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FINAL PLAT

THE KINGS COAST ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

The Kings Coast Addition (SUB2024-00029)

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE KINGS COAST 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 replat of tract of land being described as follows:

Lot 1, Block 1, K-96 Business Park Addition, an addition to Wichita, Sedgwick County, Kansas.

Said tract CONTAINS: 859,832 square feet or 19.74 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, 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.

ERNEST PATRICK FINK LICENSED PS-1459 KANSAS PROFESSIONAL SURVEYOR

Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005.

TRICIA L. ROBELLO LICENSED PS-1246 KANSAS PROFESSIONAL SURVEYOR

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

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 "THE KINGS COAST ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

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

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.

All abutters rights of access to or from Greenwich Road over and across the east line of "THE KINGS COAST ADDITION," are hereby granted to the appropriate governing body, provided two full movement openings and one right turn only opening, as indicated hereon. All abutters rights of access to or from 29th Street North over and across that portion of the south line of "THE KINGS COAST ADDITION," are hereby granted to the appropriate governing body, provided one right turn only opening within the west 70 feet of the east 320 feet thereof, as indicated hereon.

Reserves A, B, C, and D are platted for open space, access, drives, parking, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (private), fences/walls, lighting, shade structures, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections, detention/retention ponds, and same land uses as allowed in the Planned Unit Development Zoning District No. 111. Berms cannot impact or bury manholes, water valves, and/or water meters. Reserves A, B, C, and D are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a homeowner's association, and/or their successors and/or assigns.

Mad Holdings Company, LLC,
a Kansas limited liability company

____
Michael A. Ricklefs, Manager

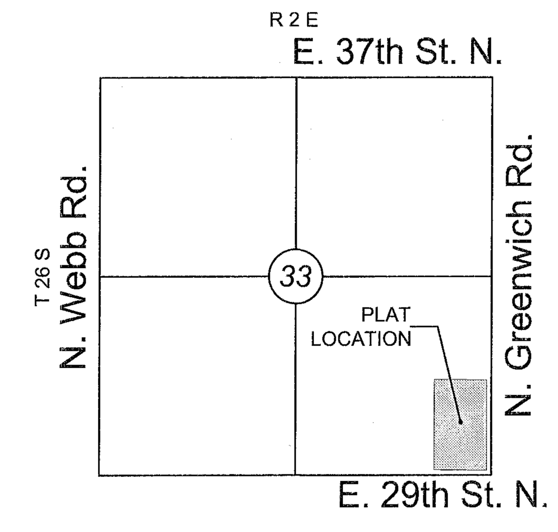
STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of ________________, 2024, by Michael A. Ricklefs, Manager, Mad Holdings Company, LLC, a Kansas limited liability company.

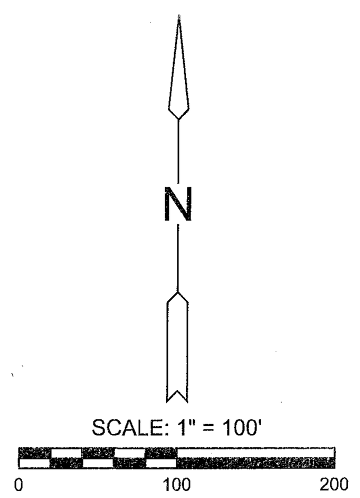
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written. *Affix Seal*

________________________, Notary Public:

My Term Expires: __________________



VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°33'23"W on the east line of Southeast Quarter, Section 33, Township 26 South, Range 2 East of the Sixth Principal Meridian, Wichita, 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 1.0001200144

LEGEND

Date of Survey: 5/13/2024

- △ = Section Corner Monument Found
- ● = Set ⅝" Rebar w/ MKEC CLS 39 id cap
- ○ = Found monument (see annotation for type)
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- *1* = Lot
- ① = Block

NOTE

This plat shall comply with the recitals of Planned Unit Development No. 111, as amended, on file at the Wichita-Sedgwick County Planning Department.

