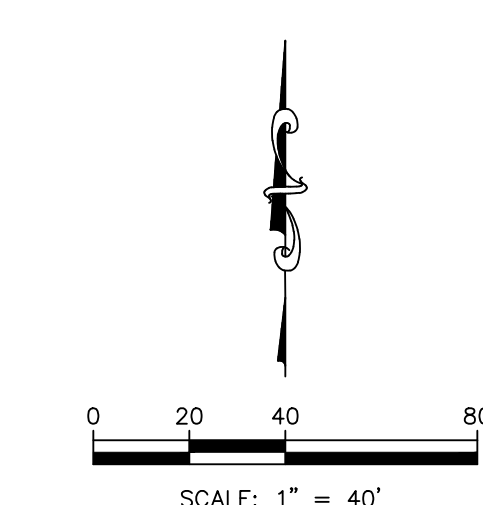
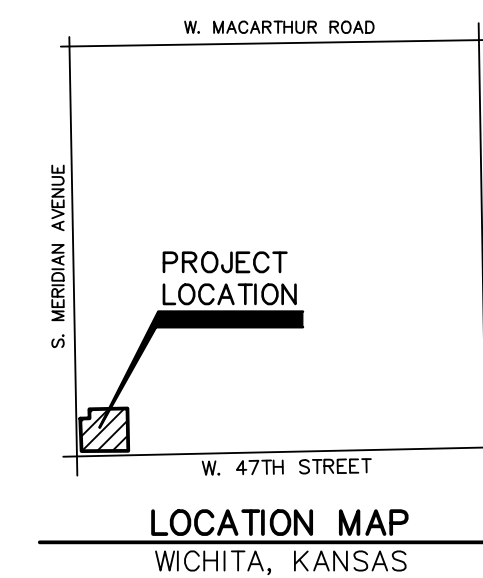
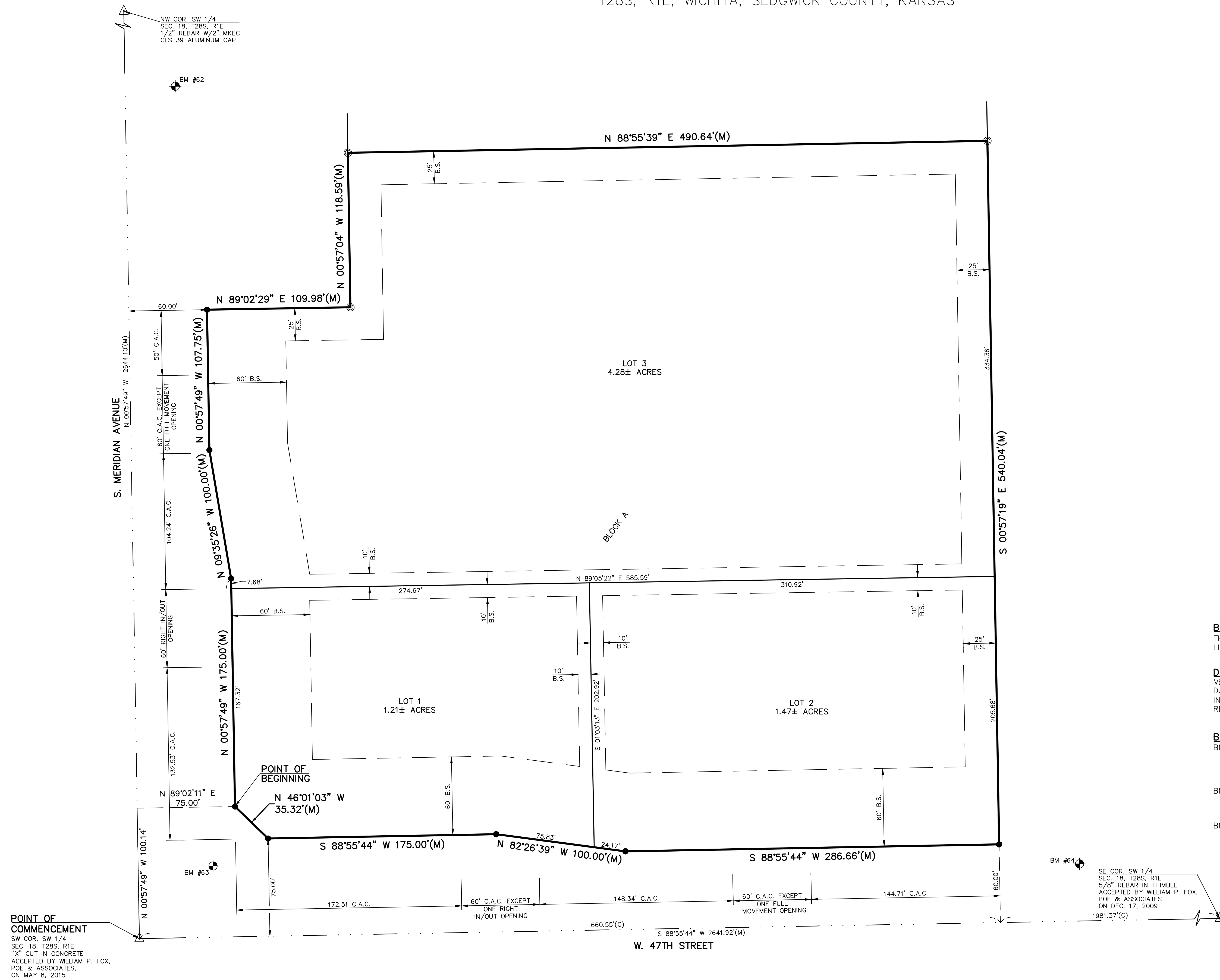


