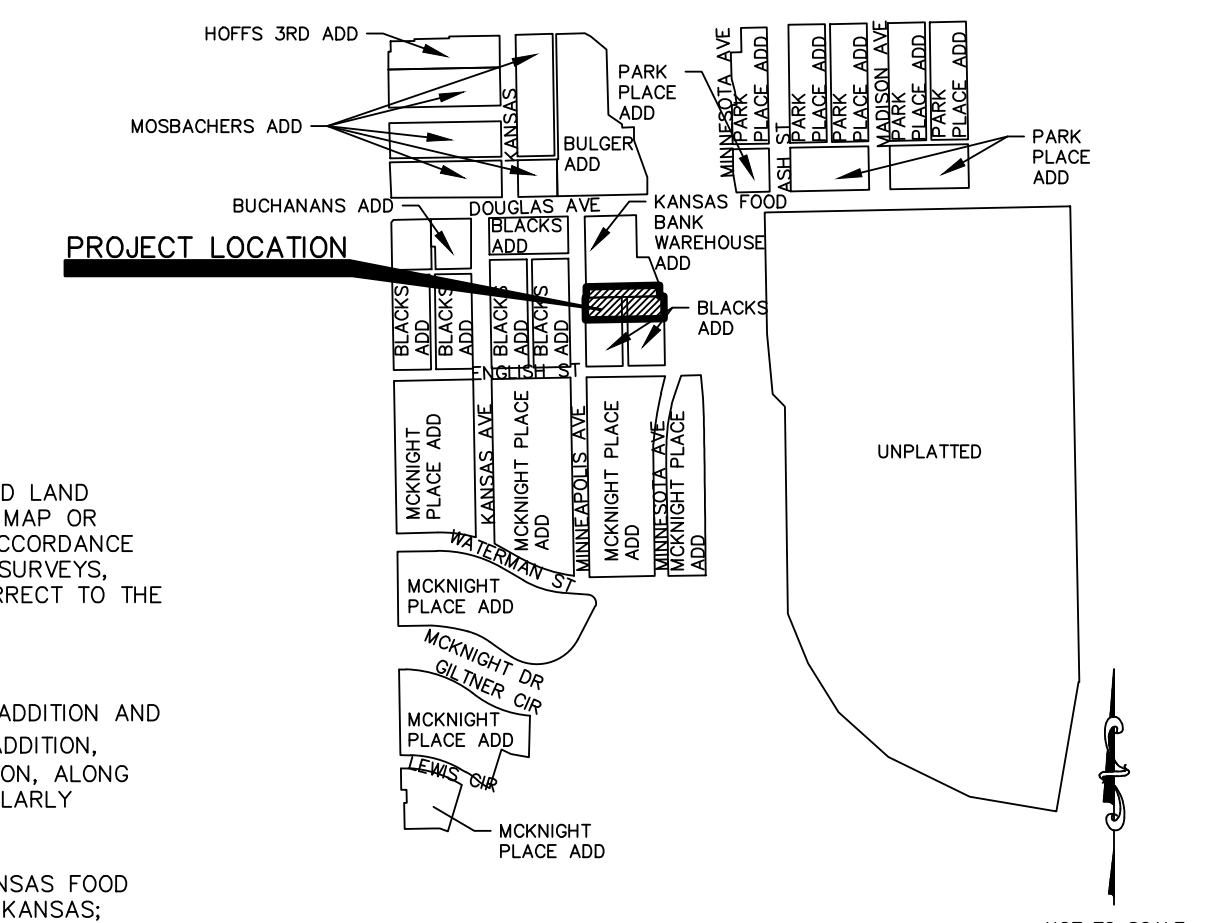


# ONE STEP FINAL PLAT OF KANSAS FOOD BANK WAREHOUSE 2ND ADDITION

A PORTION OF LOT 1, BLOCK 1, KANSAS FOOD BANK WAREHOUSE ADDITION AND  
A REPLAT OF LOTS 14-20 EVEN, GRACE (NOW MINNEAPOLIS) AVE., OF BLACK'S ADDITION,  
LOTS 13-19 ODD, KIRK (NOW MINNESOTA) AVE., BLACK'S ADDITION,  
ALONG WITH THE ABUTTING 20' CITY ALLEY  
WICHITA, SEDGWICK COUNTY, KANSAS



### SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }  
I, JASON R. LOADER (LS), BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

### LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, KANSAS FOOD BANK WAREHOUSE ADDITION AND LOTS 14-20 EVEN, GRACE (NOW MINNEAPOLIS) AVENUE, BLACK'S ADDITION, LOTS 13-19 ODD, KIRK (NOW MINNESOTA) AVENUE, BLACK'S ADDITION, ALONG WITH THE ABUTTING 20 FEET OF CITY ALLEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KANSAS FOOD BANK WAREHOUSE ADDITION, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ON THE WEST LINE OF SAID KANSAS FOOD BANK WAREHOUSE ADDITION, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF GRACE (NOW MINNEAPOLIS) AVENUE, S 01°01'21" E, 268.43 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE AND BEING THE POINT OF BEGINNING; ALSO SAID POINT BEING 41.72 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, KANSAS FOOD BANK WAREHOUSE ADDITION; THENCE N 89°39'11" E 278.79 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 1, KANSAS FOOD BANK WAREHOUSE ADDITION; THENCE CONTINUING ON SAID EAST LINE, S 01°20'43" E 41.69 FEET; THENCE N 88°41'17" E 16.09 FEET TO THE NORTHEAST CORNER OF LOT 13, KIRK (NOW MINNESOTA) AVE, BLACK'S ADDITION, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; ALSO SAID POINT BEING THE WEST RIGHT-OF-WAY LINE OF KIRK (NOW MINNESOTA) AVENUE; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY LINE, S 01°01'21" E 49.94 FEET; THENCE SOUTH CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 20 AND THE EAST RIGHT-OF-WAY LINE OF SAID GRACE (NOW MINNEAPOLIS) AVE; THENCE N 01°01'21" W 141.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING: 41120 SQUARE FEET OR 0.94 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION

ALL EASEMENTS ARE HEREBY VACATED BY VIRTUE OF "K.S.A. 12-512(b) AS AMENDED".

DATE OF SURVEY: MARCH 12, 2018

PRELIMINARY  
XXXXXXXXXXXX  
KANSAS PS NO. XXXX

### OWNER'S CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }  
I, KANSAS FOOD BANK WAREHOUSE INC, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOT 1, BLOCK 1 AND TO BE KNOWN AS "KANSAS FOOD BANK WAREHOUSE 2ND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

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.

UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND ALL RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES, OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH STORMWATER MANUAL.

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

ACCESS CONTROLS PER CITY OF WICHITA ACCESS MANAGEMENT STANDARDS AND THE APPROVAL OF THE CITY TRAFFIC ENGINEER.

DEDICATED STREET ARE DEDICATED TO THE CITY OF WICHITA FOR THE USE OF THE PUBLIC.

KFBW, LLC. AND KANSAS FOOD BANK WAREHOUSE INC  
BRIAN WALKER MANAGING MEMBER AND PRESIDENT & CEO RESPECTIVELY

### NOTARY CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY BRIAN, MANAGING MEMBER OF KFBW, LLC, A KANSAS LIMITED LIABILITY COMPANY AND PRESIDENT & CEO, KANSAS FOOD BANK WAREHOUSE INC, ON BEHALF OF THE COMPANY.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS PLAT OF "KANSAS FOOD BANK WAREHOUSE 2ND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, SEDGWICK COUNTY, KANSAS, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

JOSEPH A. JOHNSON, CHAIRMAN

ATTEST: DALE MILLER, SECRETARY

### GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

JEFF LONGWELL, MAYOR

ATTEST: KAREN SUBLETT, CITY CLERK

### REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ A.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TONYA BUCKINGHAM, REGISTER OF DEEDS

