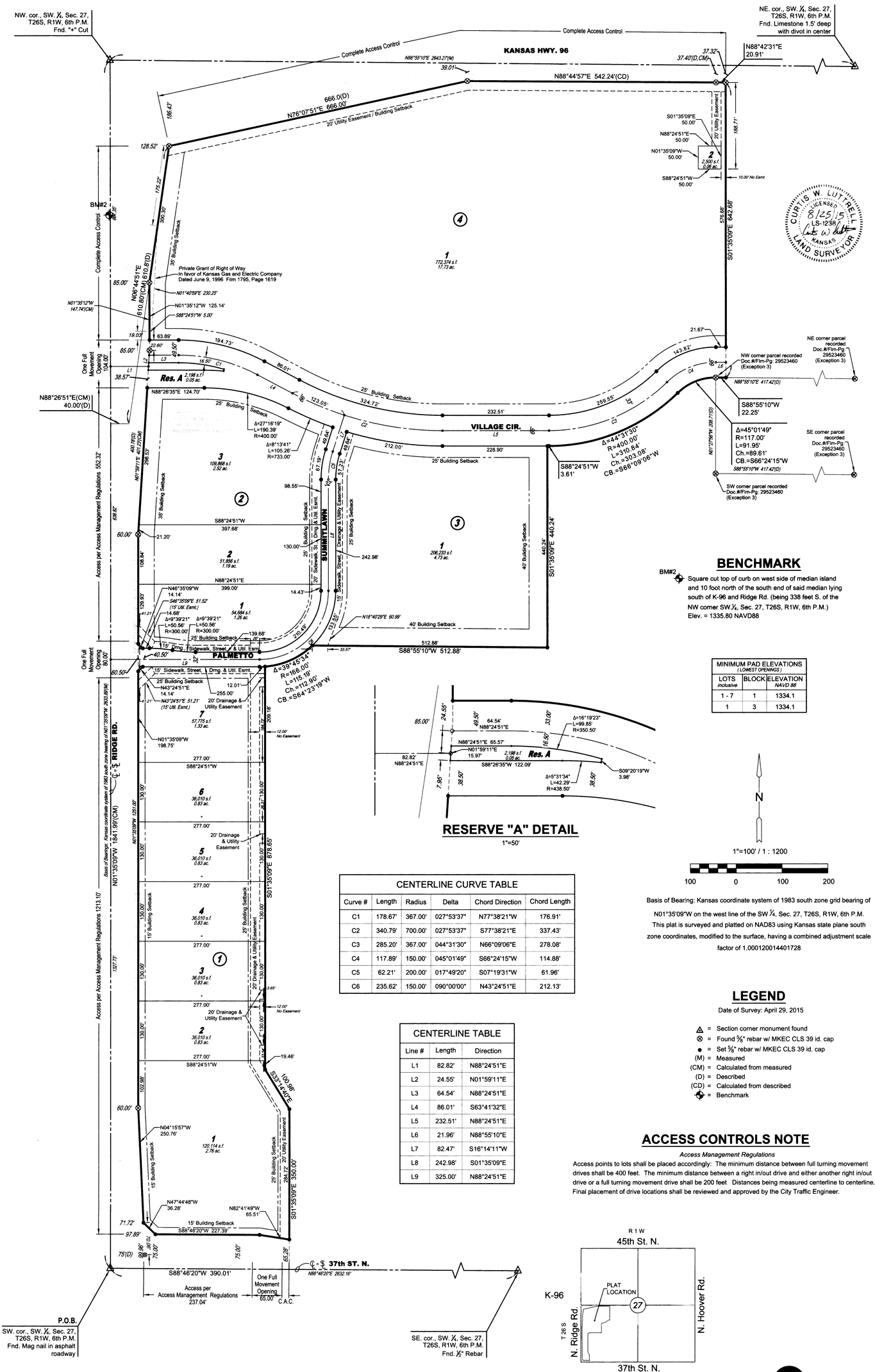
PC 253-10B

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



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 SW¼, Sec. 27, T26S, R1W, 6th P.M.) Elev. = 1335.80 NAVD88

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOTS *inclusive*	BLOCK	ELEVATION *NAVD 88*
1 - 7	1	1334.1
1	3	1334.1

RESERVE "A" DETAIL

1"=50'

N

1"=100' / 1 : 1200

100 0 100 200

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N01°35'09"W on the west line of the SW ¼, Sec. 27, T26S, R1W, 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

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 ⅝" rebar w/ MKEC CLS 39 id. cap
- ● = Set ⅝" rebar w/ MKEC CLS 39 id. 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.

VICINITY MAP

MKEC
Wichita, KS • 316.684.9600

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