

FINAL PLAT

REGENCY LAKES COMMERCIAL 4TH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

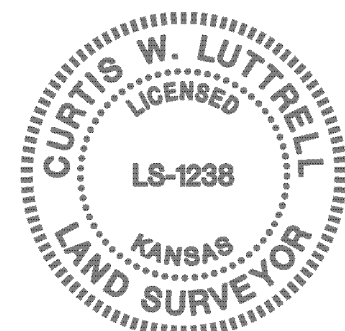
I, Curtis W. Luttrell a Professional Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "REGENCY LAKES COMMERCIAL 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 1, Block 1, Regency Lakes Commercial 3rd Addition, an addition to Wichita, Sedgwick County, Kansas.
Said replat CONTAINS: 75,430 square feet of 1.73 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 _____, 2016.

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 Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, and a Reserve, the same to be known as "REGENCY LAKES COMMERCIAL 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public. The sanitary sewer easement is hereby granted as indicated for municipal sanitary sewer systems and for the construction, maintenance / repair, and inspection thereof. The drainage easement is hereby granted as indicated for underground stormwater drainage systems and for the construction, maintenance / repair, and inspection thereof. The overhead electric easement is hereby granted as indicated for overhead electric lines and for the construction, maintenance / repair, and inspection thereof. No signs, light poles, private drainage systems, masonry trash enclosures, or other structures shall be located within said easements, provided however, such structures may be allowed with the approval of a Hold Harmless Agreement with the City of Wichita.

All abutters rights of access to or from 21st Street North over and across the south line of "REGENCY LAKES COMMERCIAL 4TH ADDITION," are hereby granted to the appropriate governing body, provided however one right-in / right-out turn opening shall be allowed as indicated hereon (see Notes 2.). All abutters rights of access to or from Greenwich Road over and across the east line of "REGENCY LAKES COMMERCIAL 4TH ADDITION," are hereby granted to the appropriate governing body, provided however one right-in / right-out turn opening shall be allowed as indicated hereon.

Reserve A is hereby platted to and for the following uses: leased land, vehicular and pedestrian access, drainage, open space, landscaping, irrigations, signs, monuments, parking, walls, lighting, utilities confined to easements, and sidewalks. The reserve is hereby reserved for the stated uses and shall be owned and maintained by the lessee and/or owner and/or their successors or assigns.

This plat shall adhere to the recitals of CUP DP-234, as adjusted and/or amended.

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. Lot 1, Block 1 is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

REGENCY 21, L.L.C.,
By: Laham Development Company, L.L.C.,
its manager

Amy J. Liebau, Corporate Counsel, Chief Operating Officer

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2016, by Amy J. Liebau, Corporate Counsel, Chief Operating Officer of Laham Development Company, L.L.C., Manager of, Regency 21, L.L.C.

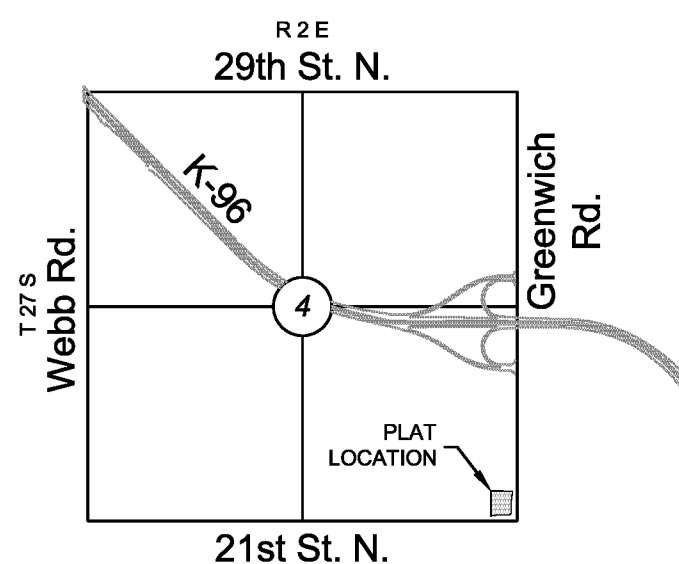
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public

Notary Public:

My Term Expires: _____



VICINITY MAP

NOTES:

- This property shall adhere to the recitals of CUP DP-234, as adjusted and/or amended.
- Refer to recorded survey documenting City of Wichita acceptance allowing owner to remove "pork-chop median" Doc.#/Flm-Pg: 29510788.

