

FINAL PLAT OF
ELM AND GLENDALE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER'S CERTIFICATE AND DEDICATION

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, Block, and Streets, to be known as "ELM AND GLENDALE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The 15' utility, drainage and sidewalk easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities, public sidewalks and drainage purposes. 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. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

Central and Oliver Holdings, LLC, a Kansas limited liability company

_____, Manager
Christian Ablah

State of Kansas, County of Sedgwick, SS)
This instrument was acknowledged before me on this _____ day of _____, 2024, by Christian Ablah, as Manager of Central and Oliver Holdings, LLC, a Kansas limited liability company, on behalf of the company.

_____, Notary Public

My commission expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this _____ day of _____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____
Robert Dool, MAPC Chair

ATTEST:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, accepted by the Wichita City Council of the City of Wichita, Kansas, this _____ day of _____, 2024.

At the Direction of the City Council

_____, Mayor, City of Wichita
Lily Wu

ATTEST:

_____, City Clerk
Jamie Buster

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2024.

_____, County Clerk
Kelly B. Arnold

REGISTER OF DEEDS' CERTIFICATE

State of Kansas, County of Sedgwick, SS)

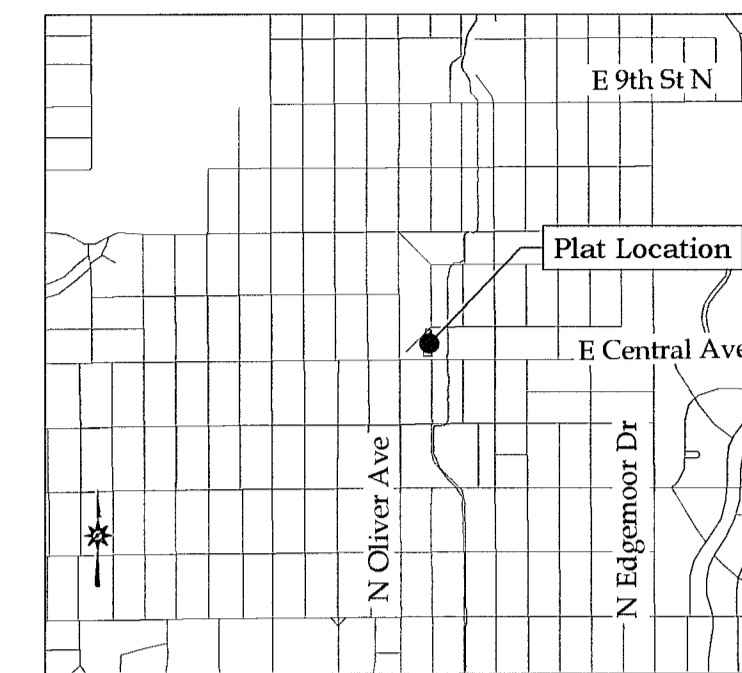
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m. - p.m., on the _____ day of _____, 2024.

_____, Register of Deeds
Toyna Buckingham

_____, Deputy
Kenly Zehring

ELM AND GLENDALE ADDITION

Merestone Surveying LLC
216 West Rosewood Street
Rose Hill, KS 67133
P:316-425-7770 F:316-425-7773



CERTIFICATE OF SURVEY

I, Todd P. Hornbaker, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "ELM AND GLENDALE ADDITION", an addition to Wichita, Sedgwick County, Kansas, surveyed in January of 2024. The accompanying final plat was prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

BOUNDARY DESCRIPTION(S)

Parcel 1:
Lot 26, Block 14, East Highlands, Sedgwick County, Kansas, together with the South half and East half of that portion of vacated Elm Street (formerly Highland Drive) as vacated on Doc.#/Film-Pg: 29245574 adjacent thereto on the North and West, EXCEPT that part platted as CVS Central & Oliver Addition, Wichita, Sedgwick County, Kansas.

Parcel 2:
Lots 30, 31, 32, and 33, Block 14, East Highlands, Sedgwick County, Kansas, EXCEPT that part platted as CVS Central & Oliver Addition, Wichita, Sedgwick County, Kansas.

Parcel 3:
Lot 28, Block 4, East Highlands, Sedgwick County, Kansas, EXCEPT the North 11 feet of said Lot 28, together with the North half and West half of that portion of vacated Elm Street (formerly Highland Drive) as vacated on Doc.#/Film-Pg: 29245574 adjacent thereto on the South and East, EXCEPT that part platted as CVS Central & Oliver Addition, Wichita, Sedgwick County, Kansas.

All being situated in the South Half of the Southwest Quarter of Section 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Todd P. Hornbaker, P.S. #1532
Merestone Surveying LLC, (CLS-179)

COUNTY SURVEYOR'S CERTIFICATE

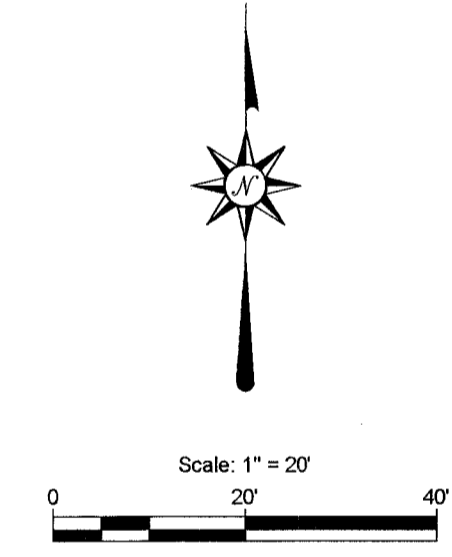
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2024.

