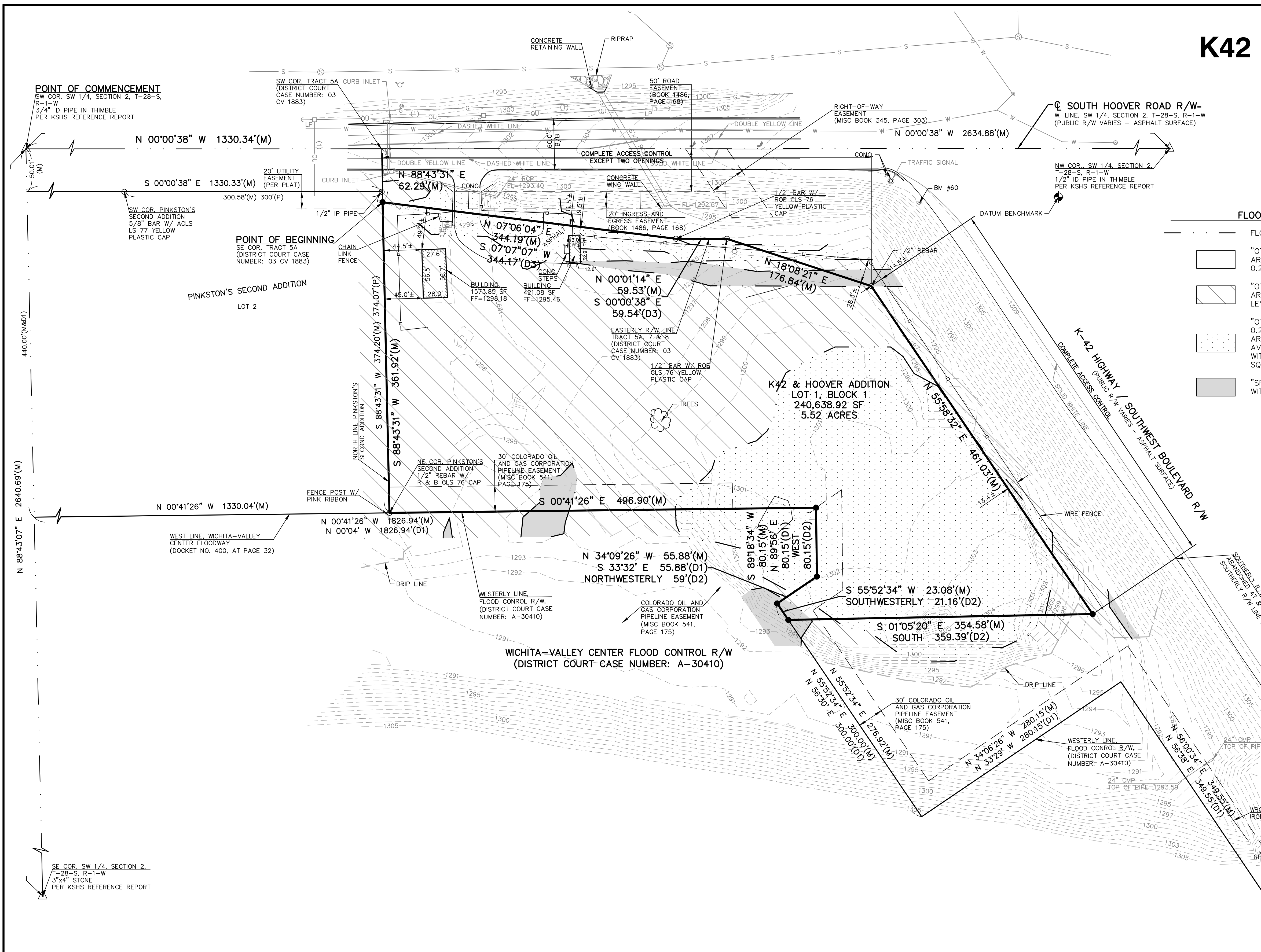
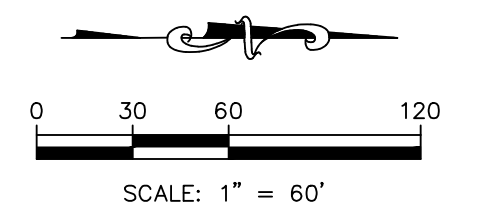