JUDY J. PAGET, DEPUTY

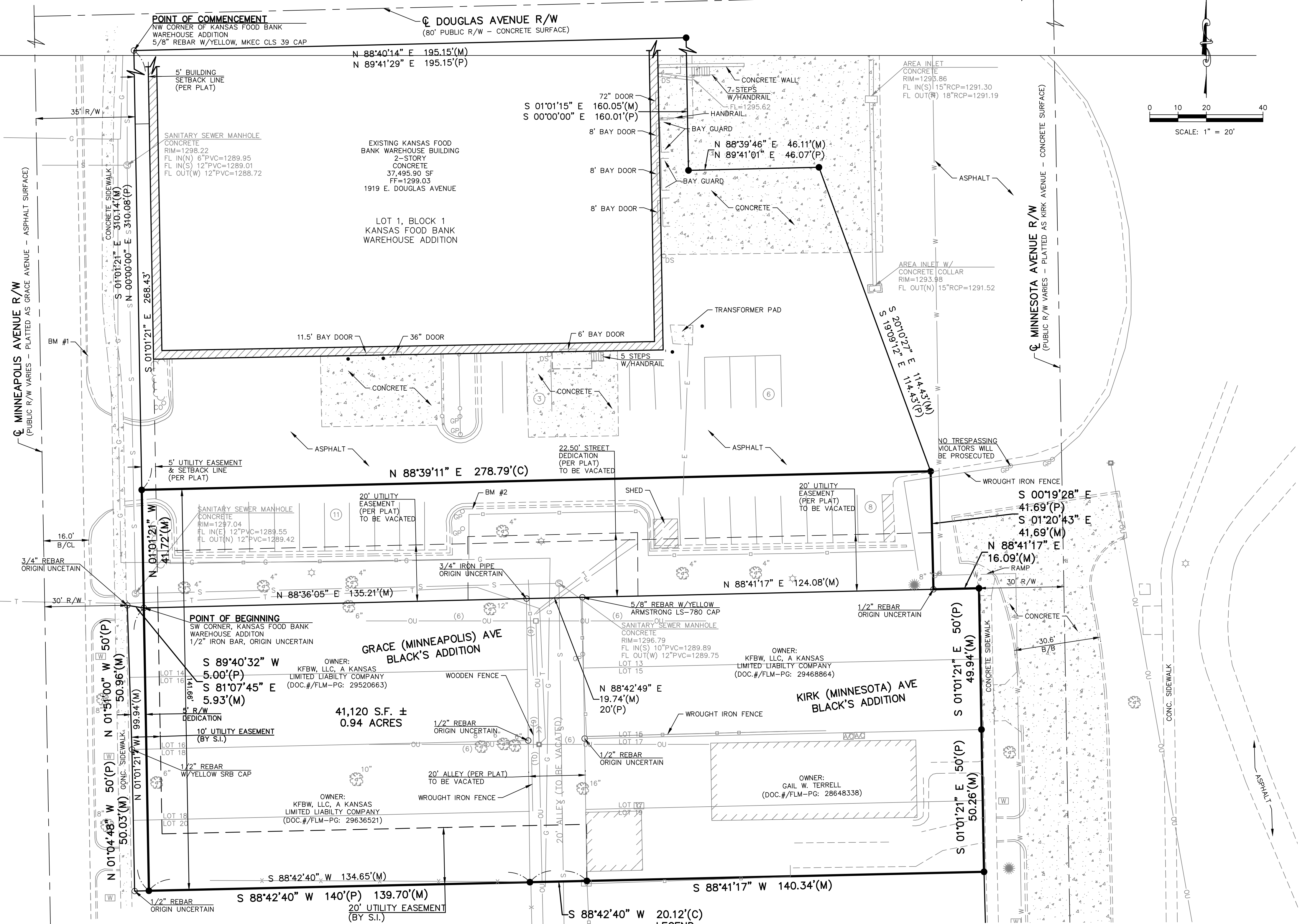
### DEPUTY COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF \_\_\_\_\_, 2018.

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

**DATUM BENCHMARK:**  
DATUM IS U.S. SURVEY FEET AND REFER TO NAVD83 DATUM BASED ON THE SEDGWICK COUNTY GNSS NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOD128 MODEL.

**BENCHMARKS:**  
BM #1: CHISELED "SQUARE", 8 FEET NORTH OF THE NORTH CURB RETURN, EAST SIDE OF MINNEAPOLIS AVENUE. ELEV=1296.28  
BM #2: CHISELED "SQUARE" ON BACK OF CURB, 2 FEET WEST OF ACCESS GATE ON THE SOUTH SIDE OF BUILDING. ELEV=1297.27



○ MONUMENT FOUND	— G — UNDERGROUND GAS LINE	○ FENCE POST
● 1/2" X 24" REBAR W/KVE CLS 20 CAP SET	⊗ WATER LINE GATE VALVE	□ WOOD FENCE
(P) PLATTED	⊕ WATER METER	— CHAIN LINK FENCE
(M) MEASURED	⊙ FIRE HYDRANT	— WIRE FENCE
● STEEL BOLLARD	⊙ FIRE SPRINKLER VALVE	○ DECIDUOUS TREE W/ SIZE
⊕ UTILITY POLE	⊙ DOWNSPOUT	⊙ EVERGREEN TREE W/ SIZE
⊙ LIGHT POLE	⊙ SANITARY SEWER MANHOLE	— BUSH LINE
⊙ DEADMAN ANCHOR	⊙ SANITARY SEWER CLEAN-OUT	⊙ PARKING STALL COUNT
— (6) OU — OVERHEAD UTILITY - # LINES	— S — SANITARY SEWER LINE	— 1295 — 1' CONTOUR INTERVAL
— E — UNDERGROUND ELECTRIC LINE	— T — UNDERGROUND TELEPHONE LINE	B/B BACK OF CURB TO BACK OF CURB
⊕ G — GAS METER	⊙ GATE POST	B/CL BACK OF CURB TO CENTERLINE
		— LINE NOT DRAWN TO SCALE



**KAW VALLEY ENGINEERING, INC.**  
200 N. EMPORIA, SUITE 100  
WICHITA, KANSAS 67202  
PH. (316) 440-4304 | FAX (316) 440-4309  
wh@kven.com | www.kven.com

DATE OF PREPARATION: APRIL 9, 2018 PROJECT NO. G18S0693 SHEET 1 OF 1