

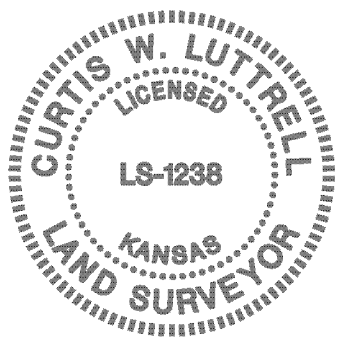
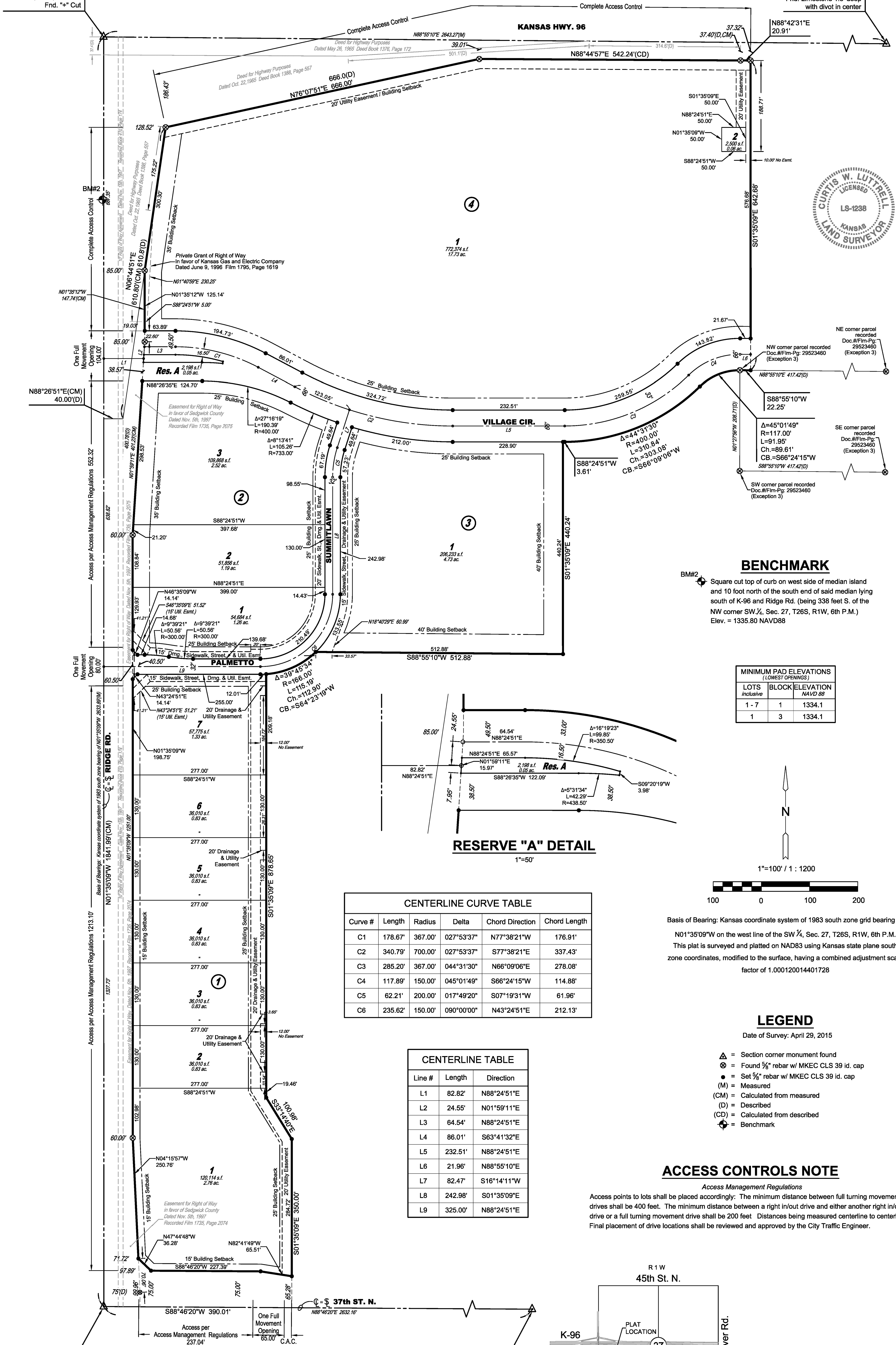
FINAL PLAT

ESTANCIA COMMERCIAL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW cor., SW 1/4, Sec. 27,
T26S, R1W, 6th P.M.
Fnd. 4" x 4" Cut

NE cor., SW 1/4, Sec. 27,
T26S, R1W, 6th P.M.
Fnd. Limestone 1.5' deep
with divot in center