# ONE STEP FINAL PLAT OF K42 & HOOVER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS  
SW 1/4, SEC 2, T-28-S, R-1-W

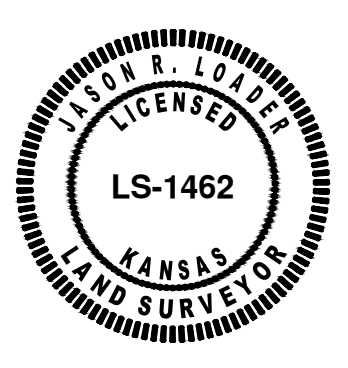


### FLOOD LEGEND

- FLOOD ZONE BOUNDARY
- "OTHER AREAS ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- "OTHER AREAS OF FLOOD HAZARD ZONE X" AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- "OTHER AREAS OF FLOOD HAZARD ZONE X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE.
- "SPECIAL FLOOD HAZARD AREAS ZONE AH" WITH BASE FLOOD ELEVATION = 1294

### LEGEND

- SECTION CORNER FOUND
- MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- 1/2" X 24" REBAR W/KVE CLS 20 CAP SET
- DATUM BENCHMARK
- PLATTED
- DESCRIBED PER DISTRICT COURT CASE NUMBER: A-30410
- DESCRIBED PER TITLE REPORT DESCRIPTION
- DESCRIBED PER DOC#FLM-PG:29750964 & DISTRICT COURT CASE NUMBER: 03 CV 1883
- MEASURED
- UTILITY POLE W/ LIGHT
- BREAKER BOX
- LIGHT POLE
- DEADMAN ANCHOR
- OVERHEAD UTILITY - # LINES
- ELECTRIC METER
- UTILITY MANHOLE
- UNDERGROUND GAS LINE
- WATER LINE (PER CITY GIS MAP)
- WATER LINE GATE VALVE (PER CITY GIS MAP)
- WATER SPIGOT
- FIRE HYDRANT (PER CITY GIS MAP)
- SANITARY SEWER MANHOLE (PER CITY GIS MAP)
- SANITARY SEWER LINE (PER CITY GIS MAP)
- TRAFFIC CONTROL POLE
- LEFT TURN ARROW
- GATE POST
- METAL PANEL FENCE
- CHAIN LINK FENCE
- GUARDRAIL
- TREE LINE
- DRIP LINE
- 1' CONTOUR INTERVAL
- B/B BACK OF CURB TO BACK OF CURB
- LINE NOT DRAWN TO SCALE



**DATUM BENCHMARK:**  
DATUM IS CITY OF WICHITA DISK AT THE NORTHEAST CURB ISLAND OF HIGHWAY K-42 AND HOOVER ROAD. ELEV=1309.16

**BENCHMARKS:**  
BM #60: CHISELED "SQUARE" IN THE SOUTHEAST CORNER OF THE TRAFFIC SIGNAL BASE AT THE SOUTHEAST QUADRANT OF HIGHWAY K-42 AND HOOVER ROAD. ELEV=1308.41

	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304   FAX (316) 440-4309 wh@kvens.com   www.kvens.com	PROJECT NO. <b>C18_0789</b>
	<b>KAW VALLEY ENGINEERING</b>	DRAWN BY <b>DAW</b>
PREPARED FOR: <b>LARRY COOK PROPERTIES</b> 1829 W. 13TH STREET WICHITA, KANSAS 67203	CHECKED BY <b>JRL</b>	CFN <b>0789PRLM</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18	SHEET <b>1 OF 2</b>	

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

# ONE STEP FINAL PLAT OF K42 & HOOVER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS  
SW 1/4, SEC 2, T-28-S, R-1-W

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS SURVEY IS A KANSAS STATE PLANE SOUTH ZONE GRID BEARING OF N 00°00'38" W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS.

