

THE HOME DEPOT ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK A,
BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS THE SAME TO BE KNOWN AS "THE HOME DEPOT ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHT-OF-WAY, OR RESERVES, SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER. A STORMWATER DETENTION RESERVE IS HEREBY DEDICATED TO THE CITY OF WICHITA. MAINTENANCE OF THE BASIN AND PUMP SHALL BE THE RESPONSIBILITY OF _____

ALL ACCESS LOCATIONS ARE AS INDICATED ON THE ACCOMPANYING PLAT OR AS DETERMINED BY THE CITY ENGINEER. ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

BROADWAY 47, LLC, A KANSAS LIMITED LIABILITY COMPANY
DAVID J. CHRISTIE, PARTNER
9400 REEDS ROAD, SUITE 100
OVERLAND PARK, KANSAS 66207

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 2006
BY DAVID J. CHRISTIE AS PARTNER OF BROADWAY 47, LLC

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTE: THE PLAT IS SUBJECT TO THE CONDITIONS OF THE BROADWAY 47 PLAZA COMMERCIAL COMMUNITY UNIT PLAN (DP-28 AS AMENDED) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

THE PLAT IS SUBJECT TO FOURTH AMENDMENT TO DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AS FILED UNDER DOC#/FLM-PG 28763416

THIS PLAT OF "THE HOME DEPOT ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY _____, CHAIR
HAROLD L. WARNER, JR.

ATTEST: _____, SECRETARY
JOHN L. SCHLEGEL

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2006.

AT THE DIRECTION OF THE CITY COUNCIL

CARLOS MAYANS, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THE _____ DAY OF _____, 2006.

DON BRACE, COUNTY CLERK

STATE OF KANSAS }
SEDGWICK COUNTY }SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____, ON THE _____ DAY OF _____, 2006.

BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2006.

TRISHA L. ROBELLO, L.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

I, LEON D. OSBOURN, A CIVIL ENGINEER AND LICENSED LAND SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "THE HOME DEPOT ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK A, BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF N 00°29'38" E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK A;
THENCE S 89°24'58" E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 149.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE N 00°30'04" E ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 200.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 47TH STREET SOUTH;
THENCE S 86°26'22" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 467.16 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID BLOCK A;
THENCE S 00°00'18" W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 80.05 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, S 09°56'43" W A DISTANCE OF 81.11 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, S 00°04'16" W A DISTANCE OF 48.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE N 89°59'31" E ALONG THE SOUTH LINE OF SAID LOT 4 AND AN EXTENSION THEREOF, A DISTANCE OF 354.19 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN FILM 1853 PAGE 1664, OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS;
THENCE N 00°26'20" E ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 187.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 47TH STREET SOUTH;
THENCE S 86°26'22" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.69 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK A;
THENCE S 00°24'51" W ALONG THE WEST LINE OF SAID LOT 3 AND LOT 2, SAID BLOCK A, A DISTANCE OF 303.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;
THENCE S 89°35'06" E ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 199.85 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;
THENCE S 00°24'28" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 440.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE N 89°59'59" W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1232.79 FEET TO THE POINT OF BEGINNING, CONTAINS 18.18 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS:
ASSUMED BEARING OF N 89°59'59" W ALONG THE SOUTH LINE OF BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, RECORDED IN PLAT DRAWER C-2 7-30.

ALL LOTS, BLOCKS, STREETS, ACCESS CONTROL, EASEMENTS AND BUILDING SETBACKS WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 2006.

ERROR OF CLOSURE IS 1:42,989



LEON D. OSBOURN
KAW VALLEY ENGINEERING, INC
2319 NORTH JACKSON STREET
PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

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DATE OF PREPARATION: MAY 23, 2006 PROJECT NO. A06D2806 SHEET 2 OF 2