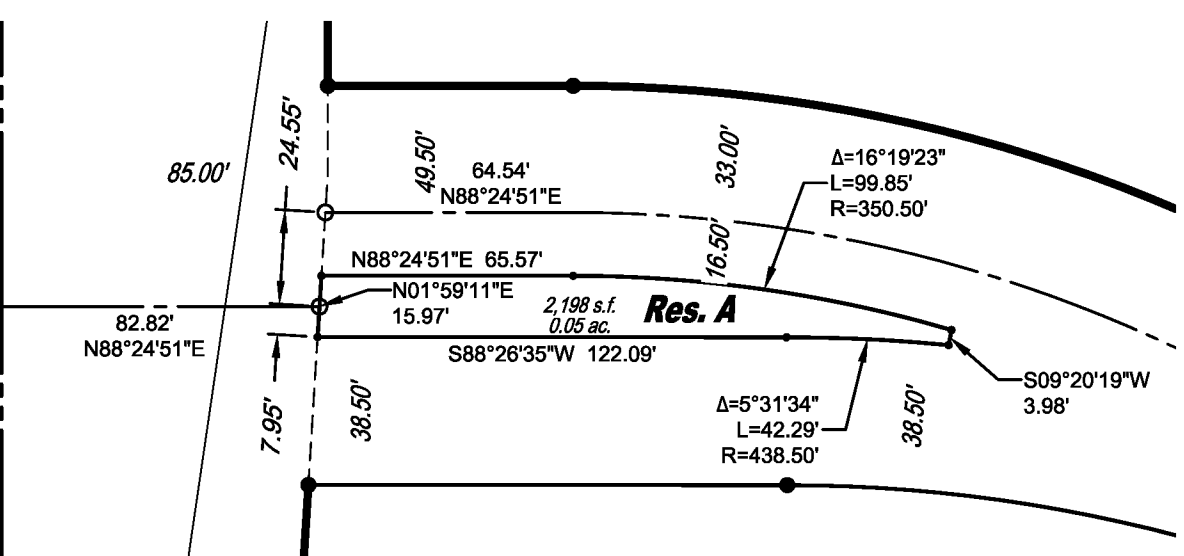
BENCHMARK

BM#2 Square cut top of curb on west side of median island and 10 foot north of the south end of said median lying south of K-96 and Ridge Rd. (being 338 feet S. of the NW corner SW 1/4, Sec. 27, T26S, R1W, 6th P.M.)
Elev. = 1335.80 NAVD88

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)

LOTS Inclusive	BLOCK ELEVATION NAVD 88
1 - 7	1334.1
1	1334.1

RESERVE "A" DETAIL



CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	178.67'	367.00'	027°53'37"	N77°38'21"W	176.91'
C2	340.79'	700.00'	027°53'37"	S77°38'21"E	337.43'
C3	285.20'	367.00'	044°31'30"	N66°09'06"E	278.08'
C4	117.89'	150.00'	045°01'49"	S66°24'15"W	114.88'
C5	62.21'	200.00'	017°49'20"	S07°19'31"W	61.96'
C6	235.62'	150.00'	090°00'00"	N43°24'51"E	212.13'

CENTERLINE TABLE

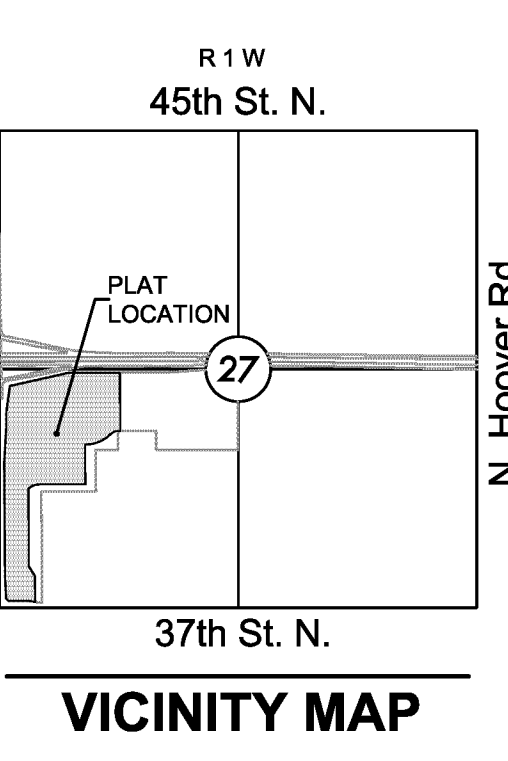
Line #	Length	Direction
L1	82.82'	N88°24'51"E
L2	24.55'	N01°59'11"E
L3	64.54'	N88°24'51"E
L4	86.01'	S63°41'32"E
L5	232.51'	N88°24'51"E
L6	21.96'	N88°55'10"E
L7	82.47'	S16°14'11"W
L8	242.98'	S01°35'09"E
L9	325.00'	N88°24'51"E

LEGEND

- Date of Survey: April 29, 2015
- △ = Section corner monument found
 - ⊗ = Found 3/8" rebar w/ MKEC CLS 39 in. cap
 - = Set 3/8" rebar w/ MKEC CLS 39 in. cap
 - (M) = Measured
 - (CM) = Calculated from measured
 - (D) = Described
 - (CD) = Calculated from described
 - ⊕ = Benchmark

ACCESS CONTROLS NOTE

Access Management Regulations
Access points to lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right in/out drive and either another right in/out drive or a full turning movement drive shall be 200 feet. Distances being measured centerline to centerline. Final placement of drive locations shall be reviewed and approved by the City Traffic Engineer.



