

THE HOME DEPOT ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK A,
BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS THE SAME TO BE KNOWN AS "THE HOME DEPOT ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED.

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

RESERVE "A" IS HEREBY ESTABLISHED FOR STORMWATER RUN-OFF FOR THE BENEFIT OF THE SUBDIVISION. MAINTENANCE AND OPERATION OF STORMWATER DETENTION FACILITY IN RESERVE "A" IS AS STIPULATED IN "RESTRICTIVE AGREEMENT AND GRANT OF EASEMENTS" AS FILED IN _____

ALL ACCESS LOCATIONS ARE AS INDICATED ON THE ACCOMPANYING PLAT OR AS DETERMINED BY THE CITY ENGINEER. ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

BROADWAY 47, LLC, A KANSAS LIMITED LIABILITY COMPANY
DAVID J. CHRISTIE, PARTNER
9400 REEDS ROAD, SUITE 100
OVERLAND PARK, KANSAS 66207

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5th DAY OF July, 2006 BY DAVID J. CHRISTIE AS PARTNER OF BROADWAY 47, LLC

Allison Asbury
NOTARY PUBLIC ALLISON ASBURY

MY COMMISSION EXPIRES: 8/1/2009



NOTE: THE PLAT IS SUBJECT TO THE CONDITIONS OF THE BROADWAY 47 PLAZA COMMERCIAL COMMUNITY UNIT PLAN (DP-28 AS AMENDED) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

THE PLAT IS SUBJECT TO FOURTH AMENDMENT TO DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AS FILED UNDER DOC#/FLM-PG 28763416

Reserve "A" will be owned by the owner of Lot 5.
Minimum Pad Elevation for Lot 1 and Lot 5 = 88.00

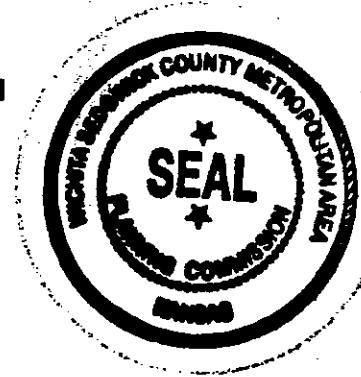
THIS PLAT OF "THE HOME DEPOT ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 5th DAY OF July, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY Harold L. Warner, Jr., CHAIR
HAROLD L. WARNER, JR.

ATTEST: John L. Schlegel, SECRETARY
JOHN L. SCHLEGEL



THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2006.

AT THE DIRECTION OF THE CITY COUNCIL

CARLOS MAYANS, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THE _____ DAY OF _____, 2006.

DON BRACE, COUNTY CLERK

STATE OF KANSAS }
SEDGWICK COUNTY } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____, ON THE _____ DAY OF _____, 2006.

BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2006.

TRIGIA L. ROBELLO, L.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

I, LEON D. OSBOURN, A CIVIL ENGINEER AND LICENSED LAND SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "THE HOME DEPOT ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

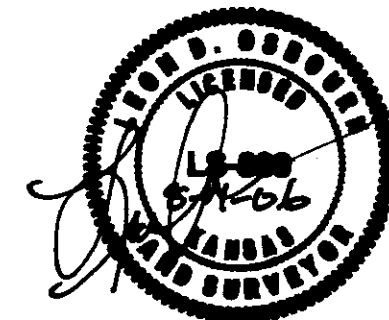
A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK A, BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF N 00°29'38" E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK A;
THENCE S 88°24'58" E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 148.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE N 00°30'04" E ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 200.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 47TH STREET SOUTH;
THENCE S 88°28'22" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 467.16 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID BLOCK A;
THENCE S 00°00'18" W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 80.05 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, S 09°56'43" W A DISTANCE OF 81.11 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, S 00°04'16" W A DISTANCE OF 48.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE N 89°59'31" E ALONG THE SOUTH LINE OF SAID LOT 4 AND AN EXTENSION THEREOF, A DISTANCE OF 354.19 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN FILM 1853 PAGE 1664, OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS;
THENCE N 00°26'20" E ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 187.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 47TH STREET SOUTH;
THENCE S 88°28'22" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.69 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK A;
THENCE S 00°24'51" W ALONG THE WEST LINE OF SAID LOT 3 AND LOT 2, SAID BLOCK A, A DISTANCE OF 303.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;
THENCE S 89°35'06" E ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 199.85 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;
THENCE S 00°24'28" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 440.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE N 89°59'59" W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1232.79 FEET TO THE POINT OF BEGINNING, CONTAINS 18.18 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS:
ASSUMED BEARING OF N 89°59'59" W ALONG THE SOUTH LINE OF BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, RECORDED IN PLAT DRAWER C-2 7-30.

ALL LOTS, BLOCKS, STREETS, ACCESS CONTROL, EASEMENTS AND BUILDING SETBACKS WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 7 DAY OF August, 2006.

