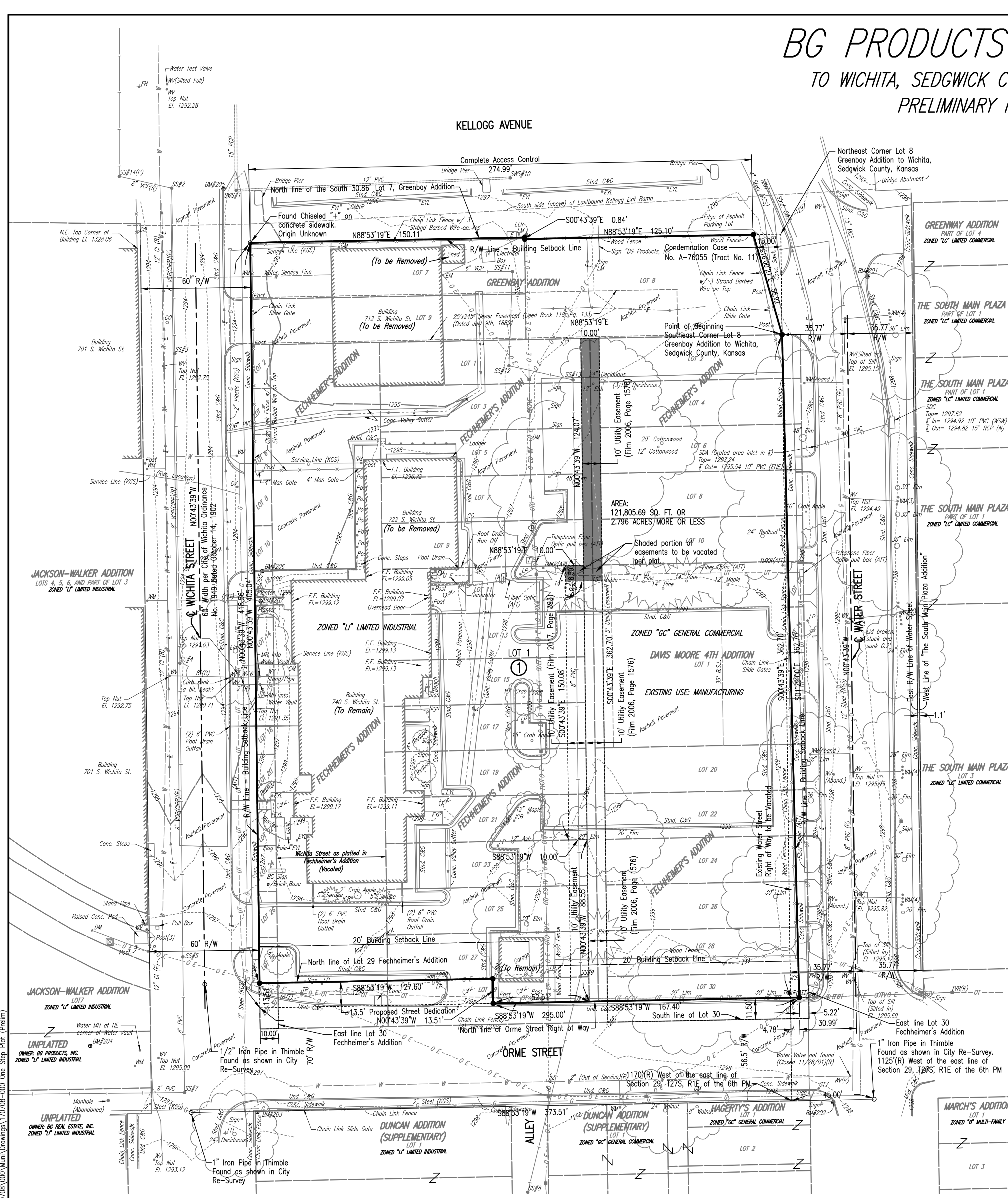
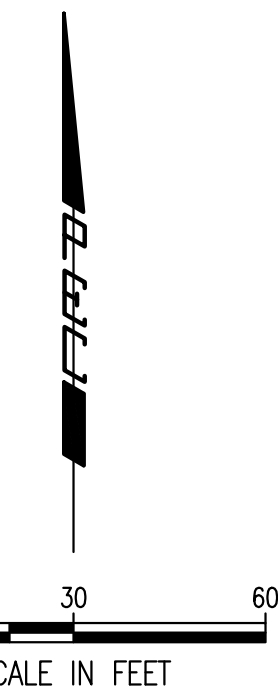


BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS PRELIMINARY PLAT



- BENCH MARK LIST** **BM#201**
- BM #201- CHISELED SQUARE ON TOP OF CURB IN CENTER OF CURB RETURN ON SOUTH SIDE OF A CONCRETE DRIVE ENTRANCE, 20' EAST OF E/W OF WATER STREET AND 45' SOUTH OF SOUTH WALL OF KELLOGG AVENUE. ELEV.= 1298.03 NAVD88
 - BM #202- CHISELED SQUARE ON TOP OF CURB IN CENTER OF CURB RETURN, AT SOUTHWEST CORNER OF ORME STREET AND WATER STREET, AT TOP OF SOUTHWEST CORNER OF RAMP. ELEV.= 1298.32 NAVD88
 - BM #203- CHISELED SQUARE ON WEST EDGE OF CONCRETE CURB AT NORTH END OF CURB, 1' SOUTHWEST OF CHAIN LINK FENCE CORNER POST AT SOUTHWEST CORNER OF WICHITA STREET AND ORME STREET. ELEV.= 1298.08 NAVD88
 - BM #204- CHISELED SQUARE AT NORTHEAST CORNER OF EAST END OF SOUTH RETAINING WALL FOR LOADING DOCK ON WEST SIDE OF INTERSECTION OF WICHITA STREET AND ORME STREET. ELEV.= 1298.43 NAVD88
 - BM #205- CHISELED SQUARE ON TOP OF EAST CURB OF WICHITA STREET, UNDER EASTBOUND KELLOGG, AT SOUTH END OF DRIVE ENTRANCE TO PARKING LOT. ELEV.= 1293.96 NAVD88
 - BM #206- CHISELED SQUARE ON TOP OF CURB, 4' EAST OF EAST EDGE OF SIDEWALK ON EAST SIDE OF WICHITA STREET AND 170' NORTH OF SOUTH BUILDING WALL OF MAIN BRICK BUILDING NORTH OF ORME STREET. ELEV.= 1295.10 NAVD88
 - BM #207- CENTER OF TOP OF FIRST STEP OF CONCRETE STEPS LEADING UP TO 2ND ENTRANCE NORTH OF ORME STREET ON WEST SIDE OF BRICK BUILDING, ON EAST SIDE OF WICHITA STREET, NEAR BIG ELM TREE. ELEV.= 1295.35 NAVD88