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

Legend:

- MS #4x24" Iron rebar w/ "Merestone CLS-179" Cap
- MWB Set MAG nail w/ "Merestone CLS-179" washer
- MNF Found MAG nail w/ "Merestone CLS-179" washer or as noted
- SAV Found Iron Pin w/ "Savoy" cap
- Iron Pipe as noted
- x "x" Cut in Concrete as noted
- BM Benchmark

(P) Per East Highlands Add. Plat
(P1) Per CVS Central & Oliver Add. Plat
(CP1) Calc'd Per CVS Central & Oliver Add. Plat
(M) Measured
(CM) Calc'd from Measured
(D) per Deed (as described)



Basis of Bearings:
The East/West Centerline of Elm St (platted as Highland Dr. of EAST HIGHLANDS) being measured as North 89°52'37" East. Distances shown hereon are in U.S. Survey Feet.

BENCHMARK INFO

- Site Benchmark (BM-02) is a chiseled "square" set in the Top of Curb approximated 19' East-Southeast of the Southeast corner of the CVS Building located to the West of subject parcels and has an elevation of 1366.87' (NAVD88).

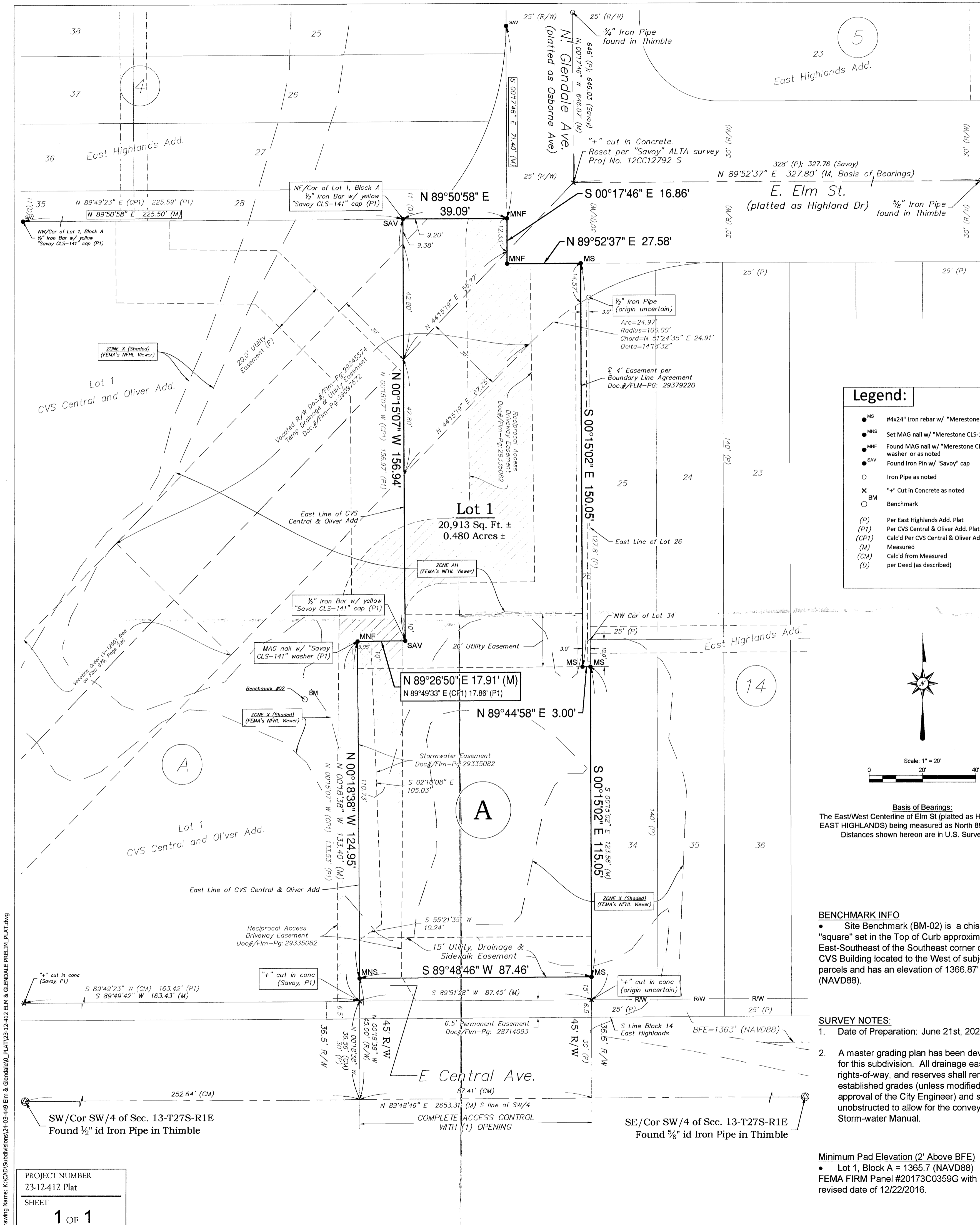
SURVEY NOTES:

- Date of Preparation: June 21st, 2024.
- A master grading plan has been developed for this subdivision. 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 Storm-water Manual.

Minimum Pad Elevation (2' Above BFE)

- Lot 1, Block A = 1365.7 (NAVD88)

FEMA FIRM Panel #20173C0359G with a map revised date of 12/22/2016.



PROJECT NUMBER
23-12412 Plat
SHEET
1 OF 1

Drawing Name: K:\GIS\Subdivisions\23-03-449-Elm & Glendale\0_PAT\23-12-412-ELM & GLENDALE PRELIM_PLAT.dwg