" rebar w/ MKEC CLS 39 id. cap Monument (or see annotation for type)
 - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
 - ◆ = Benchmark
 - (M) = Measured
 - (D) = Described
 - (P) = Platted
 - (CM) = Calculated from Measured
 - (CD) = Calculated from Described
 - (CP) = Calculated from Plat
 - 1 = Lot
 - ① = Block



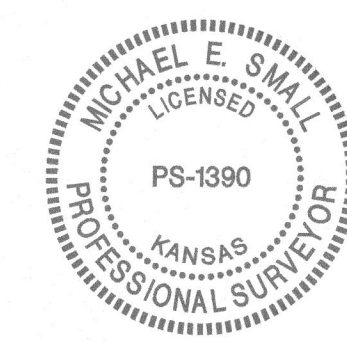
Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°35'09"W on the west line of the Southwest Quarter, Section 27, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

- BM#1 Square cut top of curb on south side of Village Circle, approximately 35' north and east of south stormwater inlet. Elev. = 1339.38 NAVD88
- BM#2 Square cut top of curb on west side of median island and 10 foot north of the south end of said median lying south of K-96 and Ridge Rd. (being 338 feet S. of the NW corner SW 1/4, Sec. 27, T26S, R1W, 6th P.M.) Elev. = 1335.80 NAVD88

NOTES:

- 1) This plat of "Estancia Commercial Second Addition" is subject to the conditions of the Community Unit Plan DP-337. The platted building setbacks are established with the CUP or as shown hereon.
- 2) A portion of a private Electric Easement recorded on Doc.#Fil#Pg: 29600570, affecting portions of Lots 7, 9 and 11, Block 1 is intentionally not depicted hereon.



FINAL PLAT

ESTANCIA COMMERCIAL SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in personal charge of surveying and platting of "ESTANCIA COMMERCIAL SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within:

Lots 1 and 2, Block 4, AND a portion of Village Circle platted in Estancia Commercial Addition, an addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH,

A tract of land lying within a portion of the Southwest Quarter of Section 27, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; said tract of land being more particularly described as follows:

POINT OF BEGINNING at the northeast corner of Lot 1, Block 4, Estancia Commercial Addition an addition to Wichita, Sedgwick County, Kansas; said point being a point on the south right-of-way line of Kansas Highway 96 (K-96); thence along said south right-of-way line on an extended platted bearing of N88°42'31"E, 486.04 feet; thence continuing along said south right-of-way line for the next two courses, N84°51'10"E, 501.10 feet to a point on the north line of said Southwest Quarter; thence along said north line, N88°55'10"E, 314.60 feet to the northeast corner of said Southwest Quarter; thence along the east line of said Southwest Quarter, S01°20'41"E, 679.99 feet to the northeast corner of Estancia Second Addition an addition to Wichita, Sedgwick County, Kansas; thence along the extended north line of said Estancia Second Addition and along the north line of a tract described on Film 1696, Page 457, S88°55'10"W, 1297.95 feet to a point lying 22.25 feet east of the northeast corner of Reserve D, said Estancia Second Addition; thence along the east line of said Estancia Commercial Addition, N01°35'09"W, 642.68 feet to the POINT OF BEGINNING.