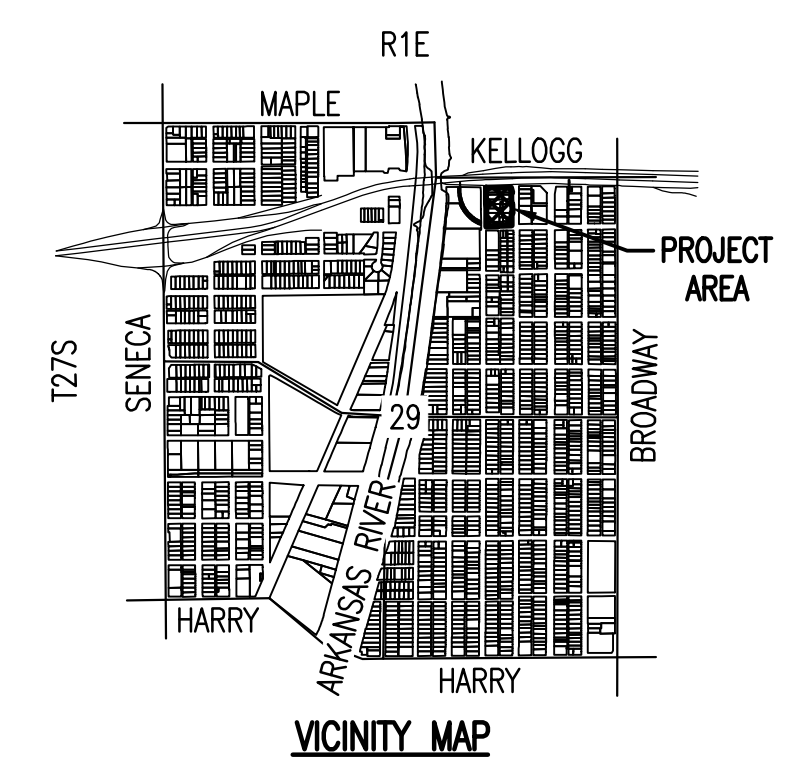
LEGEND

(R)	Record Information	SDC	Storm Water Drain Curb Inlet
B.S.L.	Building Setback Line	JR	Telephone Riser
△	Section Corner	TP	Telephone Pedestal
△	Monument/Horizontal Control Point	TKMR	Telephone Marker
○	Deciduous Tree	TP	Telephone Pole
⊙	Coniferous Tree	FH	Fire Hydrant
Post	Guard Post	ICB	Irrigation Control Box
Post	Gate Post	WM	Water Meter
Sign	Sign	WV	Water Valve
BM#201	Bench Mark/Vertical Control Point	---	Ditch Flowline
TVR	Cable TV Riser	---	Guard Rail
ELR	Electrical Riser	---	Retaining Wall
EYL	Electrical Yard Light	---	Fence Types
EM	Electrical Meter	---	Overhead Cable TV Line
LP	Light Pole	---	Overhead Electric Line
DM	Deadman	---	Buried Electric Line
DP	Power Pole	---	Buried Telephone Line
TP	Transformer	---	Buried Telephone Line
CMKR	Electrical Control Panel	---	Storm Water Sewer Line (8" Dia. and smaller)
GV	Gas Line Marker	---	Storm Water Sewer Line (12" Dia. and larger)
GV	Gas Test Valve	---	Waterline
GV	Gas Valve	---	Gas Line
GM	Gas Meter	---	Sanitary Sewer Line
SS	Sanitary Sewer Manhole	---	Major Contour Interval
CO	Sanitary Sewer Cleanout	---	Minor Contour Interval
SWS	Storm Water Sewer Manhole	---	
S04	Storm Water Drain Area Inlet	---	

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, ON WATER STREET, GREENBAY ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 01°29'00" EAST FOR A DISTANCE OF 362.70 FEET TO THE NORTH LINE OF ORME STREET RIGHT OF WAY, SAID POINT BEING 5.22 FEET WEST OF THE EAST LINE OF LOT 30, ON WATER STREET; THENCE SOUTH 88°53'19" WEST ALONG THE NORTH LINE OF SAID ORME STREET RIGHT OF WAY FOR A DISTANCE OF 295.00 FEET TO THE EAST LINE OF WICHITA STREET RIGHT OF WAY, AS OPENED BY ORDINANCE NO. 1949 OF THE CITY OF WICHITA, KANSAS, DATED OCTOBER 14, 1902, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF LOT 30, ON WICHITA STREET AS PLATTED IN SAID FECHMEIER'S ADDITION; THENCE BEARING NORTH 00°43'39" WEST ALONG THE EAST LINE OF WICHITA STREET RIGHT OF WAY, AS OPENED BY SAID ORDINANCE NO. 1949, FOR A DISTANCE OF 418.56 FEET TO THE NORTHWEST CORNER OF THE SOUTH 30.86 FEET OF LOT 7, ON WICHITA STREET, SAID GREENBAY ADDITION; THENCE NORTH 88°53'19" EAST ALONG THE NORTH LINE OF SAID SOUTH 30.86 FEET OF LOT 7 FOR A DISTANCE OF 150.11 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 30.86 FEET OF LOT 7; THENCE SOUTH 00°43'39" EAST ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 0.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, ON WATER STREET, GREENBAY ADDITION; THENCE NORTH 88°53'19" EAST ALONG THE NORTH LINE OF SAID LOT 8 FOR A DISTANCE OF 125.10 FEET TO A POINT 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 8, BEING THE NORTHWEST CORNER OF TRACT NO. 11 AS DESCRIBED IN CONDEMNATION CASE NO. A-76055 FOR HIGHWAY IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS; THENCE SOUTH 16°00'21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT NO. 11 IN SAID CONDEMNATION CASE, FOR A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING; CONTAINING 2.796 ACRES, MORE OR LESS.

