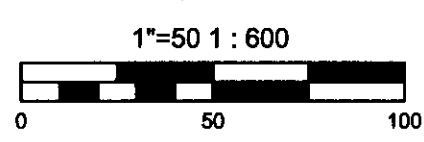
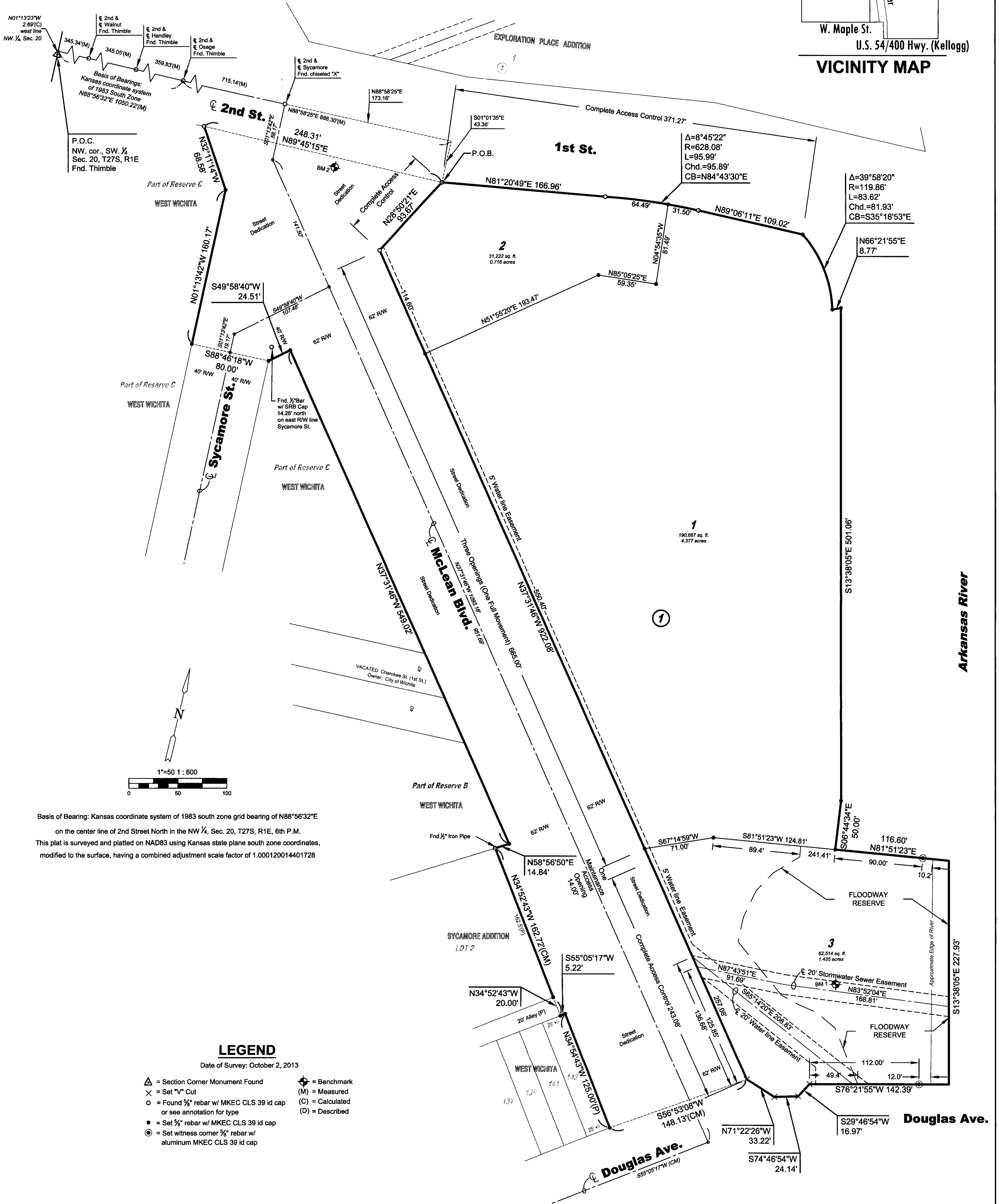
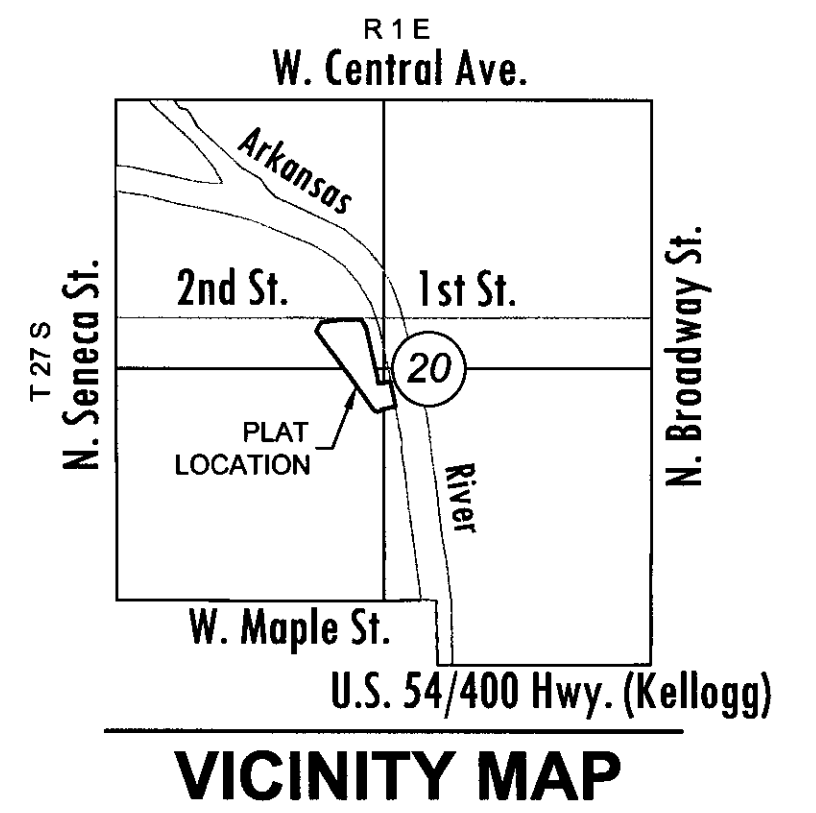


