

LEGAL DESCRIPTION

Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lots 3 and 4, Ridge Plaza 10th Addition, Wichita, Sedgwick County Kansas, TOGETHER WITH that portion of vacated Ridge Road described as follows: Beginning at the northeast corner of Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas; thence east 25 feet along the north line of said Lot 4, extended east; thence south parallel with the east line of said Lot 4, 140 feet; thence west 25 feet; thence north 140 feet to the place of beginning.

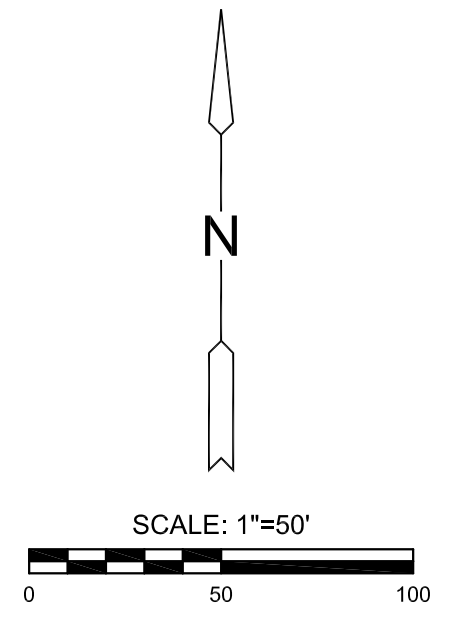
CONTAINS: 161,367 square feet or 3.70 acres of land, more or less.

NOTES

- LOCATION: Located in west Wichita, in a service area for the Wichita Dwight D. Eisenhower National Airport. East of the subject property is General Commercial property with office, retail, and restaurant uses; north of the subject property is restaurant uses on Limited Commercial; west of the subject property is General Commercial property with hotel uses. South of the subject property is U.S. Highway 54 and ramps to the airport. Prior to the establishment of the existing Palace Theater on the subject property in 1988, this site was an undeveloped field. In the 29 years since the Palace Theater's establishment the Warren Theater Corporation has expanded to a total of 5 distinct theaters in the Wichita marketplace. There has been considerable change to the nearby properties in the recent past with the addition of several hotels, restaurants, and retail offerings. If the property were to redevelop, it is anticipated that it would follow the current trends in the marketplace, providing more offerings to this important west Wichita corridor.
- LOT TOTAL: 3
- EXISTING/PROPOSED USES: Existing - Theater
Proposed - Theater and/or "LC" Uses
- ZONING: Existing - "LC" (Limited Commercial) w/ CUP DP-37
Proposed - "LC" (Limited Commercial) w/ CUP DP-37 CUP2017-00023
- PLAT AREA: Gross: 161,367 sq. ft. or 3.7 acres ±
- SURVEY DATE: May 16, 2017 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is provided by an existing 12" main along the east line of the property; an extension is anticipated to serve Lot 3. Municipal water is provided by an eight inch main on the west side of Ridge Circle.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0341G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP DP-37 or zoning district.

LEGEND

- 6IN - Coniferous Tree
- 3IN - Edge Of Trees
- 3IN - Deciduous Tree
- SN - Sign
- Gate
- Power Pole and Deadman
- Power Pole
- Light Pole
- Electric Transformer
- Pole
- Gas Meter
- Telephone Riser
- Telephone Vault
- Cable TV Riser
- Fiber Optics Indicator Sign
- Sanitary Sewer Manhole
- Cleanout
- Fire Hydrant
- WV - Water Valve
- Water Meter
- Blow Off Assembly
- Irrigation Control Valve
- Storm Sewer Manhole
- Inlet
- Grate Inlet
- Existing Structure
- Easement
- Fence
- Storm Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Underground Telephone
- Section Corner Monument Found
- Found monument (see annotation for type)
- Set 5/8" rebar w/ MKEC CLS 39 id. cap
- Benchmark
- Measured
- Platted
- Calculated from Measurement
- Calculated from Plat
- Utility Easement
- Lot
- Block

