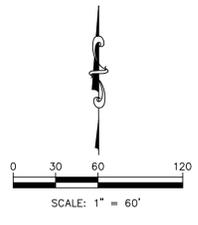


ONE-STEP FINAL PLAT

21ST AND 143RD COMMERCIAL ADDITION

A PART OF SOUTHWEST QUARTER, SECTION 1,
TOWNSHIP 27 SOUTH, RANGE 2 EAST, SEDGWICK COUNTY, KANSAS

- LEGEND**
- △ SECTION CORNER MONUMENT
 - 1/2" X 24" REBAR W/KVE CLS 20 CAP SET
 - (M) MEASURED BEARING & DISTANCE
 - LINE NOT DRAWN TO SCALE



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.

BASIS OF BEARINGS:
THE BASIS OF BEARING IS AN ASSUMED BEARING OF N 89°03'55" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T27S, R2E, OF THE 6TH PRIME MERIDIAN, SEDGWICK COUNTY, KANSAS.

DATE OF SURVEY: NOVEMBER 20, 2024

SURVEYOR'S DESCRIPTION:
THAT PORTION OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED BY TRENTON C. HEINEN, PS 1707 ON JANUARY 16, 2025 AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 1; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, N 89°03'55" 942.89 FEET; THENCE N 00°32'18" W 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK A, NRD ADDITION AND THE POINT OF BEGINNING; THENCE S 89°03'56" W 592.62 FEET; THENCE N 82°24'14" W 101.12 FEET; THENCE S 82°24'14" W 150.00 FEET; THENCE N 45°40'22" W 35.19 FEET; THENCE N 00°24'40" W 150.00 FEET; THENCE N 08°58'37" W 100.71 FEET; THENCE N 00°24'40" W 674.02 FEET; THENCE S 70°15'20" E 938.80 FEET TO THE NORTHWEST CORNER OF LOT 20, BLOCK A, NRD ADDITION; THENCE ALONG THE WEST LINE OF SAID ADDITION, S 00°32'18" E 632.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 696,425 SQUARE FEET, MORE OR LESS.
END OF DESCRIPTION

OWNER'S CERTIFICATE AND DEDICATION
STATE OF KANSAS } SS
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, BLOCK, AND RESERVES, THE NAME OF "21ST & 143RD COMMERCIAL ADDITION", SEDGWICK COUNTY, KANSAS, THAT ALL STREETS, ALLEYS, DRAINAGE EASEMENTS, UTILITY EASEMENTS, AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY GRANTED TO AND FOR THE USE OF THE PUBLIC FOR DRAINAGE PURPOSES AND FOR CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING OF ALL PUBLIC UTILITIES.

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.

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 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.

RESERVE "A" IS HEREBY RESERVED FOR DRAINAGE, EXCAVATION, OPEN SPACE, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS.

PHU VAN TRUONG } SS
MANAGING MEMBER } SS
FBI, LLC

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF ____, 2025, BY PHU VAN TRUONG, MANAGING MEMBER OF FBI, LLC, A LIMITED LIABILITY COMPANY.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

BENCHMARKS:
BM #61: FOUND 2" BRASS DISC (CITY OF WICHITA) AT SOUTHWEST CORNER OF TRAFFIC LIGHT POLE CONCRETE BASE, 54.5± NORTH FROM CENTERLINE 21ST STREET, 46± EAST FROM CENTERLINE 143RD STREET, 60.5± NORTHWEST FROM CENTERLINE STORM INLET MANHOLE ON 21ST STREET, 1.5± SOUTHWEST FROM TRAFFIC LIGHT POLE BASE. ELEV=1373.44 (NAVD88)

BM #62: SQUARE CUT WITH "X" CUT INSIDE NORTHWEST CORNER OF CURB INLET ON 21ST STREET, 35.5± NORTH FROM CENTERLINE 21ST STREET, 159.5± SOUTHWEST FROM SOUTHWEST CORNER GRATE INLET WITH 5" DIAMETER CONCRETE, 70' NORTHWEST FROM CENTERLINE STORM MANHOLE ON 21ST STREET, 1.5± SOUTHWEST FROM DRIVE ENTRANCE CENTERLINE. ELEV=1377.14 (NAVD88)

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK } SS

THIS PLAT OF "21ST AND 143RD COMMERCIAL ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS ____ DAY OF ____, 2025.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

_____, CHAIRPERSON
BRYAN K. FRYE

ATTEST:
_____, SECRETARY
SCOTT A. WADLE

COUNTY SURVEYOR CERTIFICATE
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF ____, 2025.

GOVERNING BODY CERTIFICATE
STATE OF KANSAS } SS
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 ____, 2025.

AT THE DIRECTION OF THE CITY COUNCIL

_____, MAYOR
LILY WU

ATTEST:
_____, DEPUTY CITY CLERK
SHINITA RICE

TRANSFER RECORD
ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____, 2025.