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FINAL PLAT
ESTANCIA COMMERCIAL ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

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

A tract of land lying in the Southwest Quarter, Section 27, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:
BEGINNING at the southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone grid bearing of, N01°35'09"W, 1841.99 feet to a point on a tract of land for Highway Purposes recorded on Deed Book 1388, Page 557; thence along the south line of said tract of land for Highway Purposes N88°26'51"E, 40.00 feet; thence continuing along the an easterly line of said tract, N06°44'51"E, 610.80 feet; thence continuing along a southerly line of said tract, N76°07'51"E, 666.00 feet; thence continuing along a southerly line of said tract, N88°44'57"E, 542.24 feet; thence continuing along a southerly line of said tract, N88°42'31"E, 20.91 feet; thence S01°35'09"E, 642.68 feet to the north line of the third exception tract described and being recorded on Doc.#Fim-Pg: 29523460; thence along said north line, S88°55'10"W, 22.25 feet to the northwest corner of said exception tract being a point on a curve to the left; said curve having a radius of 117.00 feet, a central angle of 45°01'49", a chord bearing of S66°24'15"W, and a chord distance of 89.61 feet, thence along said curve to the left 91.95 feet to a point on a reverse curve to the right; said reverse curve having a radius of 400.00 feet, a central angle of 44°31'30", a chord bearing of S66°09'06"W, and a chord distance of 303.08 feet, thence along said reverse curve to the right 310.84 feet; thence S88°24'51"W, 3.61 feet; thence S01°35'09"E, 440.24 feet; thence S88°55'10"W, 512.88 feet to a point on a non-tangent curve to the right; said curve having a radius of 166.00 feet, a central angle of 039°45'34", a chord bearing of S64°23'19"W, and a chord distance of 112.90 feet, thence along said non-tangent curve to the right 115.19 feet to a point lying 337.00 feet east of said West line of said Southwest Quarter; thence parallel with and 337.00 feet east of said West line, S01°35'09"E, 878.65 feet; thence S33°14'40"E, 100.98 feet; thence S01°35'09"E, 350.00 feet to the south line of said Southwest Quarter; thence along said south line, S88°46'20"W, 390.01 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 1,823,504 square feet or 41.86 acres of land, more or less.

All alleys, 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 _____, 2015.

Curtis W. Luttrell, P.L.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 Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and a Reserve, the same to be known as "ESTANCIA COMMERCIAL ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of sidewalks, streets, drainage, and utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from Ridge Road over and across the west line of "ESTANCIA COMMERCIAL ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be permitted as indicated hereon, and additional full and/or right in/out openings as per the Access Management Regulations as indicated hereon (sheet 1/2). All abutters rights of access to or from 37th Street over and across the south line of "ESTANCIA COMMERCIAL ADDITION," are hereby granted to the appropriate governing body, provided however one full movement openings shall be allowed as indicated hereon. All abutters rights of access to or from Kansas Highway 96 over and across the north line of "ESTANCIA COMMERCIAL ADDITION," are hereby granted to the appropriate governing body.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, 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. Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, and Lot 1, Block 3, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon. Cross-lot drainage easements are hereby granted to all Lots platted hereon.

Reserve A is platted for open space, berm, landscaping, irrigation, signs, monuments, and sidewalks. The reserve is hereby reserved for the stated uses and shall be owned and maintained by the developer and/or a lot owner's association, and/or their successors or assigns.

This plat shall adhere and conform to the recitals of CUP DP-337 as approved and filed at the Wichita-Sedgwick County Metropolitan Area Planning Department.

TIER 1, LLC

By: Schellenberg Properties, LLC, Member

By: _____
Marvin L. Schellenberg, Manager

By: Birds Eye Holdings, LLC, Member

By: _____
Seth Albin, CFO

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ___ day of _____, 2015, by Marvin L. Schellenberg, as Manager of Schellenberg Properties, LLC, being a Member of Tier 1, 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:
My Term Expires: _____

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ___ day of _____, 2015, by Seth Albin, CFO of Birds Eye Holdings, LLC, being a Member of Tier 1, 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:
My Term Expires: _____

MORTGAGE CERTIFICATE

STATE OF KANSAS, RENO COUNTY} ss:

Peoples Bank and Trust Company, holder of a mortgage on the above described property, does hereby consent to the "ESTANCIA COMMERCIAL ADDITION" final plat.

PEOPLES BANK AND TRUST COMPANY

Paul Caffrey, Vice President

This instrument was acknowledged before me on ___ day of _____, 2015, by Paul Caffrey, Vice President, of Peoples Bank and Trust Company.

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

Notary Public:
print name
My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ___ day of _____, 2015.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By: _____
Matthew J. Goolsby, Chair

Attest:

W. Dave Barber, Interim 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 _____, 2015.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ___ day of _____, 2015.

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 _____, 2015, at _____ o'clock __M, and is duly recorded.

Bill Meek, Register of Deeds

Attest:

Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2015.

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