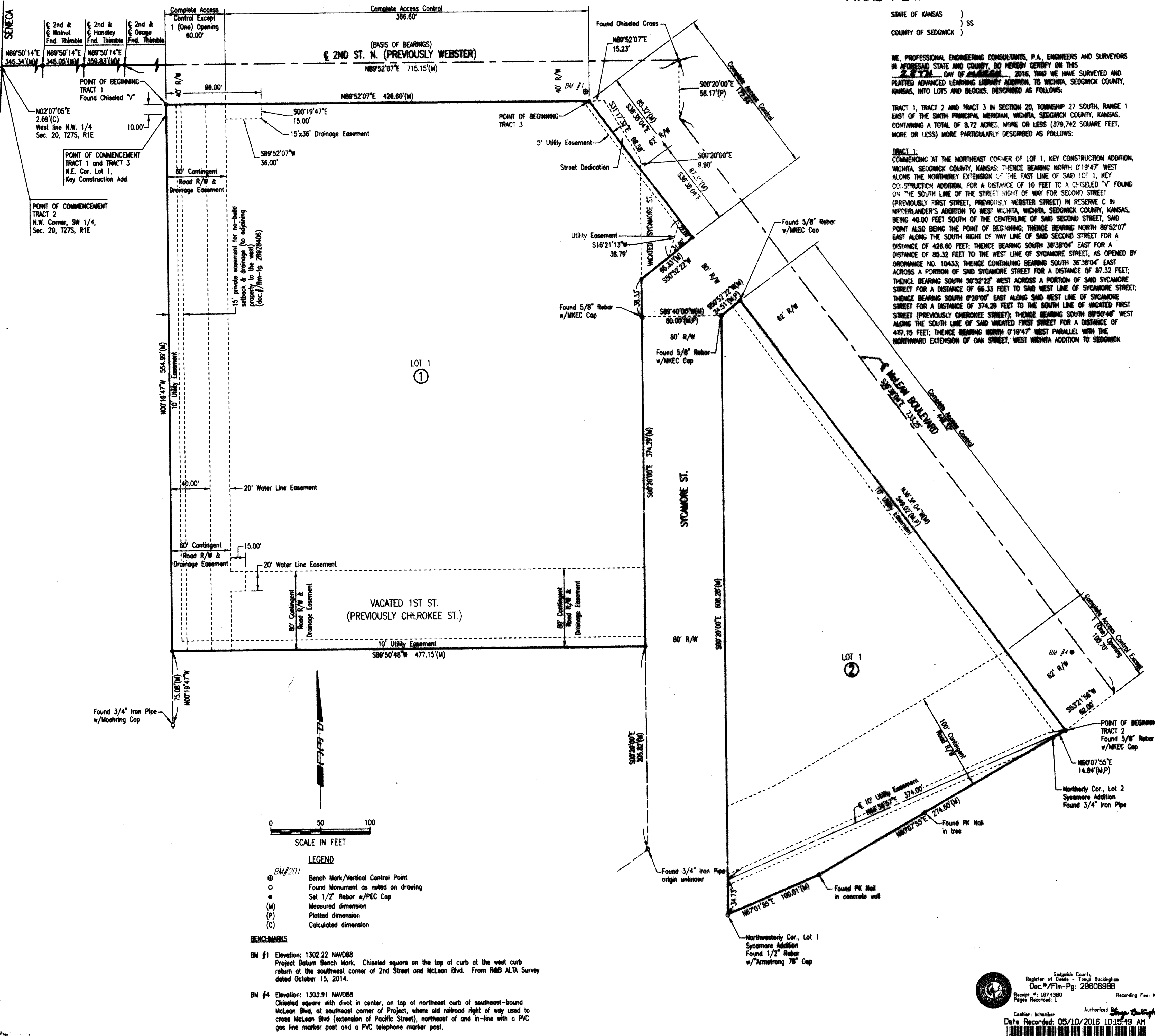


ADVANCED LEARNING LIBRARY ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT



LEGEND

BM#201
 ● Bench Mark/Vertical Control Point
 ○ Found Monument as noted on drawing
 ● Set 1/2" Rebar w/PEC Cap
 (M) Measured dimension
 (P) Platted dimension
 (C) Calculated dimension

BENCHMARKS

BM #1 Elevation: 1302.22 NAVD88
 Project Datum Bench Mark. Chiseled square on the top of curb at the west curb return at the southwest corner of 2nd Street and McLean Blvd. From RMB ALTA Survey dated October 15, 2014.