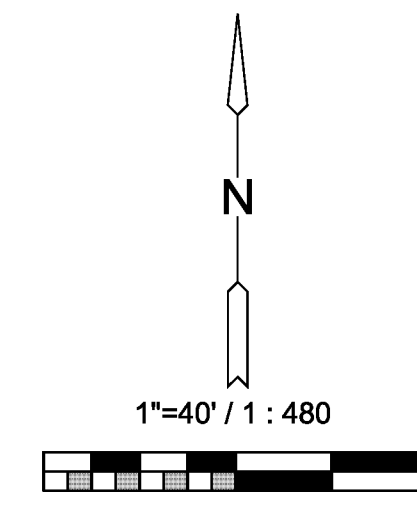
LEGEND

Date of Survey: 12/2/15

- ▲ = Section Corner Monument Found
- = Found monument (see annotation for type)
- = Set 3/8" rebar with MKEC CLS 39 id cap
- ⊕ = Benchmark (M) = Measured (P) = Platted

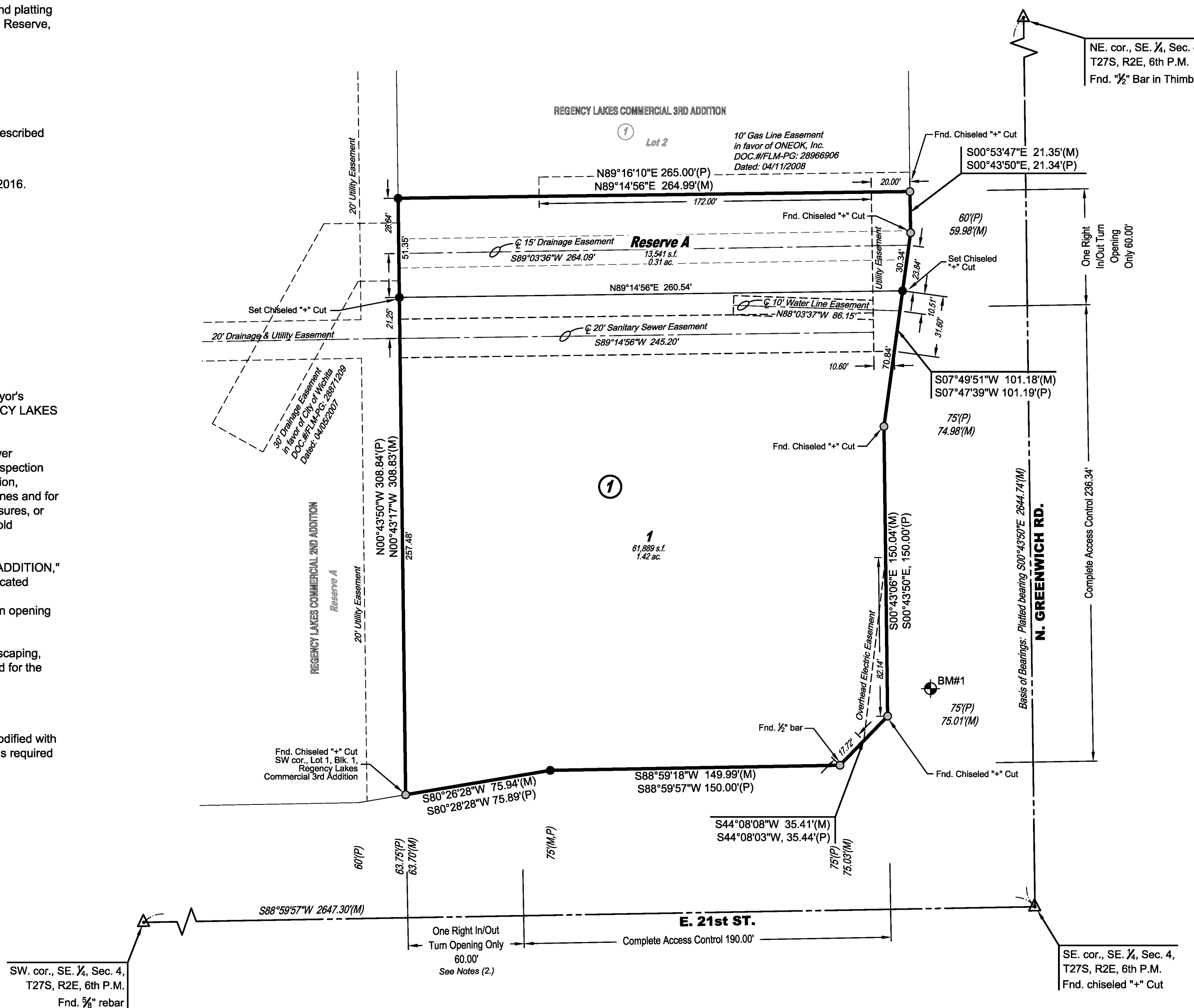
BENCHMARK

BM#1
Square cut in top of curb inlet near SE corner property.
Elev.=1363.3' NAVD 88.



Basis of Bearings: Platted bearing of S00°43'50"E on the east line of the Southeast Quarter, Section 4, Township 27 South, Range 2 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

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOT	BLOCK	ELEVATION (NAVD 88)
1	1	1366.0



PLANNING COMMISSION CERTIFICATE

This plat of "REGENCY LAKES COMMERCIAL 4TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2016.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
Carol Chapman Neugent, 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 _____, 2016.

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 _____, 2016.

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 _____, 2016, at ____ o'clock ____; 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 _____, 2016.

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