NOTE: AN EASEMENT FOR SEWER, RECORDED AS MISC. BOOK 27, PAGE 287 IN FAVOR OF THE CITY OF WICHITA IS NOT PLOTTABLE, DUE TO ILLEGIBLE DOCUMENT.

- SANITARY SEWER**
- SSM#2 Conc. MH Brick MH
Rim= 1293.74
In= 1290.56 8" VCP (R) (NW)
Out= 1290.45 8" VCP (C) (S)
 - SSM#3 Brick MH
Rim= 1293.88
In= 1290.62 8" VCP (C) (N)
Out= 1290.73 8" VCP (C) (S)
 - SSM#4 Brick MH
Rim= 1293.92
In= 1290.51 8" VCP (C) (N)
Out= 1290.50 8" VCP (C) (S)
 - SSM#5 Brick MH
Rim= 1293.23
In= 1290.27 8" VCP (C) (N)
Out= 1290.23 8" VCP (S)
 - SSM#7 Brick MH
Rim= 1291.38
In= 1290.20 8" VCP (N)
Out= 1290.11 8" VCP (W)
 - SSM#8 Conc. Pre-Cast MH
Rim= 1298.35
In= 1291.16 8" VCP (C) (N)
Out= 1291.09 8" VCP (S)
 - SSM#9 Brick MH
Rim= 1299.37
In= 1291.85 8" VCP (C) (N)
Out= 1291.87 8" VCP (C) (S)
 - SSM#11 Conc. MH
Rim= 1296.00
In= 1293.05 6" VCP (N)
Out= 1293.05 8" VCP (C) (S)
 - SSM#12 Brick MH
Rim= 1296.14
In= 1293.18 8" VCP (C) (N)
Out= 1293.09 8" VCP (C) (S)
 - SSM#13 Conc. MH
Rim= 1297.59
In= 1293.07 8" VCP (C) (N)
Out= 1292.82 8" VCP (C) (S)
 - SSM#14 Not Shot. Nearest shot is Point #414 NW of Point #402, SSM#2 Behind a chain link cage Point #414 = Extend to NW for 10' to SSM In= 8" VCP (N) (R) Out= 8" VCP (S) (R)



DATE OF PREPARATION: AUGUST 2, 2017
DATE OF SURVEY: JULY 27, 2016

OWNERS:
BG REAL ESTATE, INC.
740 S. WICHITA STREET
WICHITA, KS 67213
BG PRODUCTS, INC.
740 S. WICHITA STREET
WICHITA, KS 67213
CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION
455 N. MAIN ST.
WICHITA, KS 67202

SUB-DIVIDER:
BG PRODUCTS, INC.
740 S. WICHITA STREET
WICHITA, KS 67213
SURVEYOR:
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA, WICHITA, KS 67202

BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS _____ DAY OF _____, 2017, THAT WE HAVE SURVEYED AND PLATTED BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, BLOCK, AND A STREET DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, ON WATER STREET, GREENBAY ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 01°29'00" EAST FOR A DISTANCE OF 362.70 FEET TO THE NORTH LINE OF ORME STREET RIGHT OF WAY, SAID POINT BEING 5.22 FEET WEST OF THE EAST LINE OF LOT 30, ON WATER STREET, FECHHEIMER'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND 11.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 30, ON WATER STREET; THENCE SOUTH 88°53'19" WEST ALONG THE NORTH LINE OF SAID ORME STREET RIGHT OF WAY FOR A DISTANCE OF 295.00 FEET TO THE EAST LINE OF WICHITA STREET RIGHT OF WAY, AS OPENED BY ORDINANCE NO. 1949 OF THE CITY OF WICHITA, KANSAS, DATED OCTOBER 14, 1902, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF LOT 30, ON WICHITA STREET AS PLATTED IN SAID FECHHEIMER'S ADDITION; THENCE BEARING NORTH 00°43'39" WEST ALONG THE EAST LINE OF WICHITA STREET RIGHT OF WAY, AS OPENED BY SAID ORDINANCE NO. 1949, FOR A DISTANCE OF 418.56 FEET TO THE NORTHWEST CORNER OF THE SOUTH 30.86 FEET OF LOT 7, ON WICHITA STREET, SAID GREENBAY ADDITION; THENCE NORTH 88°53'19" EAST ALONG THE NORTH LINE OF SAID SOUTH 30.86 FEET OF LOT 7 FOR A DISTANCE OF 150.11 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 30.86 FEET OF LOT 7; THENCE SOUTH 00°43'39" EAST ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 0.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, ON WATER STREET, GREENBAY ADDITION; THENCE NORTH 88°53'19" EAST ALONG THE NORTH LINE OF SAID LOT 8 FOR A DISTANCE OF 125.10 FEET TO A POINT 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 8, BEING THE NORTHWEST CORNER OF TRACT NO. 11 AS DESCRIBED IN CONDEMNATION CASE NO. A-76055 FOR HIGHWAY IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS; THENCE SOUTH 16°00'21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT NO. 11 IN SAID CONDEMNATION CASE, FOR A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING; CONTAINING 2.796 ACRES, MORE OR LESS.