**SURVEY REFERENCE:**

1. THE ITEMS SHOWN ON THE SURVEY AS (PER PLAT) REFER TO THE PINKSTON'S SECOND ADDITION PLAT RECORDED IN DOC NO. 220308

**PLAT DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, N 00°00'38" W 1330.34 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF PINKSTON'S SECOND ADDITION, A SUBDIVISION IN SAID CITY OF WICHITA AND THE SOUTHWEST CORNER OF TRACT 5A DESCRIBED IN DISTRICT COURT CASE NUMBER '03 CV 1883'; THENCE ON SAID NORTH LINE AND ITS WESTERLY PROLONGATION AND THE SOUTH LINE OF SAID TRACT 5A, N 88°43'31" E 62.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5A AND THE EASTERLY RIGHT-OF-WAY OF SOUTH HOOVER ROAD AND THE POINT OF BEGINNING; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AS ESTABLISHED BY SAID TRACT 5A AND TRACTS 7 AND 8 IN SAID CASE NUMBER '03 CV 1883'; N 07°06'04" E 344.19 FEET; THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, N 00°01'14" E 59.53 FEET; THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, N 18°08'21" E 176.84 FEET THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED AT & SF RAILWAY AND THE SOUTH RIGHT-OF-WAY LINE OF K-42 HIGHWAY; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 55°58'32" E 461.03 FEET; THENCE S 01°05'20" E 354.58 FEET; TO THE WESTERLY LINE OF THE FLOOD CONTROL RIGHT-OF-WAY AS DESCRIBED IN DISTRICT COURT CASE NUMBER 'A-30410'; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S 55°52'34" W 23.08 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, N 34°09'26" W 55.88 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 89°18'34" W 80.15 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 00°41'26" E 496.90 FEET TO THE NORTHEAST CORNER OF SAID PINKSTON'S SECOND ADDITION; THENCE ON SAID NORTH LINE OF PINKSTON'S SECOND ADDITION, S 88°43'31" W 361.92 FEET TO THE POINT OF BEGINNING. CONTAINS 5.52 ACRES MORE OR LESS.

END OF DESCRIPTION

JASON R. LOADER  
KANSAS PS NO. 1462  
loaderj@kveng.com

**OWNER'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT AND BLOCK AND TO BE KNOWN AS "K42 & HOOVER ADDITION," WICHITA, SEDGWICK COUNTY, KANSAS.

NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITY DEPARTMENT.

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 UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO 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.

D&P LAND, LLC

PRINTED NAME:  
TITLE:

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 2018, BY (PRINTED NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_

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

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

**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS PLAT OF "K42 & HOOVER ADDITION," WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, SEDGWICK COUNTY, KANSAS, DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, CHAIRMAN  
JOSEPH A. JOHNSON

ATTEST: \_\_\_\_\_, SECRETARY  
DALE MILLER

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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

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

ATTEST: \_\_\_\_\_, CITY CLERK  
KAREN SUBLETT

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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