BM #4 Elevation: 1303.91 NAVD88
 Chiseled square with divot in center, on top of northeast curb of southeast-bound McLean Blvd. at southeast corner of Project, where old railroad right of way used to cross McLean Blvd (extension of Pacific Street), northeast of and in-line with a PVC gas line marker post and a PVC telephone marker post.

SCALE IN FEET
 0 50 100

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 20th DAY OF April, 2016, THAT WE HAVE SURVEYED AND PLATTED ADVANCED LEARNING LIBRARY ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, DESCRIBED AS FOLLOWS:

TRACT 1, TRACT 2 AND TRACT 3 IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS, CONTAINING A TOTAL OF 8.72 ACRES, MORE OR LESS (379,742 SQUARE FEET, MORE OR LESS) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
 COMMENCING AT THE NORTHEAST CORNER OF LOT 1, KEY CONSTRUCTION ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING NORTH 07°19'47" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, KEY CONSTRUCTION ADDITION, FOR A DISTANCE OF 10 FEET TO A CHISELED "Y" FOUND ON THE SOUTH LINE OF THE STREET RIGHT OF WAY FOR SECOND STREET (PREVIOUSLY FIRST STREET, PREVIOUSLY WEBSTER STREET) IN RESERVE C IN NIEDERLANDER'S ADDITION TO WEST WICHITA, WICHITA, SEDGWICK COUNTY, KANSAS, BEING 40.00 FEET SOUTH OF THE CENTERLINE OF SAID SECOND STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BEARING NORTH 89°52'07" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SECOND STREET FOR A DISTANCE OF 426.60 FEET; THENCE BEARING SOUTH 36°38'04" EAST FOR A DISTANCE OF 85.32 FEET TO THE WEST LINE OF SYCAMORE STREET, AS OPENED BY ORDINANCE NO. 10433; THENCE CONTINUING BEARING SOUTH 36°38'04" EAST ACROSS A PORTION OF SAID SYCAMORE STREET FOR A DISTANCE OF 87.32 FEET; THENCE BEARING SOUTH 50°52'22" WEST ACROSS A PORTION OF SAID SYCAMORE STREET FOR A DISTANCE OF 66.33 FEET TO SAID WEST LINE OF SYCAMORE STREET; THENCE BEARING SOUTH 07°20'07" EAST ALONG SAID WEST LINE OF SYCAMORE STREET FOR A DISTANCE OF 374.29 FEET TO THE SOUTH LINE OF VACATED FIRST STREET (PREVIOUSLY CHEROKEE STREET); THENCE BEARING SOUTH 89°50'46" WEST ALONG THE SOUTH LINE OF SAID VACATED FIRST STREET FOR A DISTANCE OF 477.15 FEET; THENCE BEARING NORTH 07°19'47" WEST PARALLEL WITH THE NORTHWARD EXTENSION OF OAK STREET, WEST WICHITA ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 554.99 FEET TO THE POINT OF BEGINNING; SAID TRACT 1 CONTAINING 6.10 ACRES, MORE OR LESS (265,918 SQUARE FEET, MORE OR LESS).

COUNTY, KANSAS, FOR A DISTANCE OF 554.99 FEET TO THE POINT OF BEGINNING; SAID TRACT 1 CONTAINING 6.10 ACRES, MORE OR LESS (265,918 SQUARE FEET, MORE OR LESS).