PORTIONS OF PUBLIC EASEMENTS (SHOWN AS SHADED) LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED. OTHER PORTIONS ARE HEREBY REPLATED, AS SHOWN.

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

WATERLINE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES ARE HEREBY GRANTED. UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM KELLOGG AVENUE IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM OPENING ELEVATION (NAVD88)

BLOCK 1
LOT 1 1295.3

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

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 A LOT, BLOCK, AND A STREET, THE SAME TO BE KNOWN AS BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: BG REAL ESTATE, INC.

DARIN GRESETH, CEO AND PRESIDENT

OWNER: BG PRODUCTS, INC.

DARIN GRESETH, CEO AND PRESIDENT

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

JEFF LONGWELL, MAYOR

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY DARIN GRESETH, CEO AND PRESIDENT OF BG REAL ESTATE, INC.

_____, NOTARY PUBLIC

SANDI BAIRD

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY DARIN GRESETH, CEO AND PRESIDENT OF BG PRODUCTS, INC.

_____, NOTARY PUBLIC

SANDI BAIRD

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, COMMERCE BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BG PRODUCTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MARK UTECH, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2017, BY MARK UTECH, PRESIDENT OF COMMERCE BANK.

_____, NOTARY PUBLIC

SANDI BAIRD

MY APPOINTMENT EXPIRES: _____

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2017.

THIS PLAT OF BG PRODUCTS ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2017.

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2017.

_____, COUNTY CLERK

KELLY ARNOLD

_____, CHAIRMAN

DAVID W. FOSTER

_____, SECRETARY

DALE MILLER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2017.

