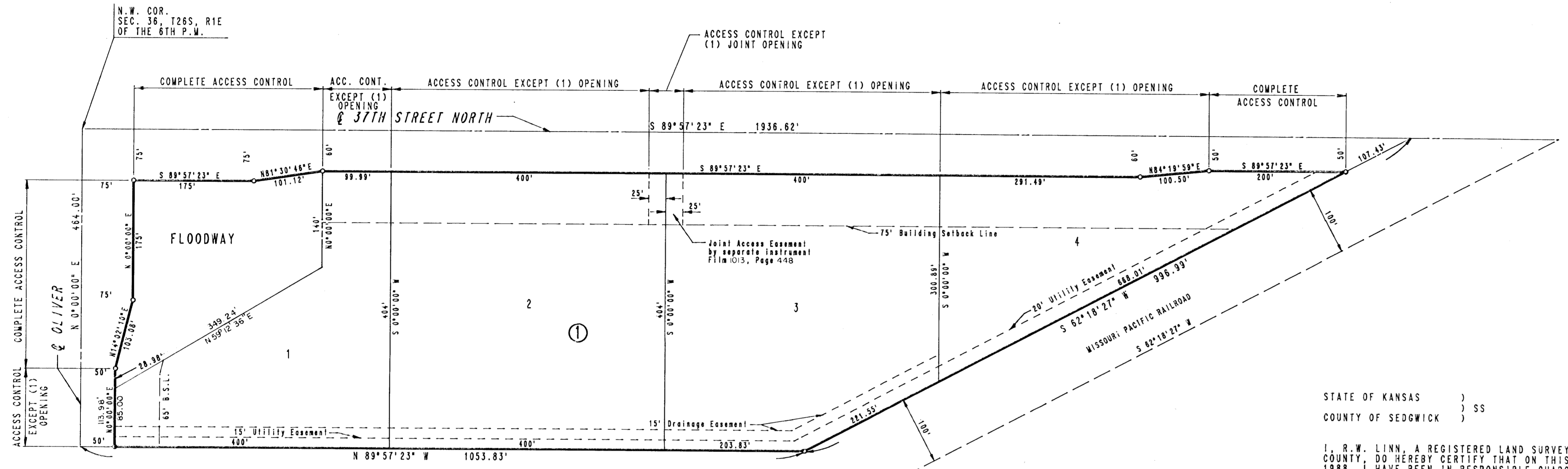


*Expressway Center*

# EXPRESSWAY CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

○ = IRON SET  
 B.S.L. = BUILDING SETBACK LINE  
 C.A.C. = COMPLETE ACCESS CONTROL  
 B.M. - CITY OF WICHITA, B.M. DISC, EAST END OF HEADWALL TO R.B.C. ON 37TH ST. NO. 34' WEST AND 22.5' SOUTH OF INTERSECTION OF CENTERLINES OF OLIVER AND 37TH ST. NO. ELEV. = 184.831 CITY DATUM ELEV. = 1372.031 M.S.L.

THE MINIMUM PAD ELEVATION FOR LOT 1 AND 2, BLOCK 1, SHALL BE 183.60 CITY DATUM OR 1371 M.S.L.  
 ADDITIONAL BUILDING SETBACKS HAVE BEEN ESTABLISHED BY EXPRESSWAY CENTER C.U.P. DP-181, ON FILE IN THE METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS

I, R. W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 26th DAY OF December, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF EXPRESSWAY CENTER AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, STREETS AND A BLOCK THE SAME BEING DESCRIBED AS: BEGINNING AT THE NW CORNER OF SECTION 36, T28S, R1E, RANGE 1 EAST OF THE 6TH P.M., THENCE BEARING S89°57'23"E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1936.62 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE BEARING S82°18'27"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 998.99 FEET TO THE NE CORNER OF RITCHLAND HEIGHTS ADDITION, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°57'23"W ALONG THE NORTH LINE OF RITCHLAND HEIGHTS ADDITION A DISTANCE OF 1053.83 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 36; THENCE BEARING N0°00'00"E ALONG SAID WEST LINE A DISTANCE OF 464.00 FEET TO THE POINT OF BEGINNING.



*R. W. Linn*  
 R. W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, A BLOCK AND A FLOODWAY THE SAME TO BE KNOWN AS EXPRESSWAY CENTER, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.  
 THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOT 1 UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY. PROVIDED FURTHER THAT NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. MINIMUM PAD ELEVATION FOR LOTS 1 AND 2, BLOCK 1, SHALL BE 183.60 CITY DATUM OR 1371 M.S.L.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 37TH STREET NORTH AND OLIVER ACROSS THE NORTH LINE OF LOTS 1, 2, 3 AND 4 AND THE WEST LINE OF LOT 1 IS HEREBY GRANTED TO THE CITY OF WICHITA PROVIDED HOWEVER THAT LOTS 1, 2, 3 AND 4 SHALL HAVE ACCESS TO 37TH STREET NORTH AT ONE (1) LOCATION EACH; PLUS ONE (1) JOINT ACCESS BETWEEN LOTS 2 AND 3 TO 37TH STREET NORTH; AND THAT LOT 1 SHALL HAVE ACCESS TO OLIVER AT ONE (1) LOCATION; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF WICHITA, KANSAS.

OWNER: MCARTHUR BEACH PROPERTIES  
 A KANSAS GENERAL PARTNERSHIP

By: *E. D. Ritchie*  
 E. D. RITCHIE, PARTNER

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS



BE IT REMEMBERED THAT ON THIS 26th DAY OF December, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME E. D. RITCHIE, PARTNER OF MCARTHUR BEACH PROPERTIES, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Charlene A. Stihwell*, NOTARY PUBLIC

MY COMMISSION EXPIRES 1/30/91

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 26th DAY OF December, 1988.

*Sue L. Crockett*, CHAIRMAN  
*Marvin S. Krout*, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 26th DAY OF December, 1988.

*Sheldon Kamen*, MAYOR  
*Dale E. Rea*, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD, THIS 26th DAY OF December, 1988.  
*Don Wright*, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT Wichita, W., ON THIS 26th DAY OF December, 1988.

*Pat Kettler*, REGISTER OF DEEDS  
*Ed Resa*, DEPUTY