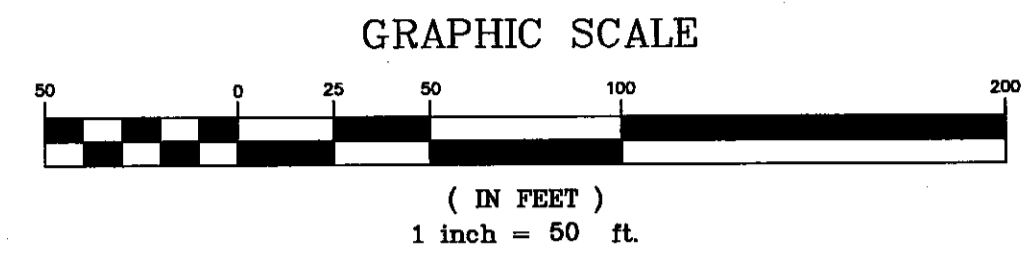
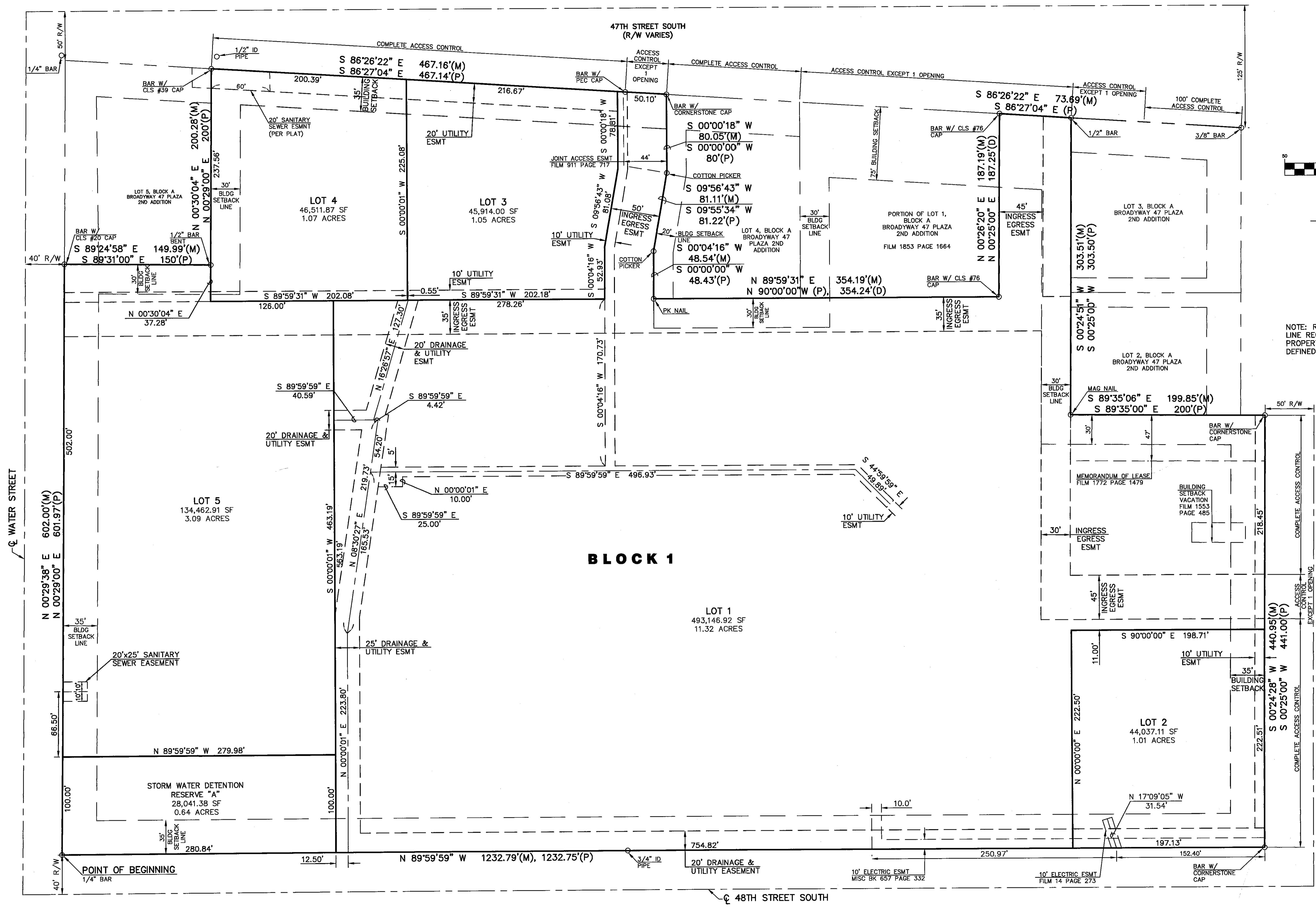
ERROR OF CLOSURE IS 1:42,989



LEON D. OSBOURN
KAW VALLEY ENGINEERING, INC
2319 NORTH JACKSON STREET
PO BOX 1304
JUNCTION CITY, KANSAS 66441

THE HOME DEPOT ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK A,
BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
IN THE NE 1/4, SEC. 20, T-28-S, R-1-E



- LEGEND**
- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - (P) PLATTED
 - (M) MEASURED
 - (D) DESCRIBED

NOTE: RIGHT-OF-WAY EASEMENT FOR A SALT WATER DISPOSAL LINE RECORDED IN MISC BOOK 347, PAGE 173 AFFECTS SUBJECT PROPERTY. LINE CANNOT BE LOCATED AND NO WIDTH IS DEFINED IN THE DOCUMENT.

FILE COPY
FINAL TRACING REC'D
8-21-06
Sub. 2006-58

BENCHMARKS:
BM #1: CITY OF WICHITA BENCHMARK - 2 1/2" BRASS DISC FOUND AT THE NORTHEAST CORNER OF THE TRAFFIC SIGNAL POLE CONCRETE BASE AT THE SOUTHWEST QUADRANT OF 47TH STREET SOUTH & BROADWAY.
CITY OF WICHITA DATUM=87.44
MSL ELEV=1274.84