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

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

**DEPUTY COUNTY SURVEYOR CERTIFICATE**

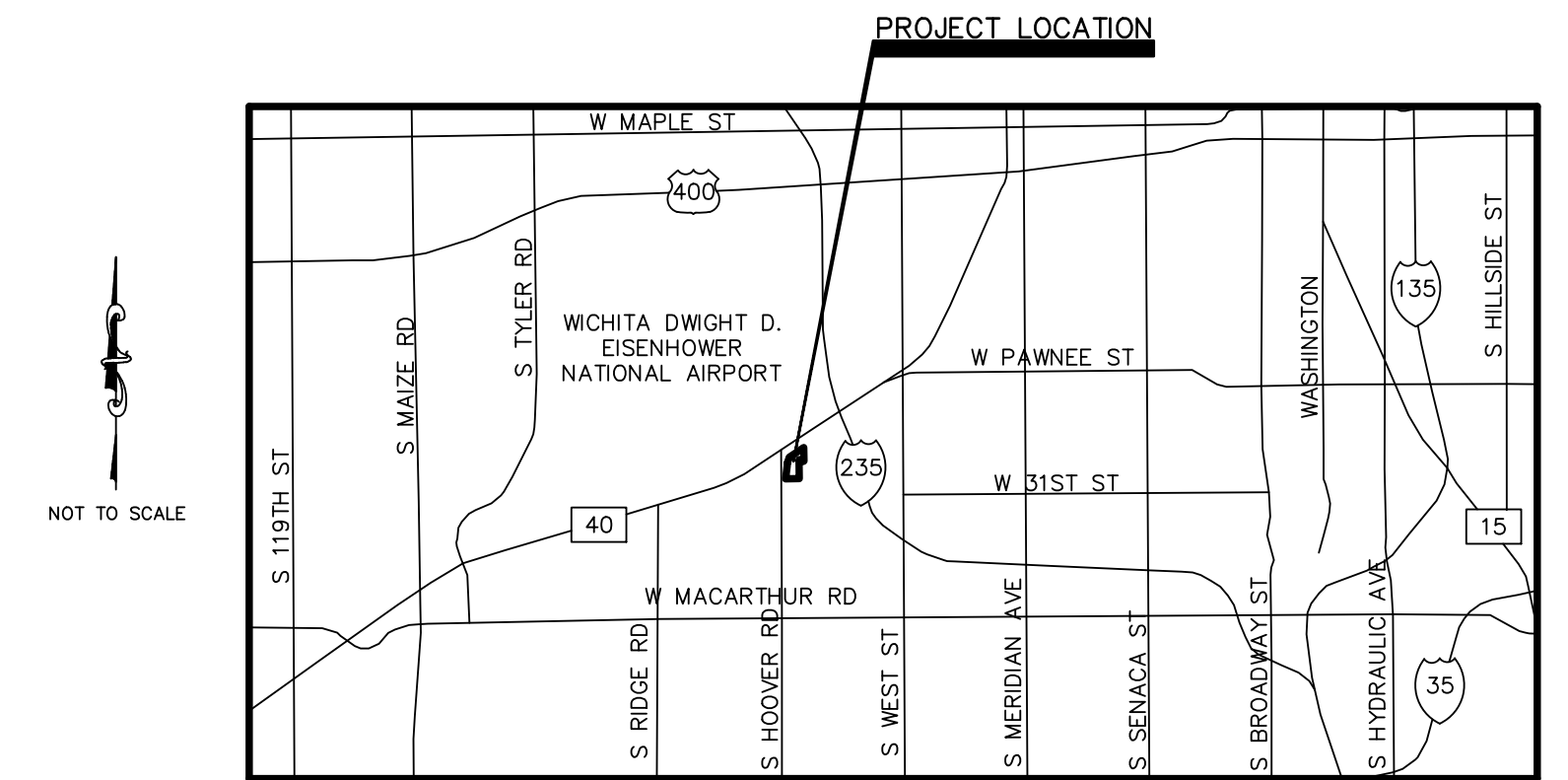
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF \_\_\_\_ 2018.