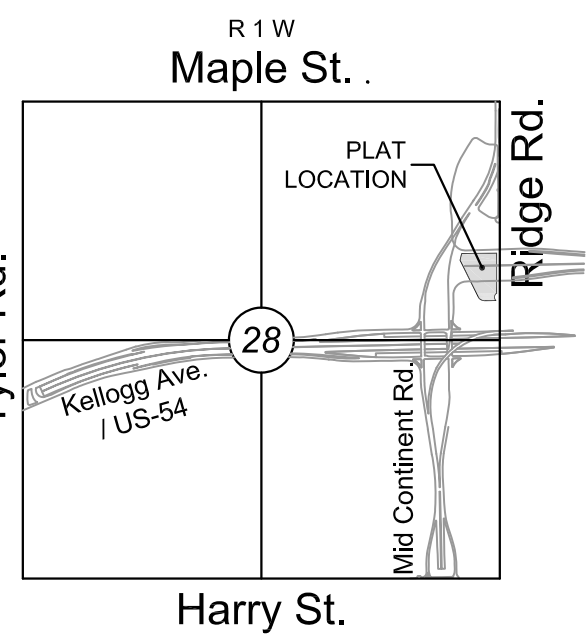


Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N27°53'34"W on the west line of KC Ridge Addition. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

- BMR#1 Chiseled square cut top of curb, east side of Ridge Cir., 2' ± south of inlet (first inlet north of south drive into Golden Corral). Elev.=1322.52 NAVD88
- BMR#2 Chiseled square NE cor. of headwall, NW corner of project (81' ± south of end of fence). Elev.=1324.62 NAVD88

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS	BLOCK	ELEVATION NAVD88
1 & 3	1	1323.0