TRACT 2:
 A PORTION OF RESERVE B, WEST WICHITA ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, AND THE SOUTH HALF OF VACATED FIRST STREET (PREVIOUSLY CHEROKEE STREET) ADJOINING ON THE NORTH, TOGETHER WITH A PORTION OF RESERVE C, NIEDERLANDER'S ADDITION TO WEST WICHITA, WICHITA, SEDGWICK COUNTY, KANSAS, AND THE NORTH HALF OF VACATED FIRST STREET (PREVIOUSLY CHEROKEE STREET) ADJOINING ON THE SOUTH, SAID PORTIONS LYING EAST OF SYCAMORE STREET, LYING SOUTHWEST OF RIVER VISTA VILLAGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND LYING NORTH OF SYCAMORE ADDITION TO WICHITA, KANSAS, SAID PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 27°07'05" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 2.69 FEET TO THE CENTERLINE OF SECOND STREET (PREVIOUSLY FIRST STREET, PREVIOUSLY WEBSTER STREET); THENCE BEARING NORTH 89°50'14" EAST ALONG SAID CENTERLINE OF SECOND STREET FOR A DISTANCE OF 345.34 FEET TO A THIMBLE AT THE CENTERLINE OF WALNUT STREET; THENCE CONTINUING BEARING NORTH 89°50'14" EAST ALONG SAID CENTERLINE OF SECOND STREET FOR A DISTANCE OF 356.83 FEET TO A THIMBLE AT THE CENTERLINE OF OSAGE STREET; THENCE BEARING NORTH 89°52'07" EAST ALONG SAID CENTERLINE OF SECOND STREET FOR A DISTANCE OF 715.15 FEET TO A CHISELED CROSS FOR THE CENTERLINE OF SYCAMORE STREET; THENCE BEARING SOUTH 07°20'07" EAST FOR A DISTANCE OF 58.17 FEET TO THE CENTERLINE OF THE RIGHT OF WAY FOR MCLEAN BOULEVARD AS PLATTED IN SAID RIVER VISTA VILLAGE; THENCE BEARING NORTH 36°38'04" EAST ALONG SAID PLATTED CENTERLINE OF MCLEAN BOULEVARD FOR A DISTANCE OF 735.25 FEET; THENCE BEARING SOUTH 53°21'56" WEST FOR A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, BEING ON THE SOUTHWESTERLY LINE OF THE STREET RIGHT OF WAY FOR MCLEAN BOULEVARD AS PLATTED IN SAID RIVER VISTA VILLAGE; THENCE BEARING NORTH 36°38'04" WEST ALONG THE SOUTHWESTERLY LINE OF THE STREET RIGHT OF WAY FOR MCLEAN BOULEVARD AS PLATTED IN SAID RIVER VISTA VILLAGE FOR A DISTANCE OF 549.02 FEET; THENCE BEARING SOUTH 50°52'22" WEST FOR A DISTANCE OF 24.51 FEET TO THE EAST LINE OF THE 80-FOOT WIDE STREET RIGHT OF WAY FOR SYCAMORE STREET; THENCE BEARING SOUTH 07°20'07" EAST ALONG EAST LINE OF SAID SYCAMORE STREET FOR A DISTANCE OF 608.28 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, SYCAMORE ADDITION TO WICHITA, KANSAS; THENCE BEARING NORTH 67°01'35" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, SYCAMORE ADDITION FOR A DISTANCE OF 100.01 FEET TO A DEFLECTION IN SAID NORTHWESTERLY LINE OF SAID LOT 1, SYCAMORE ADDITION; THENCE BEARING NORTH 60°07'55" EAST ALONG THE NORTHWESTERLY LINES OF LOTS 1 AND 2 IN SAID SYCAMORE ADDITION FOR A DISTANCE OF 274.80 FEET TO THE NORTHERLY CORNER OF SAID LOT 2, SYCAMORE ADDITION, BEING A DEFLECTION IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF MCLEAN BOULEVARD AS PLATTED IN SAID RIVER VISTA VILLAGE; THENCE CONTINUING BEARING NORTH 60°07'55" EAST ALONG SAID RIGHT OF WAY LINE OF MCLEAN BOULEVARD FOR A DISTANCE OF 14.84 FEET TO THE POINT OF BEGINNING; SAID TRACT 2 CONTAINING 2.60 ACRES, MORE OR LESS (113,127 SQUARE FEET, MORE OR LESS).

