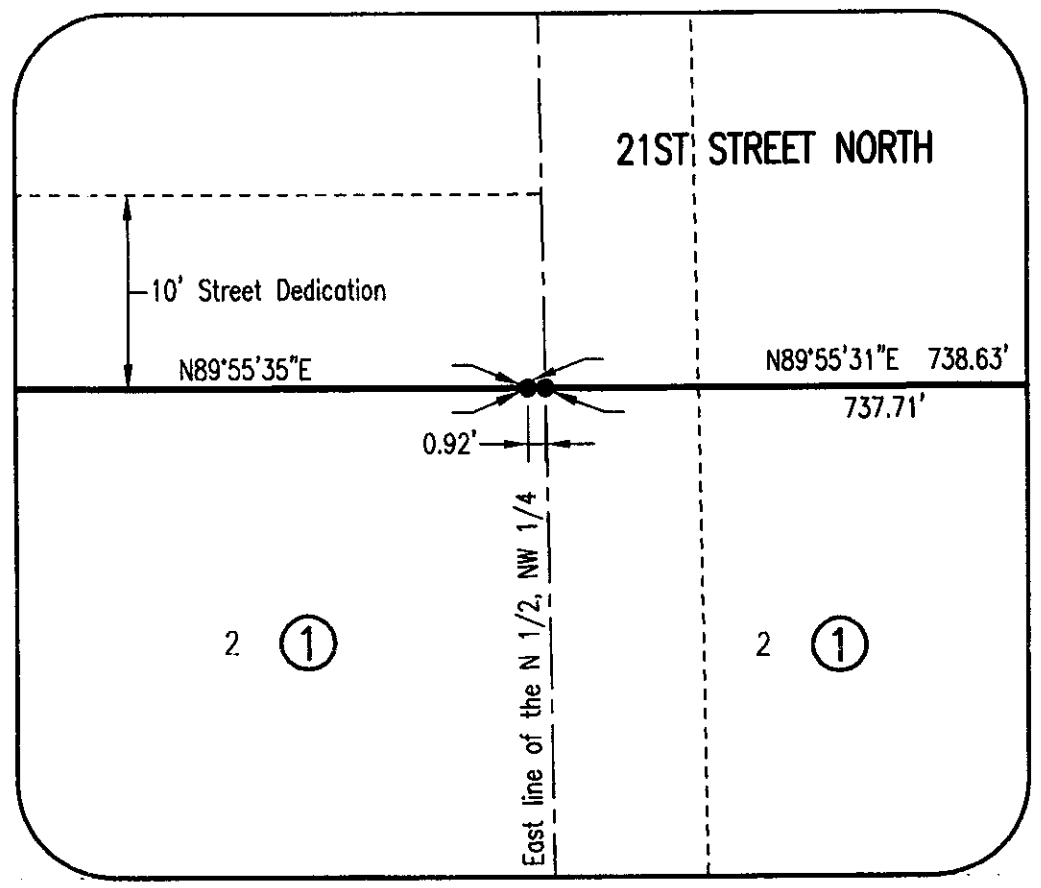


# NORTHWEST WATER TREATMENT PLANT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT



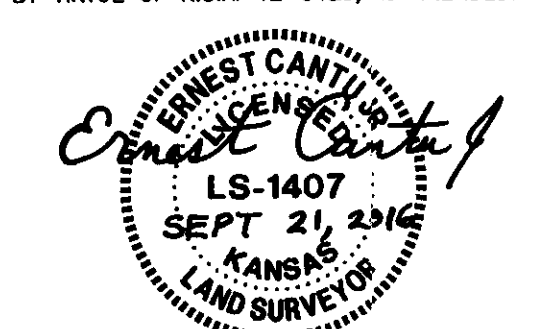
STATE OF KANSAS )  
 COUNTY OF SEDGWICK )

