

The Kings Coast Addition (SUB2024-00029)

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE KINGS COAST ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and a Street the same being accurately set forth in the accompanying plat and described herein:

A replat of tract of land being described as follows:

Lot 1, Block 1, K-96 Business Park Addition, an addition to Wichita, Sedgwick County, Kansas. Said tract CONTAINS: 859,832 square feet or 19.74 acres of land, more or less.

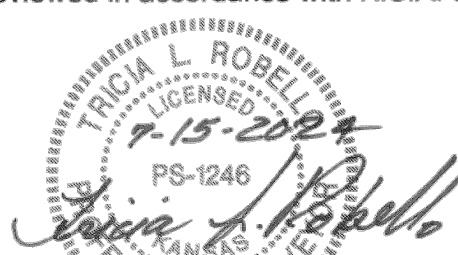
All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief.

Ernest Patrick Fink, P.S. #1459 MKEC Engineering, Inc. (CLS 39) 411 North Webb Road Wichita, Kansas 67206

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss: Reviewed in accordance with K.S.A. 58-2005.



Tricia L. Robello, P.S. #1246 Deputy County Surveyor Sedgwick County, Kansas

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves, and a Street the same to be known as "THE KINGS COAST ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public. Easements for the construction and maintenance of drainage, as indicated hereon, are hereby granted to the public. Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public.

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.

All abutters rights of access to or from Greenwich Road over and across the east line of "THE KINGS COAST ADDITION," are hereby granted to the appropriate governing body, provided two full movement openings and one right turn only opening, as indicated hereon.

Reserves A, B, C, and D are platted for open space, access, drives, parking, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (private), fences/walls, lighting, shade structures, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections, detention/retention ponds, and same land uses as allowed in the Planned Unit Development Zoning District No. 111.

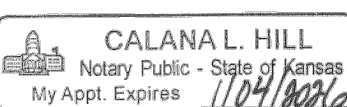
Mad Holdings Company, LLC, a Kansas limited liability company

Michael A. Ricklefs, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

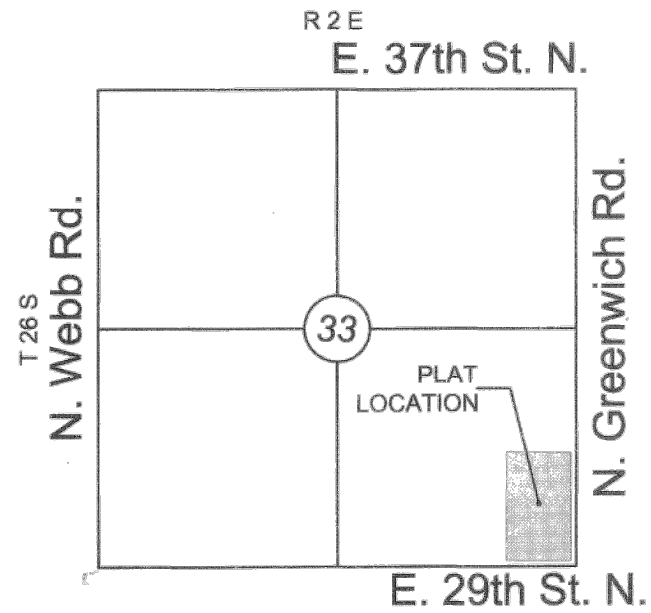
This instrument was acknowledged before me on the 12th day of July, 2024, by Michael A. Ricklefs, Manager, Mad Holdings Company, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

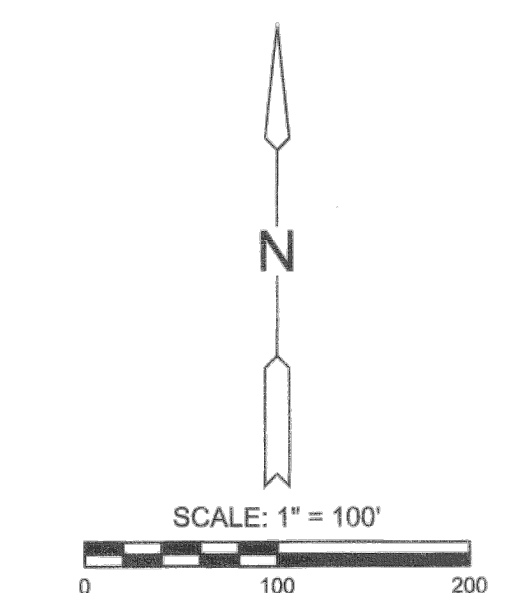


Calana L. Hill, Notary Public My Term Expires: 1/04/2026

FINAL PLAT THE KINGS COAST ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP



LEGEND

- Delta = Section Corner Monument Found
Circle with dot = Set 3/4 Rebar w/ MKEC CLS 39 id cap
Circle with cross = Found monument
Circle with X = Benchmark
(M) = Measured
(P) = Platted
1 = Lot
1 in circle = Block