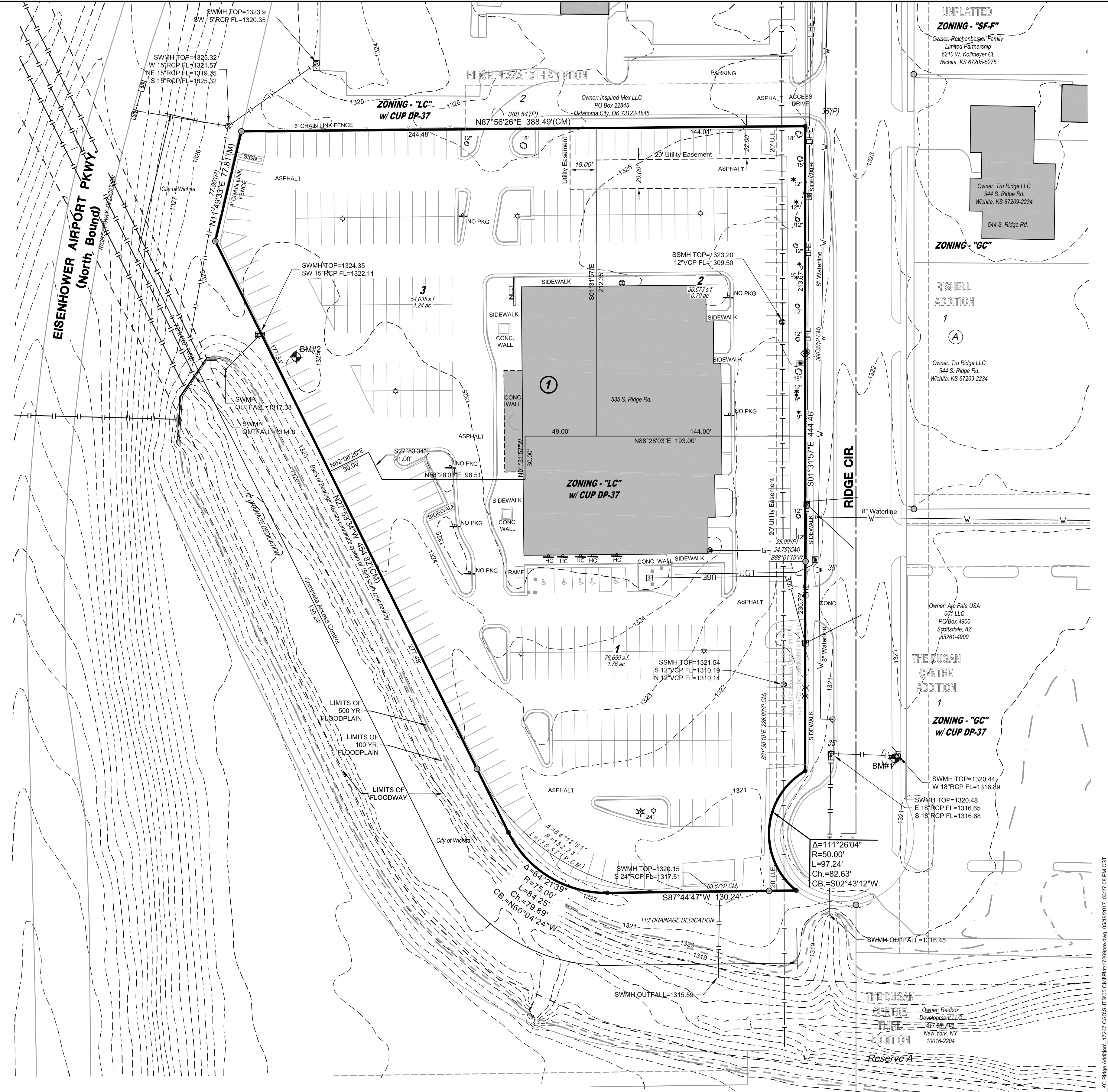
VICINITY MAP

PRELIMINARY PLAT

A replat of portions of Ridge Plaza 3rd and 10th Additions in A portion of the NE 1/4, Sec. 28, T27S, R1W, 6th P.M.

KC RIDGE ADDITION

OWNER / DEVELOPER: Cinemas Associates, a Kansas Partnership P.O. Box 782560, Wichita, KS 67278-2560 (877) 522-3779

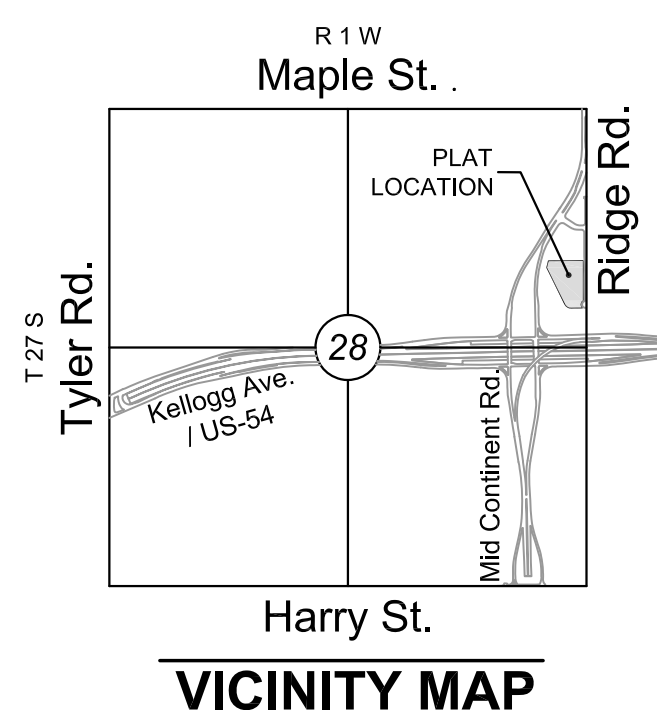


Subdivision Meeting: June 15, 2017
Date submitted: May 30, 2017
Wichita, KS • 316.684.9600

FINAL PLAT KC RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A REPLAT OF LOT 4, RIDGE PLAZA ADDITION, AND ALSO LOTS 3 AND 4, RIDGE PLAZA 10H ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS



CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KC RIDGE ADDITION," an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lots 3 and 4, Ridge Plaza 10th Addition, Wichita, Sedgwick County Kansas, TOGETHER WITH that portion of vacated Ridge Road described as follows: Beginning at the northeast corner of Lot 4, Ridge Plaza 3rd Addition, Wichita, Sedgwick County, Kansas; thence east 25 feet along the north line of said Lot 4, extended east; thence south parallel with the east line of said Lot 4, 140 feet; thence west 25 feet; thence north 140 feet to the place of beginning.

CONTAINS: 161,367 square feet or 3.70 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all easements retained by Vacation Order filed on Film 1041, Page 1472, 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 this ___ day of _____, 2017.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

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 and a Block, the same to be known as "KC RIDGE ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body.

All abutters rights of access to or from Eisenhower Airport Parkway and Kellogg Drive over and across the west and south lines of "KC RIDGE ADDITION," are hereby granted to the appropriate governing body as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater.

This plat shall comply with the recitals of the Ridge Plaza Community Unit Plan (DP-37) on file at the Wichita-Sedgwick County Planning Department.