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 21<sup>ST</sup> DAY OF SEPT, 2016, THAT WE HAVE SURVEYED AND PLATTED NORTHWEST WATER TREATMENT PLANT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A STREET AND A RESERVE, THE SAME BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:  
 A PORTION OF THE NORTH HALF OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A 1/2" IRON PIPE IN THIMBLE FOUND AND ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE ON A BEARING OF NORTH 89°55'35" EAST FROM THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE (K.S.A. 88-20A02), ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 11, FOR A GROUND DISTANCE OF 500.02 FEET TO THE POINT OF BEGINNING, BEING A HALF-INCH WIDE REBAR WITH PEC CAP SET 500.02 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE CONTINUING BEARING NORTH 89°55'35" EAST ALONG SAID NORTH LINE OF SECTION 11 FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF A 50-FOOT WIDE TRACT OF LAND DEDICATED FOR ROAD PURPOSES IN FILM 226, PAGE 118, RECORDED JANUARY 4, 1977, SEDGWICK COUNTY, KANSAS; THENCE BEARING NORTH 0°37'53" EAST, PARALLEL WITH AND 100 FEET EAST OF THE EAST LINE OF U-NEEDA SELF STORAGE ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID 50-FOOT WIDE ROAD DEDICATION; THENCE BEARING NORTH 89°55'35" EAST, PARALLEL WITH AND 50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 11, FOR A DISTANCE OF 2029.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 11, BEING THE SOUTHEAST CORNER OF SAID 50-FOOT WIDE ROAD DEDICATION; THENCE BEARING NORTH 0°57'13" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 11 FOR A DISTANCE OF 50.01 FEET TO A RAILROAD SPIKE IN THIMBLE FOUND AND REPLACED WITH A 1/2" REBAR, 24 INCHES LONG, WITH A PLASTIC PEC CAP, AND ACCEPTED AS THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE BEARING NORTH 89°55'31" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 790.82 FEET TO A HALF-INCH WIDE REBAR WITH PEC CAP SET ON THE NORTHWEST RIGHT OF WAY LINE OF THE BIG SLOUGH FLOODWAY (BEING THE ARKANSAS RIVER WATERSHED WICHITA AND VALLEY CENTER BIG SLOUGH-COSMIN CREEK FLOODWAY, ARKANSAS RIVER, KANSAS, CONDEMNATION CASE A-31849, JANUARY 1950), SAID POINT BEING 1838.48 FEET WEST OF A 5/8" REBAR IN TOP-CENTER OF A 5'X5" CONCRETE FLOODWAY MONUMENT FOUND AND ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 11, SAID POINT ALSO BEING 1758.65 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 WITH THE SOUTHWEST RIGHT OF WAY LINE OF THE BIG SLOUGH FLOODWAY, TRACT NO. 68, CC A-31849; THENCE ALONG SAID NORTHWEST RIGHT OF WAY LINE OF THE BIG SLOUGH FLOODWAY FOR THE FOLLOWING SIX COURSES, BEARING SOUTH 40°56'46" WEST THROUGH A 5/8" REBAR WITH PLASTIC A.C.L.S. CAP AT THE 30-FOOT ROAD RIGHT OF WAY LINE FOR 21ST STREET AND FOR A TOTAL DISTANCE OF 185.00 FEET TO A 5/8" REBAR IN TOP-CENTER OF A 5'X5" CONCRETE FLOODWAY MONUMENT; THENCE BEARING SOUTH 48°57'39" EAST FOR A DISTANCE OF 171.14 FEET TO A 5/8" REBAR IN TOP-CENTER OF A 5'X5" CONCRETE FLOODWAY MONUMENT; THENCE BEARING SOUTH 41°05'50" WEST FOR A DISTANCE OF 300.00 FEET TO A 5/8" REBAR IN TOP-CENTER OF A 5'X5" CONCRETE FLOODWAY MONUMENT; THENCE BEARING NORTH 49°01'13" WEST FOR A DISTANCE OF 170.91 FEET TO A 5/8" REBAR IN TOP-CENTER OF A 5'X5" CONCRETE FLOODWAY MONUMENT; THENCE BEARING SOUTH 41°02'48" WEST FOR A DISTANCE OF 696.78 FEET TO A 5/8" REBAR IN TOP-CENTER OF A 5'X5" CONCRETE FLOODWAY MONUMENT ON THE EAST LINE OF THE MISSOURI-PACIFIC RAILROAD (N/K/A UNION PACIFIC RAILROAD COMPANY), BEING 50 FEET NORTHEAST OF THE CENTERLINE OF SAID RAILROAD; THENCE DEPARTING FROM SAID BIG SLOUGH FLOODWAY LINE, BEARING NORTH 40°23'07" WEST ALONG SAID NORTHEAST RAILROAD RIGHT OF WAY LINE FOR A DISTANCE OF 1570.12 FEET TO A ONE-INCH IRON PIPE AT THE MOST SOUTHERLY CORNER OF SAID U-NEEDA SELF STORAGE ADDITION, BEING 50 FEET NORTHEAST OF THE CENTERLINE OF SAID RAILROAD; THENCE NORTH 0°37'53" WEST ALONG THE EAST SIDE OF SAID U-NEEDA SELF STORAGE ADDITION THROUGH A 1/2" REBAR AT THE 50-FOOT ROAD RIGHT OF WAY LINE FOR 21ST STREET AND FOR A TOTAL DISTANCE OF 974.12 FEET TO THE POINT OF BEGINNING, SUBJECT TO 30 FEET OF ROAD RIGHT OF WAY FOR 21ST STREET ALONG A PORTION OF THE NORTH SIDE THEREOF; SAID TRACT CONTAINING 62.84 ACRES, MORE OR LESS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-5126, AS AMENDED.