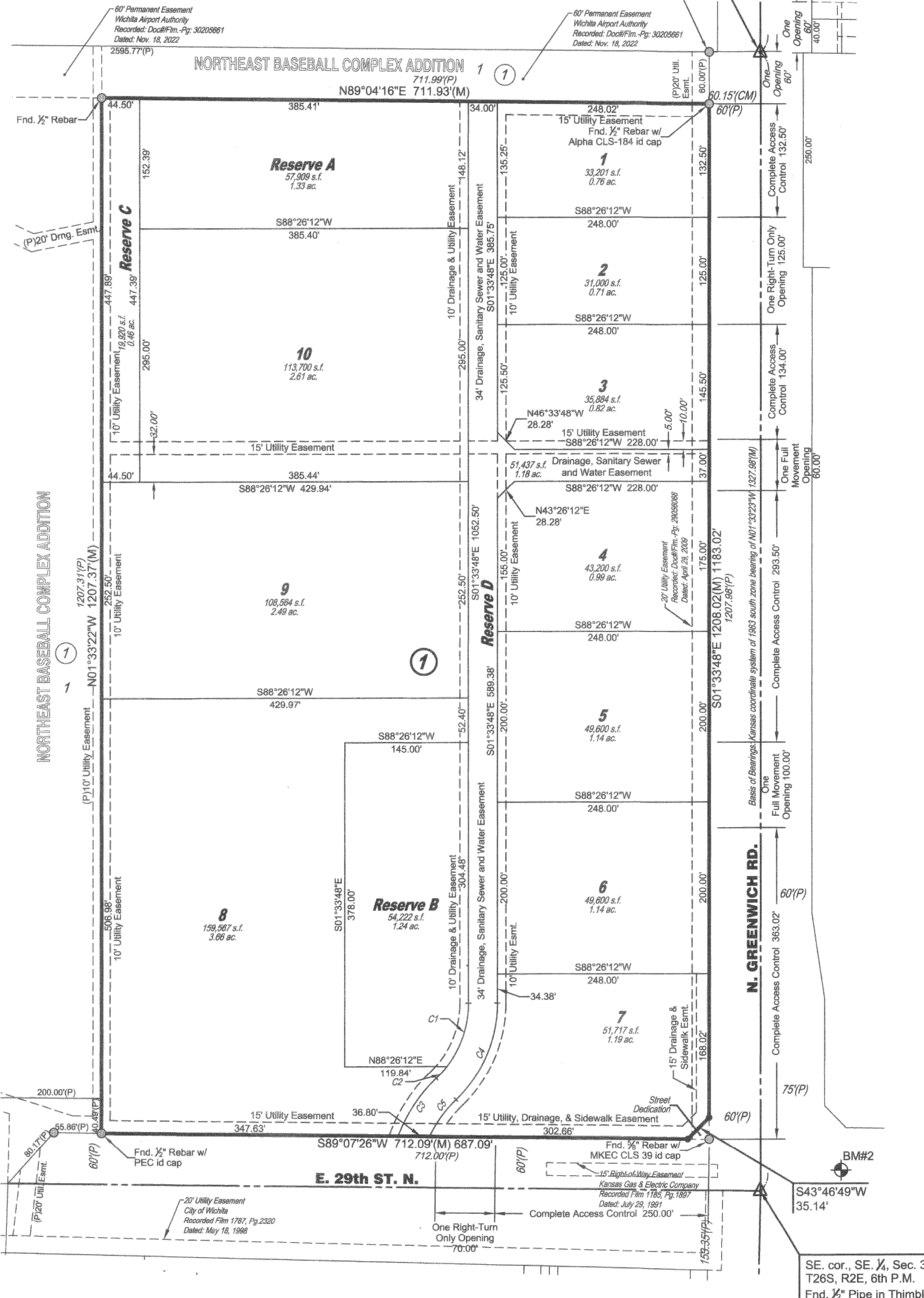
NOTE

This plat shall comply with the recitals of Planned Unit Development No. 111, as amended, on file at the Wichita-Sedgwick County Planning Department.

BENCHMARKS

- BM#1: "X" cut on the north end of RCP at north entrance to Greenwich Elementary approximately 581.8 feet north and 89.0 feet east of the northeast of The Kings Coast. Elev: 1394.04 (88)
BM#2: Square cut on the back of curb at the east end of the north inlet on 29th St. N. in the NE corner of the intersection of 29th St. N. and Greenwich Rd. approximately 32.3 feet south and 155.0 feet east of the southeast of The Kings Coast. Elev: 1389.20 (88)

CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C5.



MORTGAGE CERTIFICATE

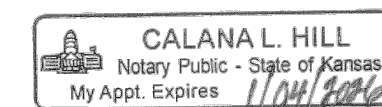
RCB BANK, holder of a mortgage on the above described property, does hereby consent to the "THE KINGS COAST ADDITION" final plat.

RCB BANK

Gregg Conklin, Market President

STATE OF KANSAS, COWLEY COUNTY) ss: This instrument was acknowledged before me on this 8th day of July, 2024, by Gregg Conklin, Market President, RCB Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Calana L. Hill, Notary Public My Term Expires: 1/04/2026

PLANNING COMMISSION CERTIFICATE

This plat of "THE KINGS COAST ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this 13 day of June, 2024.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.



Robert Dool, Chair

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 8th day of August, 2024.

At the direction of the City Council.

Lily Wu, Mayor

Jamie Buster, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 12th day of AUGUST 2024, at 11:33:12 o'clock A.M. and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 19th day of August, 2024.

Kelly B. Arnold, County Clerk