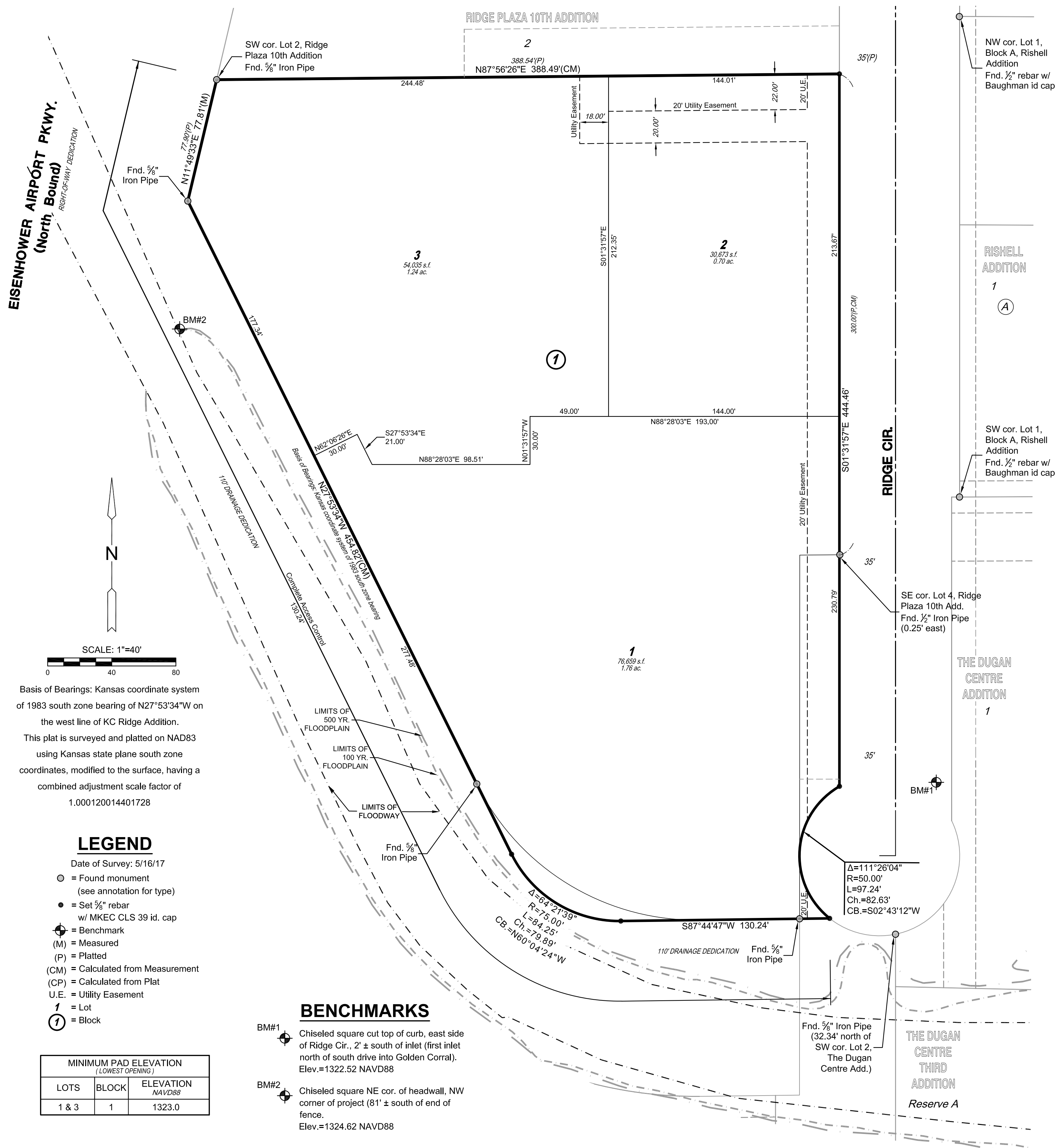
Cinemas Associates Holdings, LLC,
a Kansas limited liability company

William J. Warren, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ___ day of _____, 2017, by William J. Warren, President of Cinemas Associates Holdings, 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.

Notary Public:
print name _____
My Term Expires: _____



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LEGEND

- Date of Survey: 5/16/17
- = Found monument (see annotation for type)
- = Set ½" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (CM) = Calculated from Measurement
- (CP) = Calculated from Plat
- U.E. = Utility Easement
- ① = Lot
- ② = Block

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOTS	BLOCK	ELEVATION NAVD88
1 & 3	1	1323.0

BENCHMARKS

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PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
David W. Foster, Chairman
Attest: _____
Dale Miller, 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 ___ day of _____, 2017.

At the direction of the City Council.

Jeff Longwell, Mayor
Attest: _____
Karen Sublett, 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 ___ day of _____, 2017, at ___ o'clock __M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest: _____
Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of _____, 2017.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2017.

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