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

### LEGEND

- ⊕ BM#2 Bench Mark/Vertical Control Point
- Found Monument as noted on drawing
- Set 1/2" Rebar w/ PEC Cap
- △ Section Corner
- ⊠ Found 5/8" Rebar in top-center of 5'x5" concrete Floodway Monument
- (P) = Platted in U-Needa Self Storage Addition
- (D1) = Described in Condemnation Case 97C 380, Feb. 6, 1997
- (D2) = Described in Road Dedication, Film 226, Page 118
- (D3) = Described in Condemnation Case A-31849, January 1950
- (M) = Measured

### BENCH MARK LIST

- BM #4 - CHISELED SQUARE ON TOP OF NORTHERLY CURB OF MEDIAN IN ZOO BOULEVARD, JUST EASTERLY OF HOOVER ENTRANCE TO ZOO BOULEVARD WHERE GRASS BEGINS AND ASPHALT ENDS. ELEV.=1327.14 (NAVDB8)
- BM #5 - CHISELED SQUARE ON TOP OF SOUTHERLY CURB OF MEDIAN IN ZOO BOULEVARD, JUST WESTERLY OF WINDMILL ROAD, WHERE GRASS BEGINS AND ASPHALT ENDS. ELEV.=1326.64 (NAVDB8)
- BM #21 - RAILROAD SPIKE IN NORTHWEST SIDE OF POWER POLE 28 FEET SOUTH AND 5 FEET EAST OF THE NORTH QUARTER CORNER OF SECTION 11, T27S, R1W. ELEV.=1326.66 (NAVDB8)
- BM #23 - CITY OF WICHITA BENCH MARK DISK IN TOP-CENTER OF NORTHWEST HEADWALL OF ROD CULVERT UNDER 21ST STREET, WHERE 21ST STREET MEETS BIG DITCH RIGHT-OF-WAY, 942 FEET EAST AND 84 FEET NORTH OF THE NORTH QUARTER SECTION CORNER OF SECTION 11, T27S, R1W AND 200 FEET ALONG CURVE IN 21ST STREET FROM WEST P.C. OF CURVE. (OFF-SITE) ELEV.=1321.94 (NAVDB8)

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.

THE STREET DEDICATIONS AS SHOWN ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. ACCESS CONTROLS MUST COMPLY WITH THE ACCESS MANAGEMENT GUIDELINES (1 FULL MOVEMENT IN 400' AND RIGHT IN/RIGHT OUT IN 200').

RESERVE "A" IS HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, AND LANDSCAPING. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK 1.

MINIMUM OPENINGS ELEVATION (NAVDB8)

BLOCK 1	ELEVATION (NAVDB8)
LOT 1	1317.80
LOT 2	1317.80

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. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR ANY DEVELOPMENT UNTIL SUCH TIME AS DRAINAGE IMPROVEMENTS AS REQUIRED BY THE APPROVED DRAINAGE PLAN ARE UNDER CONSTRUCTION OR COMPLETED.

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 LOTS, A BLOCK, A STREET AND A RESERVE, THE SAME TO BE KNOWN AS NORTHWEST WATER TREATMENT PLANT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

JEFF LONGWELL, MAYOR

STATE OF KANSAS )  
 COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

THIS PLAT OF NORTHWEST WATER TREATMENT PLANT ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_, CHAIR  
 CAROL CHAPMAN NEUGENT

\_\_\_\_\_, SECRETARY  
 DALE MILLER

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_, MAYOR  
 JEFF LONGWELL

\_\_\_\_\_, CITY CLERK  
 KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_, COUNTY CLERK  
 KELLY ARNOLD

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_, M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_, REGISTER OF DEEDS  
 TONYA BUCKINGHAM

\_\_\_\_\_, DEPUTY  
 JUDY J. PAGET