TRACT 3:
 COMMENCING AT THE NORTHEAST CORNER OF LOT 1, KEY CONSTRUCTION ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING NORTH 07°19'47" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, KEY CONSTRUCTION ADDITION, FOR A DISTANCE OF 10 FEET TO A CHISELED "Y" FOUND ON THE SOUTH LINE OF THE STREET RIGHT OF WAY FOR SECOND STREET (PREVIOUSLY FIRST STREET, PREVIOUSLY WEBSTER STREET) IN RESERVE C IN NIEDERLANDER'S ADDITION TO WEST WICHITA, WICHITA, SEDGWICK COUNTY, KANSAS, BEING 40.00 FEET SOUTH OF THE CENTERLINE OF SAID SECOND STREET; THENCE BEARING NORTH 89°52'07" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SECOND STREET FOR A DISTANCE OF 426.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING NORTH 89°52'07" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SECOND STREET FOR A DISTANCE OF 15.23 FEET TO A POINT 25 FEET SOUTHWEST OF THE CENTER LINE OF THE MAIN TRACK OF THE MIDLAND VALLEY RAILROAD, NOW ABANDONED, ALSO BEING A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MCLEAN BOULEVARD, AS PLATTED IN SAID RIVER VISTA VILLAGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 31°17'32" EAST ALONG THE SOUTHWEST RIGHT OF WAY LINE OF MCLEAN BOULEVARD, AS PLATTED IN SAID RIVER VISTA VILLAGE AND ALONG A LINE 25 FEET SOUTHWEST OF AND PARALLEL WITH SAID ABANDONED MIDLAND VALLEY RAILROAD FOR A DISTANCE OF 68.58 FEET TO THE WEST LINE OF SYCAMORE STREET, AS OPENED BY ORDINANCE NO. 10433; THENCE BEARING SOUTH 07°20'07" EAST ALONG SAID WEST LINE OF SYCAMORE STREET FOR A DISTANCE OF 9.80 FEET TO THE NORTHEAST LINE OF TRACT 1; THENCE BEARING NORTH 36°38'04" WEST ALONG THE NORTHEAST LINE OF TRACT 1 FOR A DISTANCE OF 85.32 FEET TO THE POINT OF BEGINNING; SAID TRACT 3 CONTAINING 0.016 ACRE, MORE OR LESS (697 SQUARE FEET, MORE OR LESS).

THE CONTINGENT STREET DEDICATIONS SHALL BECOME EFFECTIVE IN THE EVENT THAT THE CITY DETERMINES A NEED FOR THE RIGHT-OF-WAY FOR ANY STREET-RELATED PURPOSES.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF STORM WATER UTILITIES ARE HEREBY GRANTED.

WATER LINE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF WATER UTILITIES ARE HEREBY GRANTED.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

THE CITY IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 2ND STREET AND MCLEAN BOULEVARD ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 2ND STREET AT ONE (1) LOCATION AND THAT LOT 1, BLOCK 2 SHALL HAVE ACCESS TO MCLEAN BOULEVARD AT ONE (1) LOCATION AS SHOWN.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS, THE SAME TO BE KNOWN AS ADVANCED LEARNING LIBRARY ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2016, BY JEFF LONGWELL, MAYOR OF THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION.

NOTARY PUBLIC
 JAMES EDWARDS
 MY APPOINTMENT EXPIRES 12-31-18

THIS PLAT OF ADVANCED LEARNING LIBRARY ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 19th DAY OF NOVEMBER, 2016.

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 30th DAY OF March, 2016.

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 30th DAY OF March, 2016.

TRICIA L. ROBELLO, LS 1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON APPROVED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 19th DAY OF April, 2016.

JEFF LONGWELL, MAYOR
 KAREN SUBLITT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 10th DAY OF May, 2016.
 KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT JOLLISSA, M., ON THE 10th DAY OF May, 2016.

TONYA BUCKINGHAM, REGISTER OF DEEDS
 JUDY J. PAGET, DEPUTY



ERNEST CANTU JR., P.S.#1407
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF STORM WATER UTILITIES ARE HEREBY GRANTED.

WATER LINE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF WATER UTILITIES ARE HEREBY GRANTED.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 2ND STREET AND MCLEAN BOULEVARD ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 2ND STREET AT ONE (1) LOCATION AND THAT LOT 1, BLOCK 2 SHALL HAVE ACCESS TO MCLEAN BOULEVARD AT ONE (1) LOCATION AS SHOWN.

Sedgwick County
 Register of Deeds - Tonya Buckingham
 Doc.#/Flm.-Pg: 2560698B
 Date Recorded: 05/10/2016 10:15:49 AM
 Recording Fee: \$28.00