FINAL PLAT
SOUTH MERIDIAN COMMERCIAL ADDITION
 A PORTION OF THE SOUTHWEST QUARTER, SECTION 18,
 T28S, R1E, WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- △ SECTION CORNER FOUND
 - 1/2" REBAR W/ABBOTT LS 1348 CAP FOUND
 - MONUMENT FOUND
 - (M) MEASURED BEARING & DISTANCE
 - (C) CALCULATED
 - LINE NOT DRAWN TO SCALE
 - C.A.C. COMPLETE ACCESS CONTROL (PER CUP DP-360)
 - B.S. BUILDING SETBACK LINE (PER CUP DP-360)
 - ⊕ BENCHMARK

BASIS OF BEARINGS:
 THE BASIS OF BEARING IS AN ASSUMED BEARING OF S 88°55'44" W ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 18, T28S, R1E, SEDGWICK COUNTY, KANSAS.

DATUM BENCHMARK:
 VERTICAL DATUM IS NAVD 88 DERIVED FROM AMR ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS DATED JUNE 22, 2017. UNITS ARE U.S. SURVEY FEET. SQUARE CUT NORTHEAST CORNER CURB INLET 78'± SOUTH OF 45TH ST, AND 39'± EAST OF MERIDIAN AVENUE, PER AMR ADDITION PLAT, RECORDED AS PC 264-3. ELEV=1279.23

- BENCHMARKS:**
- BM #62 FOUND SQUARE CUT, NORTHEAST CORNER CURB INLET 120'± NORTH OF WEST SOUTHWEST LOT CORNER OF LOT 1, BLOCK 1, SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION. ELEV=1279.12
 - BM #63 FOUND SQUARE CUT, NORTHEAST CORNER TRAFFIC SIGNAL POLE BASE, NORTHEAST QUADRANT 47TH & MERIDIAN AVE. ELEV=1284.88
 - BM #64 FOUND SQUARE CUT ON TOP CURB ON NORTHWEST CURB RETURN ON EAST SIDE WEST DRIVE TO PARK. ELEV=1278.55

POINT OF COMMENCEMENT
 SW COR. SW 1/4
 SEC. 18, T28S, R1E
 "X" CUT IN CONCRETE
 ACCEPTED BY WILLIAM P. FOX,
 POE & ASSOCIATES,
 ON MAY 8, 2015

SE COR. SW 1/4
 SEC. 18, T28S, R1E
 5/8" REBAR IN THIMBLE
 ACCEPTED BY WILLIAM P. FOX,
 POE & ASSOCIATES
 ON DEC. 17, 2009

		9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G24-2929 DRAWN BY AL CHECKED BY TCH EPN SHEET 1 OF 2
	FINAL PLAT SOUTH MERIDIAN COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KS.	DATE PREPARED: SEPTEMBER 5, 2024	KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