# FINAL PLAT

## RIVER VISTA VILLAGE

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



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N88°56'32"E on the center line of 2nd Street North in the NW ¼, Sec. 20, T27S, R1E, 6th P.M.  
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

#### LEGEND

Date of Survey: October 2, 2013

- △ = Section Corner Monument Found
- × = Set "V" Cut
- = Found ½" rebar w/ MKEC CLS 39 id cap or see annotation for type
- = Set ½" rebar w/ MKEC CLS 39 id cap
- ⊙ = Set witness corner ½" rebar w/ aluminum MKEC CLS 39 id cap
- ⊕ = Benchmark
- (M) = Measured
- (C) = Calculated
- (D) = Described

#### BENCHMARKS

- BM 1 ⊕ USC&GS brass disk in concrete post stamped Wichita 1934, 1.2 feet above ground, 131 feet north-northwest of north curb of Douglas, 5 feet west of top of west bank of Arkansas River. Elev.=1303.02 NAVD88 Datum.
- BM 2 ⊕ Chiseled square on north corner of traffic signal vault in island on southeast corner of 2nd Street and McLean Boulevard, north vault of two vaults. Elev. = 1302.16 NAVD88 Datum

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION NAVD88
1, 2, & 3	1	1300.0

#### FLOODWAY RESERVE NOTE

The depicted floodway shown hereon represents the approximate location of the base flood elevation at the time of platting per development plans. The base flood elevation for this location is approximately \*1295.4 feet NAVD88.

\*Owner/Developer(s) shall refer to the Base Flood Elevations published upon the current and effective Federal Emergency Management Agency Flood Insurance Rate Maps prior to any construction activities.