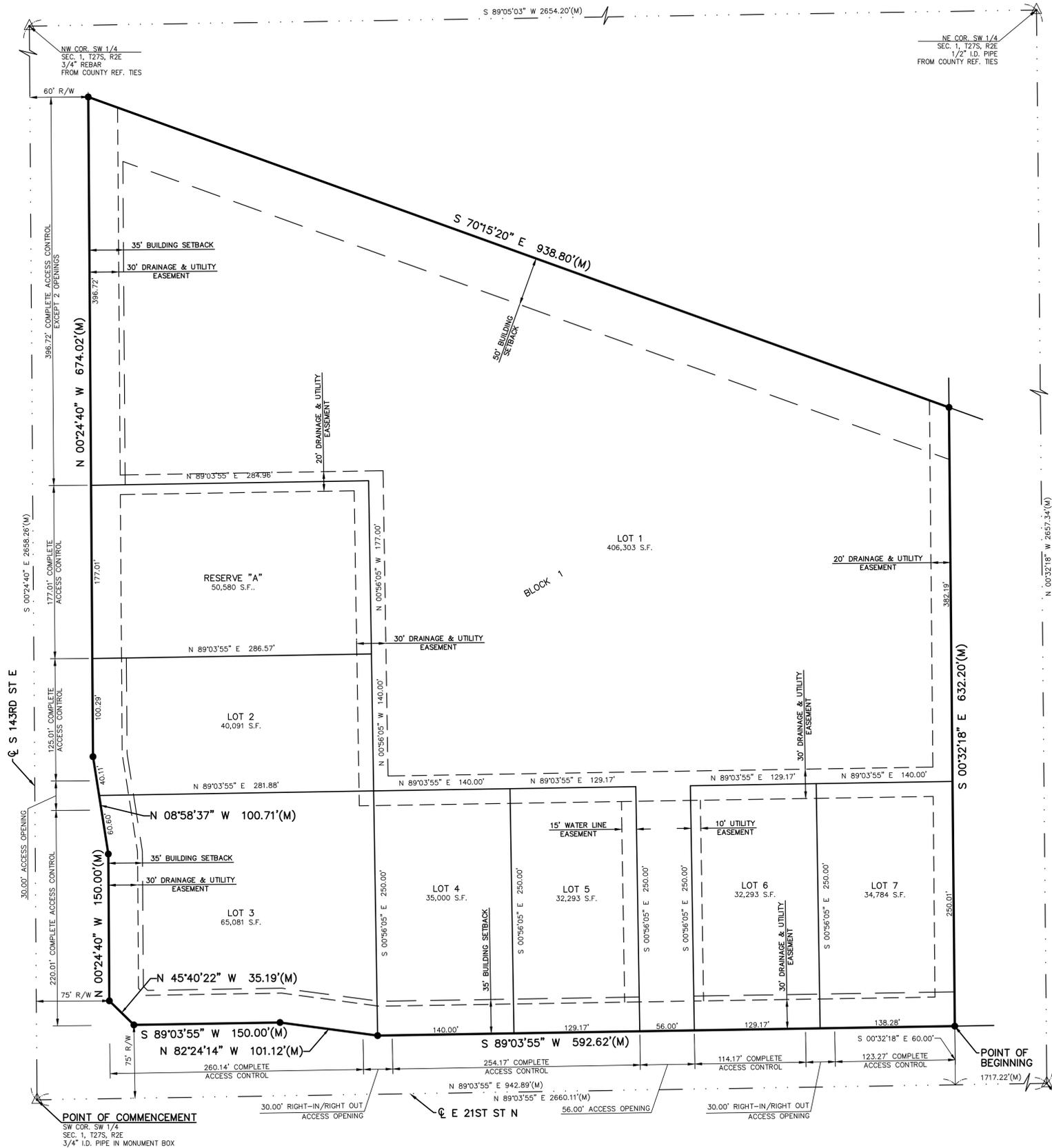
_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT ____, MO. ON ____ DAY OF ____, 2025.

_____, REGISTER OF DEEDS
TONYA E. BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING



THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

SURVEYOR'S CERTIFICATION:
I, TRENTON C. HEINEN, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF KANSAS, DO 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, AND IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

<p>KAW VALLEY ENGINEERING</p>	9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kveeng.com www.kveeng.com	PROJECT NO. G24_3192 DRAWN BY KAP CHECKED BY TCH EFN 3192PLAT SHEET 1 OF 1
PROJECT: ONE-STEP FINAL PLAT 21ST AND 143RD COMMERCIAL ADD. SEDGWICK COUNTY, KANSAS	PREPARED FOR: FBI, LLC 1901 N PADDOCK GREEN ST WICHITA, KANSAS	TRENTON C. HEINEN PS-1707 heinen@kveeng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26		