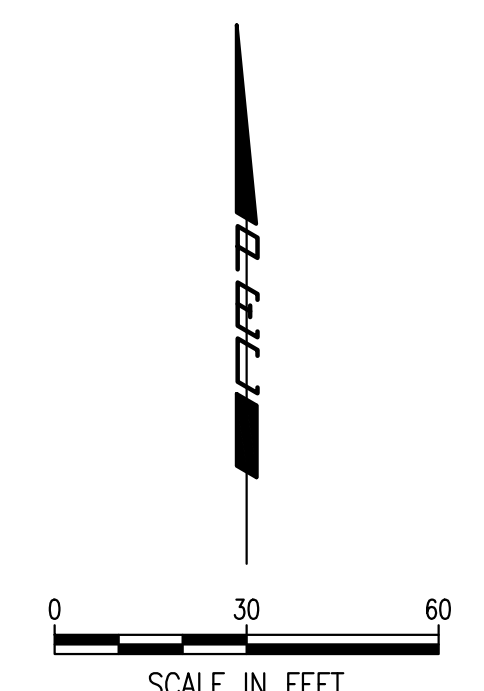
_____, REGISTER OF DEEDS

TONYA BUCKINGHAM

_____, DEPUTY

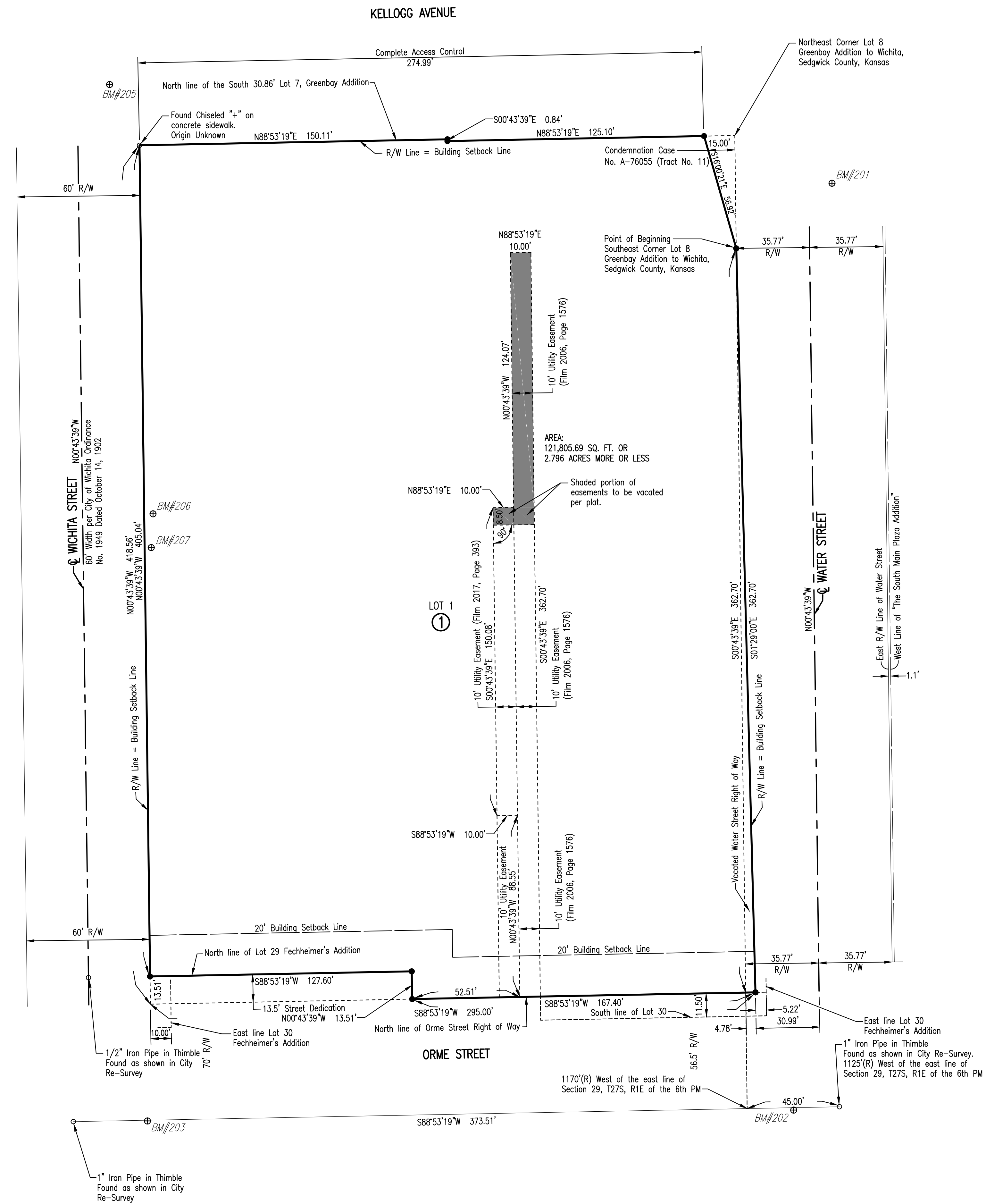
JUDY J. PAGET

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



- LEGEND**
- SET 1/2" REBAR W/PEC CAP
 - FOUND SURVEY MONUMENT AS NOTED ON DRAWING
 - M MEASURED
 - R CITY OF WICHITA RE-SURVEY
 - CM CALCULATED FROM MEASURED
 - P PLATTED MEASUREMENT

- BENCH MARK LIST** *BM#201*
- BM #201- CHISELED SQUARE ON TOP OF CURB IN CENTER OF CURB RETURN ON SOUTH SIDE OF A CONCRETE DRIVE ENTRANCE, 20' EAST OF @ OF WATER STREET AND 45' SOUTH OF SOUTH WALL OF KELLOGG AVENUE. ELEV.= 1298.03 NAVD88
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Saved 08-02-2017 3:57:30 PM by JIS
 Plot Scale 1:1 08-02-2017 3:57:46 PM by JIS
 U:\Wichita-Cont\2017\170208\000\Main Drawings\170208-00 One Step Plat (Final)