

Saddle Creek Addition (SUB2018-000##)

### 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 "SADDLE CREEK 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:

Lots 1, K Mart Plaza South to Wichita, Sedgwick County, Kansas.  
CONTAINS: 598,513 square feet or 13.74 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 this \_\_\_ day of \_\_\_\_\_, 2018.

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 "SADDLE CREEK ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. 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 and Utilities Department. Lot 6 will obtain utility service by a private easement agreement.

All abutters rights of access to or from 47th Street South over and across the north line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two right-in/right-out turn only openings shall be allowed as indicated hereon. All abutters rights of access to or from Broadway Avenue over and across the west line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon.

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.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat is subject to the general provisions of the Kmart Plaza South Shopping Center Community Unit Plan (DP-68) on file at the Wichita-Sedgwick County Planning Department.

TRIPLE CROWN OPERATING TRUST, LP,  
a Kansas limited partnership

Jeff M. Lange, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2018, by Jeff M. Lange, Manager of Triple Crown Operating Trust, LP, a Kansas limited partnership.

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

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

### MORTGAGE CERTIFICATE

Midland National Bank, holder of a mortgage on the above described property, does hereby consent to the "SADDLE CREEK ADDITION" final plat.

MIDLAND NATIONAL BANK

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ of Midland National Bank.

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

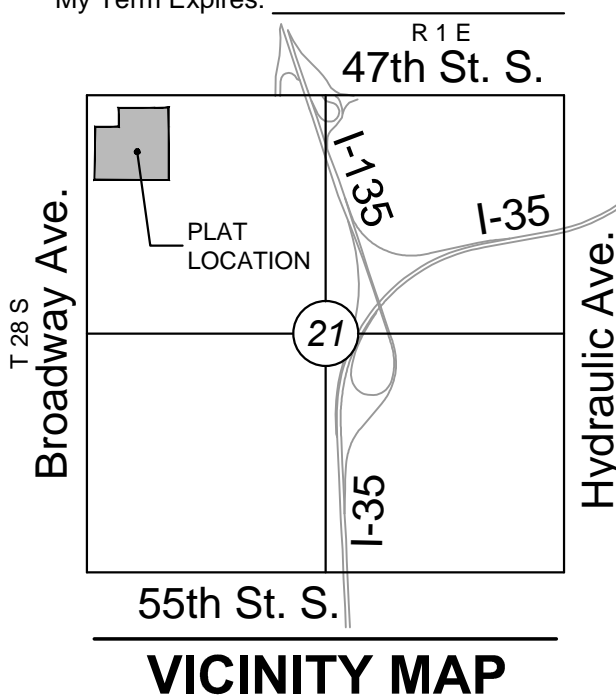
\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

### LEGEND

Date of Survey: 9/14/2018

- △ = Section Corner Monument Found
- = Found monument (see annotation for type)
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (D) = Described
- (CM) = Calculated from Measured
- ① = Lot
- ② = Block

