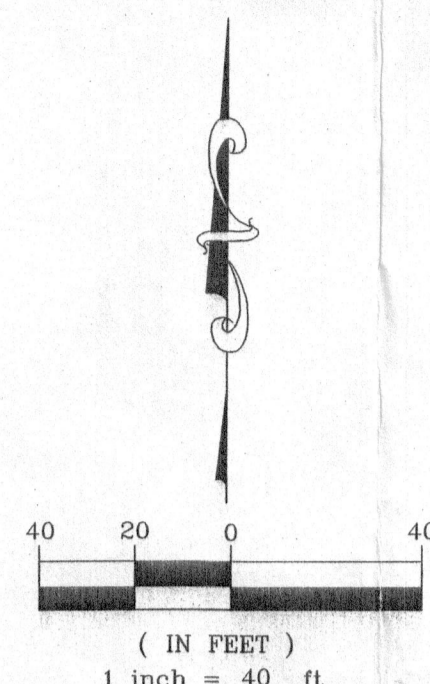


Rand Graphics Office Addition
 Wichita, Sedgwick County, Kansas

- Legend**
- (M) - Measured
 - (P) - Platted
 - (D) - Described
 - (C) - Calculated
 - (CM) - Calculated Measured
 - ⊕ - R4 PEC
 - - R4 PEC FLUSH
 - ▲ - 5/8" Iron in Thimble (set) KEM PA
 - - CR4 (set) KEM PA
 - - R4 PEC - 1.11' S & 0.98' E of True Location



State of Kansas)
 County of Sedgwick) SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 1st day of August, 2023 and the accompanying preliminary 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:

LEGAL DESCRIPTION

A tract in the Southwest Quarter of Section 2, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described with bearings based on a measurement of South 0°00'43" E using the Kansas Coordinate System of 1983 South Zone, as measured from the northwest corner of said Southwest Quarter of Section 2, and said tract more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter of Section 2, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, N 88°39'28" E along the north line of said Southwest Quarter of Section 2 for a distance of 50.01 feet, more or less, to the point of beginning, being a point 50.00 feet east of the west line of said Southwest Quarter of Section 2; thence continuing without deflection, bearing N 88°39'28" E along the north line of said Southwest Quarter of Section 2 for a distance of 457.82 feet to the west line of the Big Slough-Cowskin Floodway of the Wichita-Valley Center Flood Control Project as recorded in District Court Condemnation Case No. A-30410 (per deed) Case No. A-31849 (per record); thence bearing S 0°41'15" E along said west line of said Floodway for a distance of 99.16 feet to the northwest line of the right of way for State Highway K-42 as recorded in General Warranty Deed at Film 1712, Page 1995; thence bearing S 55°58'05" W along said highway right of way line for a distance of 493.13 feet to the northeast line of the right of way for State Highway K-42 as recorded in District Court Condemnation Case No. A-64858; thence bearing N 33°48'47" W along said highway right of way line for a distance of 36.18 feet to the east line of the right of way for Hoover Road as recorded in Street Dedication at Film 2570, Page 1290; thence bearing N 5°08'29" W along said street dedication line for a distance of 335.71 feet to the point of beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.



Keith A. Severns, PS #1355

Benchmarks:

BM#1: X on curb approx. 74.97' West and 2.28' South of South Property Corner. Elev. = 1305.30

BM#2: Cross on inlet approx. 53.83' North and 26.61' West of Northwest Property Corner. Elev. = 1297.50

MINIMUM BUILDING ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1296.0

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 a Lot and a Block to be known as Rand Graphics Office Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The utility easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of storm water in accordance to the Stormwater Manual. 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The access controls are hereby granted to the appropriate governing body as shown 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.

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 _____, 2023.

At the Direction of the City Council.

Brandon J. Whipple, Mayor

Jamie Buster, City Clerk

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

Kelly B. Arnold, County Clerk

Rand Graphics, Inc.
 By: [Signature]
 Randy A. Vautravrs, President

10-18-23
 Date

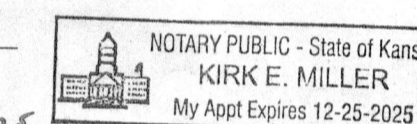
State of Kansas)
 County of Sedgwick) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2023, at _____ o'clock _____M; and is duly recorded.

State of Kansas)
 County of Sedgwick) SS

This instrument was acknowledged before me on this 18th day of October, 2023, by Randy A. Vautravrs, President of Rand Graphics, Inc.

[Signature]
 Notary Public



My Commission Expires: 12/25/2025

Tonya Buckingham, Register of Deeds

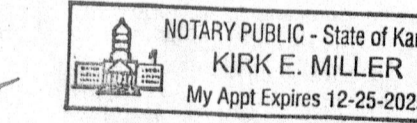
Kenly Zehring, Chief Deputy

Intrust Bank
 By: [Signature]
 Jack Roberts, Sr Commercial Relationship Manager Date 10/18/2023

State of Kansas)
 County of Sedgwick) SS

This instrument was acknowledged before me on this 18th day of October, 2023, by Jack Roberts, Sr Commercial Relationship Manager, Intrust Bank

[Signature]
 Notary Public



My Commission Expires: 12/25/2025

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

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

State of Kansas)
 City of Wichita) SS

This plat of the Rand Graphics Office 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 _____, 2023.

Robert Dool, Chair

Scott A. Wadle, Secretary