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

**TRANSFER RECORD**

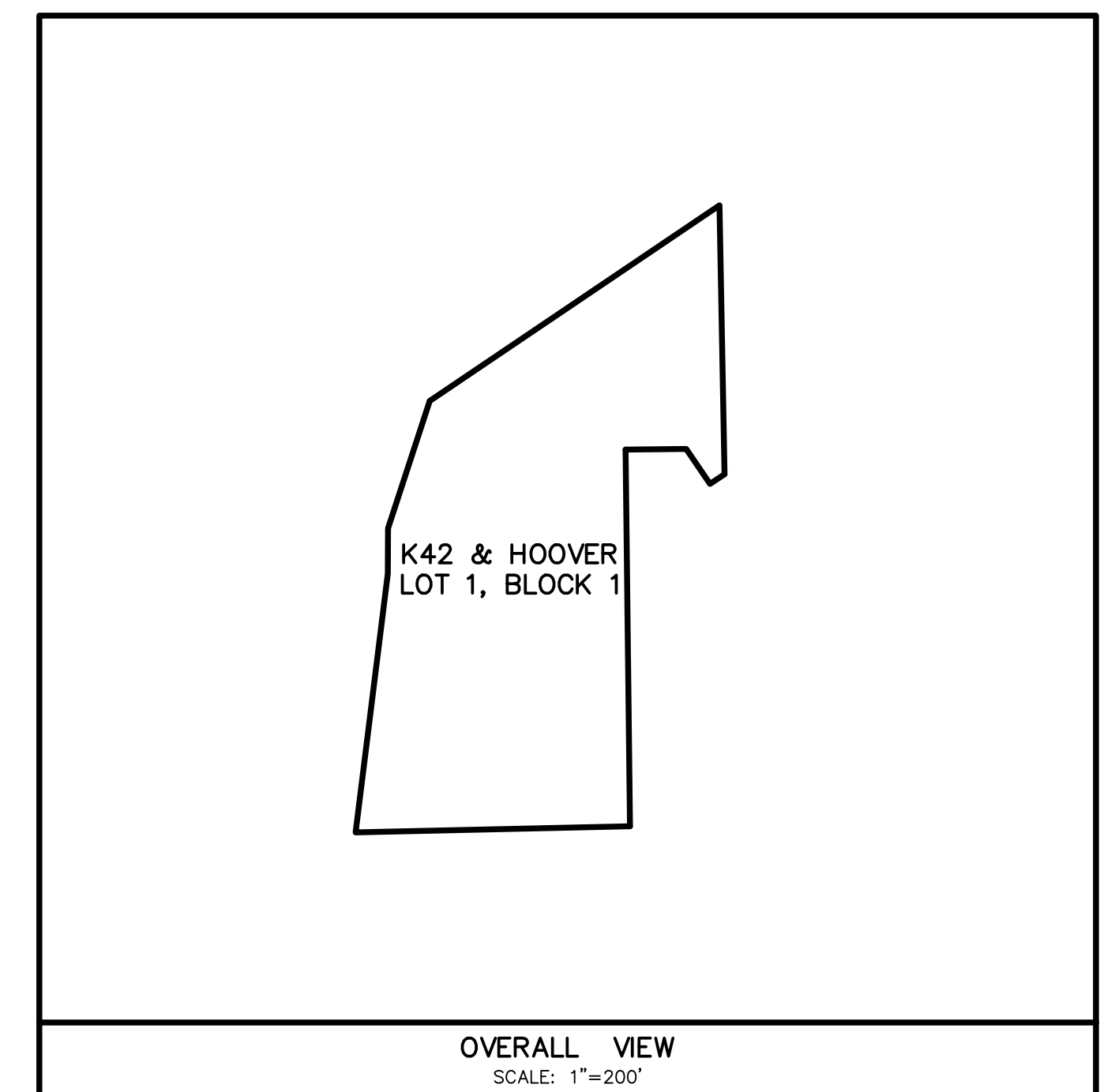
ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 2018.

\_\_\_\_\_, COUNTY CLERK  
KELLY B. ARNOLD



NOT TO SCALE

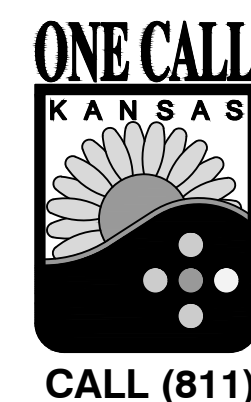
**LOCATION MAP**  
CITY OF WICHITA, KANSAS



**OVERALL VIEW**  
SCALE: 1"=200'

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.



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		DRAWN BY <b>DAW</b>
		CHECKED BY <b>JRL</b>
		CFN <b>0789PRLM</b>
<b>KAW VALLEY ENGINEERING</b>		SHEET <b>2 OF 2</b>
PREPARED FOR: <b>LARRY COOK PROPERTIES</b> 1829 W. 13TH STREET WICHITA, KANSAS 67203	KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18	