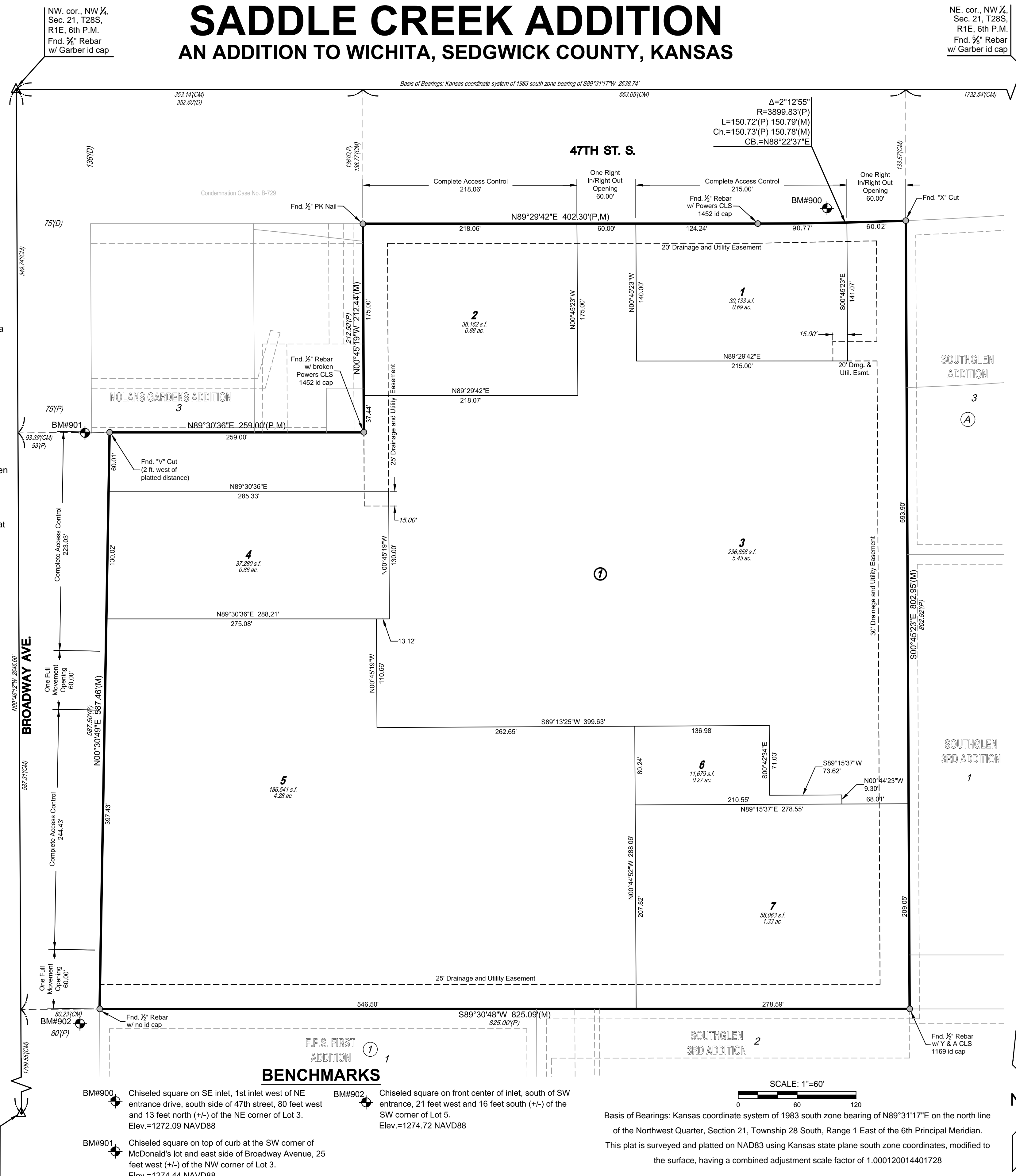


SW. cor., NW 1/4, Sec. 21, T28S, R1E, 6th P.M. Fnd. 3/8" Pipe w/ no id cap

# FINAL PLAT

## SADDLE CREEK ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



### BENCHMARKS

- BM#900 Chiseled square on SE inlet, 1st inlet west of NE entrance drive, south side of 47th street, 80 feet west and 13 feet north (+/-) of the NE corner of Lot 3. Elev.=1272.09 NAVD88
- BM#901 Chiseled square on top of curb at the SW corner of McDonald's lot and east side of Broadway Avenue, 25 feet west (+/-) of the NW corner of Lot 3. Elev.=1274.44 NAVD88
- BM#902 Chiseled square on front center of inlet, south of SW entrance, 21 feet west and 16 feet south (+/-) of the SW corner of Lot 5. Elev.=1274.72 NAVD88

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°31'17"W 2638.74' on the north line of the Northwest Quarter, Section 21, Township 28 South, Range 1 East of the 6th Principal Meridian. 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

NE. cor., NW 1/4, Sec. 21, T28S, R1E, 6th P.M. Fnd. 3/8" Rebar w/ Garber id cap

### PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_ day of \_\_\_\_\_, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By  
Cindy Miles, Chair

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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

\_\_\_\_\_, Deputy County Surveyor

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



Saddle Creek Addition (SUB2018-000##)

### LEGAL DESCRIPTION

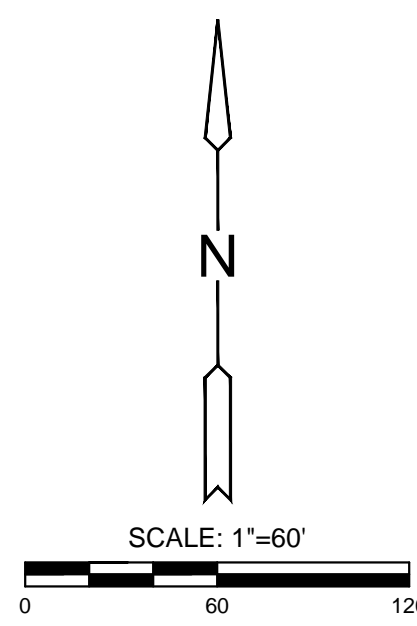
Lots 1, K Mart Plaza South to Wichita, Sedgwick County, Kansas.  
CONTAINS: 598,513 square feet or 13.74 acres of land, more or less.

