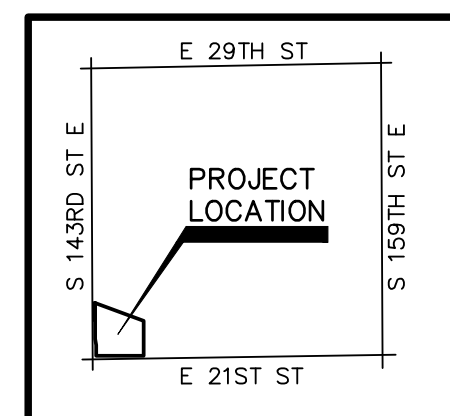
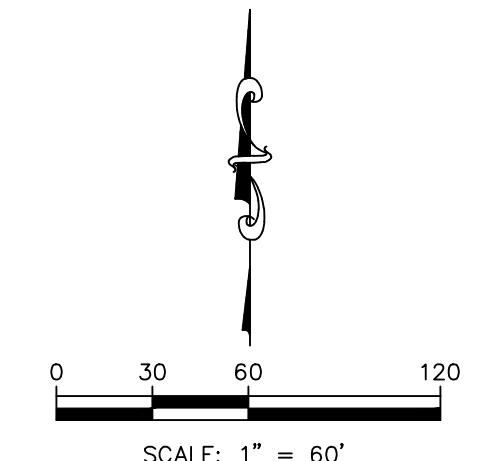


PRELIMINARY PLAT 21ST AND 143RD COMMERCIAL ADDITION

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



LOCATION MAP
WICHITA, KANSAS



LEGEND

- △ SECTION CORNER FOUND
- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS
20" PLASTIC CAP SET
- (M) MEASURED
- UTILITY POLE
- ⊕ UTILITY POLE W/LIGHT & TRANSFORMER
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ⊞ TRAFFIC CONTROL POLE
- ⊞ DEADMAN ANCHOR
- (4)— FOOTPRINT OF OVERHEAD UTILITY — # LINES
- ⊞ SANITARY SEWER MANHOLE
- ⊞ WATER GATE VALVE
- ⊞ FIRE HYDRANT
- (W/R)— WATER LINE (PER CITY GIS ONLINE MAPS)
- ⊞ GAS SIGN
- (G)— UNDERGROUND GAS LINE
- ⊞ TELEPHONE SIGN
- ⊞ TELEPHONE PEDESTAL
- (T)— UNDERGROUND TELEPHONE LINE
- ⊞ FIBER OPTIC CABLE SIGN
- ⊞ FIBER OPTIC PEDESTAL
- (FOC)— UNDERGROUND FIBER OPTIC CABLE
- ⊞ STREET SIGN
- ⊞ BENCHMARK LOCATION
- ⊞ CHAIN LINK FENCE
- ⊞ DECIDUOUS TREE W/ SIZE & DRIP LINE
- ⊞ EVERGREEN TREE W/ SIZE & DRIP LINE
- (TL)— TREE LINE
- (1380)— 1' CONTOUR INTERVAL
- (B.S.L.)— BUILDING SETBACK LINE
- (B/B)— BACK OF CURB TO BACK OF CURB
- (E/E)— EDGE TO EDGE OF ASPHALT
- ⊞ LINE NOT DRAWN TO SCALE
- (S)— PROPOSED SANITARY SEWER LINE
- (W)— PROPOSED WATER LINE

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 CURB INLET ON SOUTH EDGE, 143± SOUTHWEST FROM DRIVE ENTRANCE CENTERLINE. ELEV=1377.14 (NAVD88)