**FINAL PLAT**  
**RIVER VISTA VILLAGE**  
**AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**

**CERTIFICATE OF SURVEY**

I, James C. McClure, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "RIVER VISTA VILLAGE" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within portions of Sycamore Street, vacated Cherokee Street, Reserves B and C, and all of Lots 145 and 147, on Chicago now Douglas Avenue, all in West Wichita, Sedgwick County, Kansas, TOGETHER WITH, an unplatted tract of land lying in the Southwest Quarter of Section 20, Township 27 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter; thence N01°13'23"W, 2.69 feet along the west line of the Northwest Quarter of said Section 20; thence along the centerline of 2nd Street North on a Kansas coordinate system of 1983 south zone bearing of N88°56'32"E, 1050.21 feet; thence N88°58'25"E, 888.30 feet along said centerline; thence S01°01'35"E, 43.38 feet to the POINT OF BEGINNING, thence N81°20'49"E, 166.96 feet to a point on a curve to the right; said curve having a radius of 628.08 feet, a central angle of 08°45'22", a chord bearing of N84°43'30"E, and a chord distance of 95.89 feet, thence along the said non-tangent curve to the right 95.99 feet; thence N89°06'11"E, 109.02 feet to a point on a curve non-tangent to the right; said curve having a radius of 119.86 feet, a central angle of 39°58'20", a chord bearing of S35°18'53"E, and a chord distance of 81.93 feet, thence along the said non-tangent curve to the right 83.62 feet; thence N66°21'55"E, 8.77 feet; thence S13°38'05"E, 501.06 feet; thence S06°44'34"E, 50.00 feet; thence N81°51'23"E, 116.60 feet; thence S13°38'05"E, 227.93 feet; thence S76°21'55"W, 142.39 feet; thence S29°46'54"W, 16.97 feet; thence S74°46'54"W, 24.14 feet; thence N71°22'26"W, 33.22 feet; thence S56°53'08"W, 148.13 feet to the southeasterly corner of Lot 143, on Chicago now Douglas Avenue, in West Wichita, Sedgwick County, Kansas; thence along the east line of said Lot 143, N34°54'43"W, 125.00 feet to the northeasterly corner of said Lot 143; thence along the northerly line of said Lot 143, S55°05'17"W, 5.22 feet; thence N34°52'43"W, 20.00 feet to the southeasterly corner of Lot 2, Sycamore Addition, to Wichita, Kansas; thence along the east line of said Lot 2, N34°52'43"W, 162.72 feet to the northeasterly corner of said Lot 2; thence along a southerly line of Reserve B, said West Wichita, N58°56'50"E, 14.84 feet; thence N37°31'46"W, 549.02 feet; thence S49°58'40"W, 24.51 feet to the east right-of-way line of Sycamore Street; thence S88°46'18"W, 80.00 feet to the west right-of-way line of Sycamore Street; thence along said west right-of-way line for the next two courses, N01°13'42"W, 160.17 feet; thence N32°11'14"W, 68.58 feet to the south right-of-way line of 2nd Street; thence N89°45'15"E, 248.31 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 434,611 square feet or 9.977 acres of land, more or less.

All streets, alleys, rights-of-way, easements, 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 14th day of November, 2014.



James C. McClure, R.L.S. #1251  
MKEC Engineering Consultants, Inc.  
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 Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Streets, the same to be known as "RIVER VISTA VILLAGE" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of stormwater sewer and water line, as indicated hereon, are hereby granted to and for the use of the public for the exclusive uses of stormwater sewer systems and water distribution systems.

All abutters rights of access to or from McLean Boulevard over and across the west line of "RIVER VISTA VILLAGE" are hereby granted to the appropriate governing body, provided however four openings are allowed one of which being a full movement as indicated hereon. The location of the openings shall be approved by the city engineer prior to development.

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 unobstructed to allow for the conveyance of stormwater. No permanent buildings shall be constructed within the floodway reserve, nor shall any fill, change in grade, creation of channel, or other work be carried on without the written permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

Lots 1, 2, and 3 shall adhere to the established minimum pad elevation or lowest opening as depicted with the table on sheet 1 of 2 hereon.

CITY OF WICHITA  
At the direction of the City Council.

\_\_\_\_\_  
Carl Brewer, Mayor

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2014, by Carl Brewer, Mayor, City of Wichita.

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

\_\_\_\_\_, Notary Public  
Notary Public:  
My Term Expires: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This plat of "RIVER VISTA VILLAGE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_  
Matthew J. Goolsby, Chair

Attest:

\_\_\_\_\_  
John L. Schlegel, Secretary

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 16th day of December, 2014.

At the direction of the City Council.

\_\_\_\_\_  
Carl Brewer, Mayor

Attest:

\_\_\_\_\_  
Karen Sublett, City Clerk

**COUNTY SURVEYOR**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Deputy County Surveyor  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Kelly B. Arnold, County 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 \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_M; and is duly recorded.

\_\_\_\_\_  
Bill Meek, Register of Deeds

Attest:

\_\_\_\_\_  
Tonya E. Buckingham, Deputy