### NOTES

- LOCATION: Located in south Wichita, southeast corner of Broadway Avenue and 47th Street South in an area of a pawn shop, mobile homes park, and auto parts store to the south; a restaurant, hotel, and a RV Park to the east; restaurants and an AT&T utility office to the north; a bank, a gas station, restaurants, and a retail strip to the west. The site is currently developed with a strip center including restaurants, commercial retail, a barber shop, and a nail salon. The site also includes a vacant K Mart. The site will be redeveloped as a modern commercial development.
- LOT TOTAL: 7
- EXISTING/PROPOSED USES: Existing - Commercial uses, parking, and a vacant K Mart Store  
Proposed - Re-development and additional Commercial uses and parking
- ZONING: Existing / Proposed - "LC" with CUP DP-68
- PLAT AREA: Gross: 598,513 sq. ft. or 13.74 acres ±
- SURVEY DATE: September 14, 2018 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is provided by existing mains on the north, east, and south sides of the property. An additional sewer lateral shall be extended from the north to serve Lots 2 and 4. Sanitary service lines are either existing or shall be installed to serve all Lots. Municipal water is provided by a twelve inch main on the north side of the property and eight inch mains on the east and south sides of the property; extensions will be provided to serve Lots 2 and 4.
- ACCESS: All abutters rights of access to or from 47th Street South over and across the north line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two right-in/right-out turn only openings shall be allowed as indicated hereon. All abutters rights of access to or from Broadway Avenue over and across the west line of "SADDLE CREEK ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon. Cross-lot circulation and joint access agreements are anticipated with final platting.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0502G, effective date December 22, 2016; this property lies within a portion of flood zone Floodplain "AE" - "with BFE or Depth", and flood 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 of less than one square mile", and also, flood zone "X" - "Area with reduced flood risk due to Levee". The development is intended to occur outside the limits of the FEMA 100-Year Floodplain. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP DP-68 or zoning district.
- PIPELINE: There is an existing oil production well, ofsite, northwest of subject property. There is an existing gathering well pipeline encumbering a portion of the west side of the site that connects to the production well. There are no records of an easement for said gathering pipeline.

### LEGEND

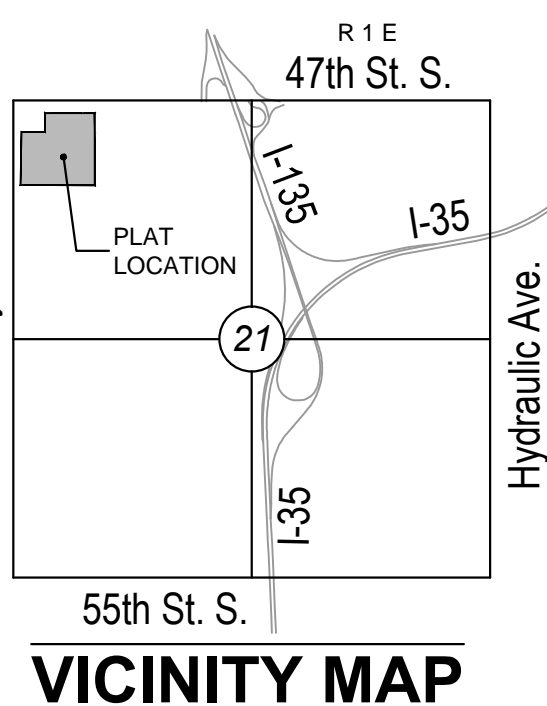
- |                                  |  |
|----------------------------------|--|
| FO - Fiber Optics Indicator Sign | Existing Structure                       |
| SS - Sanitary Sewer Manhole      | FEMA 500 YR. Floodplain                  |
| CN - Cleanout                    | FEMA 100 YR. Floodplain                  |
| FD - Fire Hydrant                | Easement                                 |
| WV - Water Valve                 | Fence                                    |
| WM - Water Meter                 | Storm Sewer Pipe                         |
| BOA - Blow Off Assembly          | Water Line                               |
| ICV - Irrigation Control Valve   | Sanitary Sewer Line                      |
| SM - Storm Sewer Manhole         | Gas Line                                 |
| I - Inlet                        | Overhead Electric                        |
| GI - Grate Inlet                 | Underground Telephone                    |
| SN - Sign                        | Section Corner                           |
| G - Gate                         | Found monument (see annotation for type) |
| PP - Power Pole and Deadman      | Set 3/4" rebar w/ MKEC CLS 39 id. cap    |
| LP - Light Pole                  | Benchmark                                |
| ET - Electric Transformer        | (M) - Measured                           |
| P - Pole                         | (P) - Platted                            |
| GM - Gas Meter                   | (D) - Described                          |
| TR - Telephone Riser             | (CM) - Calculated from Measured          |
| TV - Telephone Vault             | Lot                                      |
| CTV - Cable TV Riser             | Block                                    |



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# PRELIMINARY PLAT

A replat of Lot 1, K Mart Plaza South to Wichita, Sedgwick County, Kansas

# SADDLE CREEK ADDITION

OWNER / DEVELOPER: Triple Crown Operating Trust, LP, Attn: Jeff M. Lange 4911 S. Meridian Ave., Wichita, KS 67217-3709 316.529.3100