FINAL PLAT
SOUTH MERIDIAN COMMERCIAL ADDITION

A PORTION OF THE SOUTHWEST QUARTER, SECTION 18,
T28S, R1E, WICHITA, SEDGWICK COUNTY, KANSAS

SURVEYOR'S DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN LOCATED IN WICHITA, SEDGWICK COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED BY TRENTON C. HEINEN, PS 1707, ON JUNE 26, 2024 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, N 00°57'49" W 100.14 FEET; THENCE N 89°02'11" E 75.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO SAID QUARTER SECTION LINE, N 00°57'49" W 175.00 FEET; THENCE N 09°35'26" W 100.00 FEET; THENCE N 00°57'49" W 107.75 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION, AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY RECORDED IN THE REGISTER OF DEEDS OFFICE OF SEDGWICK COUNTY AS DOCUMENT NO. 29137838; THENCE ON THE SOUTH LINE OF SAID LOT 1, N 89°02'29" E 109.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON THE EAST LINE OF SAID LOT 1, N 00°57'04" W 118.59 FEET TO THE SOUTH LINE OF LOT 1, BLOCK A, AMR ADDITION, AN ADDITION TO THE CITY OF WICHITA RECORDED IN THE REGISTER OF DEEDS OFFICE OF SEDGWICK COUNTY AS DOCUMENT NO. 29698864; THENCE ON THE SOUTH LINE OF SAID LOT 1, AMR ADDITION N 88°55'39" E 490.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, AMR ADDITION; THENCE S 00°57'19" E 540.04 FEET; THENCE S 88°55'06" W 286.66 FEET; THENCE N 82°26'39" W 100.00 FEET; THENCE S 88°55'44" W 175.00 FEET; THENCE N 46°01'03" W 35.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.96 ACRES, MORE OR LESS.
END OF DESCRIPTION

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK }SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS AND BLOCK, THE NAME OF "SOUTH MERIDIAN COMMERCIAL ADDITION", CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. THAT ALL STREETS, ALLEYS, EASEMENTS, AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF WICHITA; 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.

NO PRIVATE DRAINAGE SYSTEMS SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

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. THE MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS. LOT GRADING PLAN CERTIFICATE PERTAINING TO SUCH OWNER'S LOT TO ANY PERSON INSTALLING A LAWN, LANDSCAPING, FENCING, OR OTHER IMPROVEMENTS OR STRUCTURES AND REQUIRE THEM TO MAINTAIN THE GRADE LEVELS SHOWN ON THE INDIVIDUAL LOT GRADING PLAN CERTIFICATE.

PLAT IS SHOWN TO BE LOCATED IN MULTIPLE ZONES: OTHER AREAS OF FLOOD HAZARD; ZONE X, "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" AND OTHER AREAS; ZONE X, AREA OF MINIMAL FLOOD HAZARD. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS. MAP NO. 20173C0501G, EFFECTIVE DATE DECEMBER 22, 2016. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

THIS PLAT IS SUBJECT TO THE GENERAL PROVISIONS OF 47TH AND MERIDIAN COMMUNITY PLAN (CUP 2021-0051, DP-360).

NAME: _____
TITLE: _____
COMPANY: _____

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 20__ ,
BY _____ (PRINTED NAME)

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

GENERAL NOTE:

ANY PLAT OR PART THEREOF, OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION, OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }SS

THIS PLAT OF "SOUTH MERIDIAN COMMERCIAL ADDITION", CITY OF 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 _____, 20__.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

_____, CHAIRPERSON
ROBERT DOOL

ATTEST: _____, SECRETARY
SCOTT A. WADLE

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }SS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS ____ DAY OF _____, 20__.

AT THE DIRECTION OF THE CITY COUNCIL

_____, MAYOR
LILY WU

ATTEST: _____, CITY CLERK
JAMIE BUSTER

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 _____, M. ON ____ DAY OF _____, 20__.

_____, REGISTER OF DEEDS
TONYA E. BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20__.

_____, COUNTY CLERK
KELLY B. ARNOLD

COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 20__.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KS.

CERTIFICATION:

I, TRENTON C. HEINEN, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: SEPTEMBER 20, 2024

PRELIMINARY	9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G24-2929 DRAWN BY AL CHECKED BY TCH EPN 2929PLAT SHEET 2 OF 2
	FINAL PLAT SOUTH MERIDIAN COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KS.	DATE PREPARED: SEPTEMBER 5, 2024
TRENTON C. HEINEN 1707 heinen@kveng.com	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24	