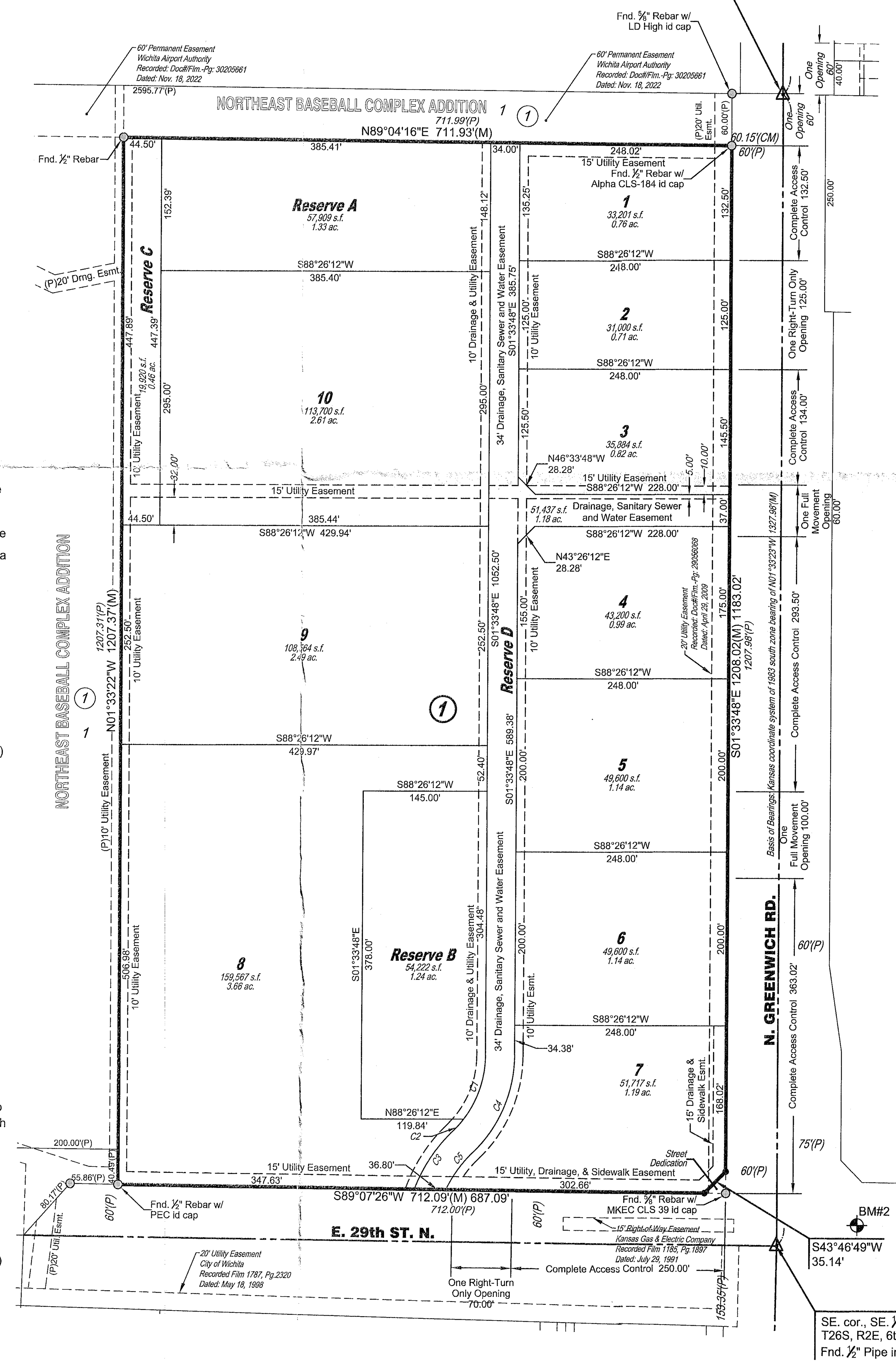
BENCHMARKS

BM#1 "X" cut on the north end of RCP at north enterance to Greenwich Elementary approximately 581.8 feet north and 89.0 feet east of the northeast of The Kings Coast. Elev: 1394.04 (88)

BM#2 Square cut on the back of curb at the east end of the north inlet on 29th St. N. in the NE corner of the intersection of 29th St. N. and Greenwich Rd. approximately 32.3 feet south and 155.0 feet east of the southeast of The Kings Coast. Elev: 1389.20 (88)

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.14'	120.00'	37°47'08"	S17°19'46"W	77.71'
C2	18.64'	120.00'	8°54'03"	S40°40'21"W	18.62'
C3	81.23'	180.00'	25°51'22"	S32°11'42"W	80.54'
C4	125.48'	154.00'	46°41'11"	N21°46'47"E	122.04'
C5	53.20'	146.00'	20°52'35"	N34°41'05"E	52.90'



MORTGAGE CERTIFICATE

RCB BANK, holder of a mortgage on the above described property, does hereby consent to the "THE KINGS COAST ADDITION" final plat.

RCB BANK

____
Gregg Conklin, Market President

STATE OF KANSAS, COWLEY COUNTY} ss:
This instrument was acknowledged before me on this ____ day of __________, 2024, by Gregg Conklin, Market President, RCB Bank.

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 "THE KINGS COAST ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ____ day of __________, 2024.

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

By________________________
Robert Dool, 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 ____________________, 2024.

At the direction of the City Council.

____
Lily Wu, 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 ________________, 2024, 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 ________________, 2024.

____
Kelly B. Arnold, County Clerk

MKEC
Wichita, KS • 316.684.9600