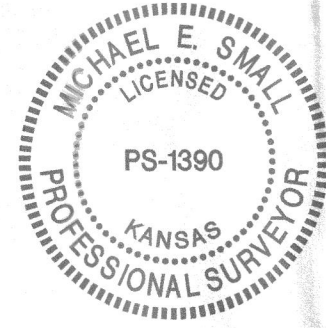
Said contiguous tract of land being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1, being common to a point on the east right-of-way line of Ridge Road; thence along the west line of said Lot 1 and along said east right-of-way line for the next two consecutive courses on a platted bearing of N01°35'12"W, 125.14 feet; thence N06°44'51"E, 300.30 feet to the northwest corner of said Lot 1, being common to a point on the south right-of-way line of Kansas Highway 96 (K-96); thence along the north line of said Lot 1 and along said south right-of-way line for the next two consecutive courses, N76°07'51"E, 666.00 feet; thence N88°44'57"E, 542.24 feet; thence along the extended said north line of said Lot 1 and continuing along said south right-of-way line, N88°42'31"E, 506.95 feet; thence continuing along said south right-of-way line, N84°51'10"E, 501.10 feet to a point on the north line of said Southwest Quarter; thence along said north line, N88°55'10"E, 314.60 feet to the northeast corner of said Southwest Quarter; thence along the east line of said Southwest Quarter, S01°20'41"E, 679.99 feet to the northeast corner of Estancia Second Addition an addition to Wichita, Sedgwick County, Kansas; thence along the extended north line of said Estancia Second Addition and along the north line of a tract described on Film 1696, Page 457, S88°55'10"W, 1320.20 feet to the northeast corner of Reserve D, said Estancia Second Addition; thence N01°04'50"W, 66.00 feet to a point on the south line of said Lot 1, being common to a point on the north right-of-way line of Village Circle, and being a point on a non-tangent curve to the left, said curve having a radius of 183.00 feet, a central angle of 45°01'49", a chord bearing of S66°24'15"W, and a chord distance of 140.15 feet; thence along said curve to the left and along said south line and north right-of-way line for the remaining courses, 143.82 feet to a point on a curve to the right, said curve having a radius of 334.00 feet, a central angle of 44°31'30", a chord bearing of S66°09'06"W, and a chord distance of 253.07 feet; thence along said curve to the right, 259.55 feet; thence S88°24'51"W, 232.51 feet to a point on a curve to the right, said curve having a radius of 667.00 feet, a central angle of 27°53'37", a chord bearing of N77°38'21"W, and a chord distance of 321.52 feet; thence along said curve to the right, 324.72 feet; thence N63°41'32"W, 86.01 feet to a point on a curve to the left, said curve having a radius of 400.00 feet, a central angle of 27°53'37", a chord bearing of N77°38'21"W, and a chord distance of 192.82 feet; thence along said curve to the left, 194.73 feet; thence S88°24'51"W, 63.89 feet to the POINT OF BEGINNING. said contiguous tract of land CONTAINS: 1,633,283 square feet or 37.50 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with a portion of a Drainage Easement recorded on Doc.#/Film-Pg: 29571933, together with a portion of an Utility Easement recorded on Doc.#/Film-Pg: 29563628, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2023.

Michael E. Small P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves, and a Street, the same to be known as "ESTANCIA COMMERCIAL SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Drainage easements are hereby granted to the public as indicated for drainage purposes. 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. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

All abutters rights of access to or from Ridge Road over and across the west line of "ESTANCIA COMMERCIAL SECOND ADDITION," are hereby granted to the appropriate governing body. All abutters rights of access to or from Kansas Highway 96 over and across the north line of "ESTANCIA COMMERCIAL SECOND ADDITION," are hereby granted to the appropriate governing body.

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. Lot 12, Block 1 is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon (Sheet 1 of 2).

Reserves A, B, C, and D are hereby platted for open space, berms, landscaping, irrigations, signs, monuments, sidewalks (public and private), fences, walls, lighting, conveyance of cross-lot drainage, drainage facilities, including but not limited to drainage structures and detention/retention ponds, and utilities confined by easement (platted or otherwise separate instrument). The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A and B. The berms cannot impact access to or bury manholes, water valves and/or water meters.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat shall comply with the recitals of the Estancia Commercial Community Unit Plan (CUP) DP-337 on file at the Wichita-Sedgwick County Planning Department.

Tier 1, LLC,
a Kansas limited liability company
by: Kansas Developments, LLC, Member

Marvin L. Schellenberg, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2023, by Marvin L. Schellenberg, Manager of Kansas Developments, LLC, Member of Tier 1, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public:

My Term Expires: _____

SV Holdings, LLC,
a Kansas limited liability company
by: Schellenberg Properties, LLC, Member

Marvin L. Schellenberg, Managing Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2023, by Marvin L. Schellenberg, Managing Member of Schellenberg Properties, LLC, Member of SV Holdings, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public:

My Term Expires: _____

SV Holdings, LLC,
a Kansas limited liability company
by: BEH Investments II, LLC, Member

Seth D. Albin, Authorized Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2023, by Seth D. Albin, Authorized Member of BEH Investments II, LLC, Member of SV Holdings, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public:

My Term Expires: _____

MORTGAGE CERTIFICATE

PEOPLES BANK & TRUST CO., holder of a mortgage on the above described property, does hereby consent to the "ESTANCIA COMMERCIAL SECOND ADDITION" final plat.

PEOPLES BANK & TRUST CO.

Chad Alexander, Senior Vice President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ____ day of _____, 2023, by Chad Alexander, Senior Vice President, Peoples Bank & Trust Co.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "ESTANCIA COMMERCIAL SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2023.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
Ann M. Fox, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2023.

At the direction of the City Council.

Brandon J. Whipple, Mayor

Attest:

Jamie Buster, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2023, at _____ o'clock ____M, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2023.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2023.

_____, Deputy County Surveyor

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