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

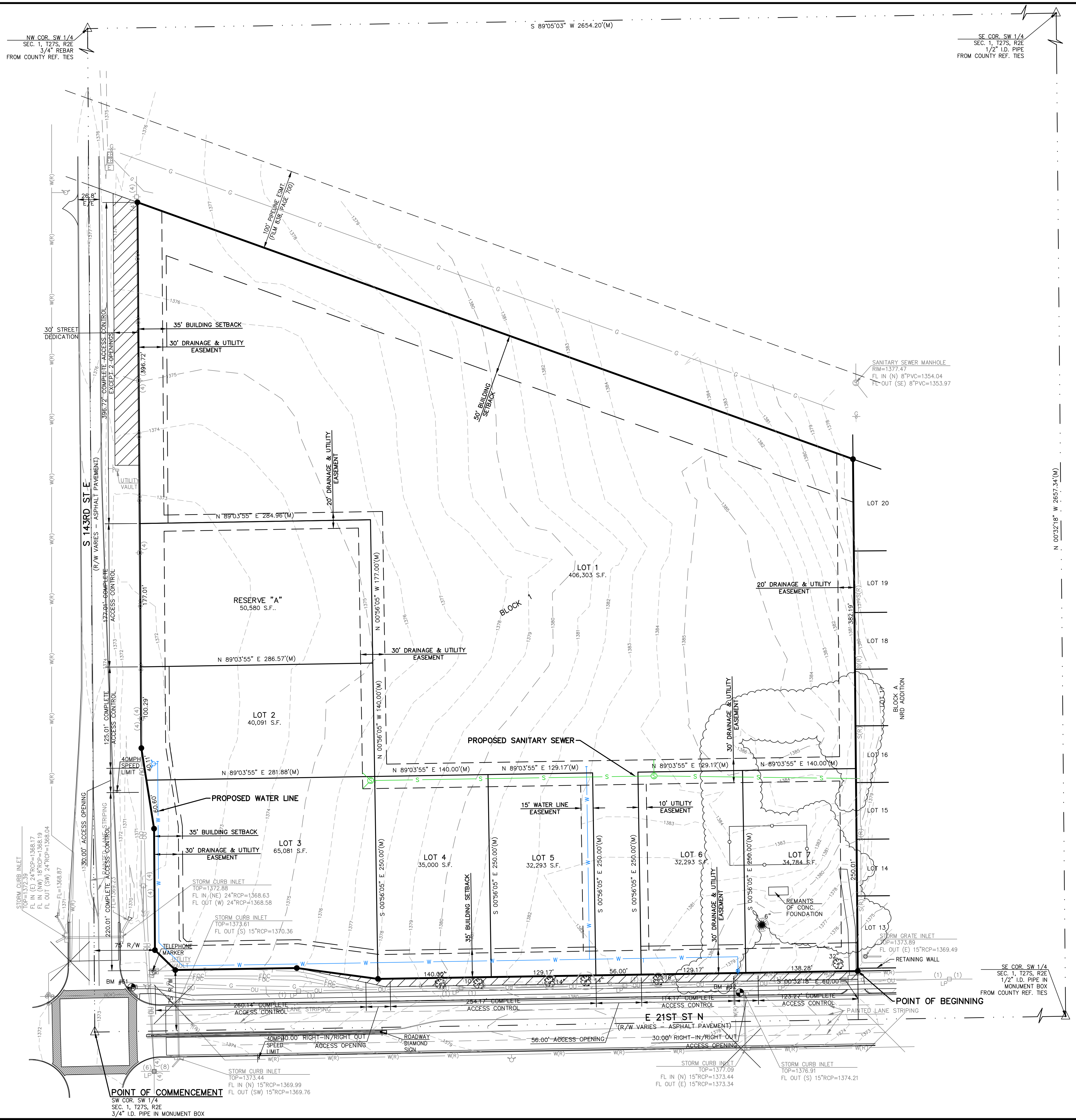
SURVEYOR'S DESCRIPTION:
THAT PORTION OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRIME MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED BY TRENTON C. HEINEN, PS 1707 ON JANUARY 16, 2025 AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 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

GENERAL NOTES:
A. THE SURVEYED PROPERTY LIES WITHIN FLOOD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20173C0381G EFFECTIVE DATE DECEMBER 22, 2016.
B. THE SURVEYED PROPERTY IS CURRENTLY IN ZONE LC LIMITED COMMERCIAL, ACCORDING TO THE CITY OF WICHITA, KANSAS ONLINE ZONING MAP.
C. TOTAL ACRES: 15.99 ACRES±
D. UTILITIES WERE LOCATED PER OBSERVATION BY FIELD CREW AND PER KANSAS ONE-CALL LOCATE INFORMATION.
E. DRAINAGE FOR THIS PLAT IS GOVERNED BY THE ACCOMPANYING DRAINAGE PLAN.
F. THE SURVEYED PROPERTY IS PART OF CUP DP-351

APPLICANT/DEVELOPER:
FBI, LLC
1901 N. PADDOCK GREEN ST.
WICHITA, KANSAS 67206

SURVEYOR:
KAW VALLEY ENGINEERING
TRENTON C. HEINEN, LS 1707
9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226

<p>KAW VALLEY ENGINEERING</p>	9139 E. 37TH STREET NORTH WICHITA, KANSAS 67226 PH. (316) 440-4304 wh@kven.com www.kven.com	PROJECT NO. G24-3192
	PRELIMINARY PLAT 21ST AND 143RD COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KS.	DATE: 03/31/2025
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26	CHECKED BY TCH	SHEET 3192PRLM 1 OF 1



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.