

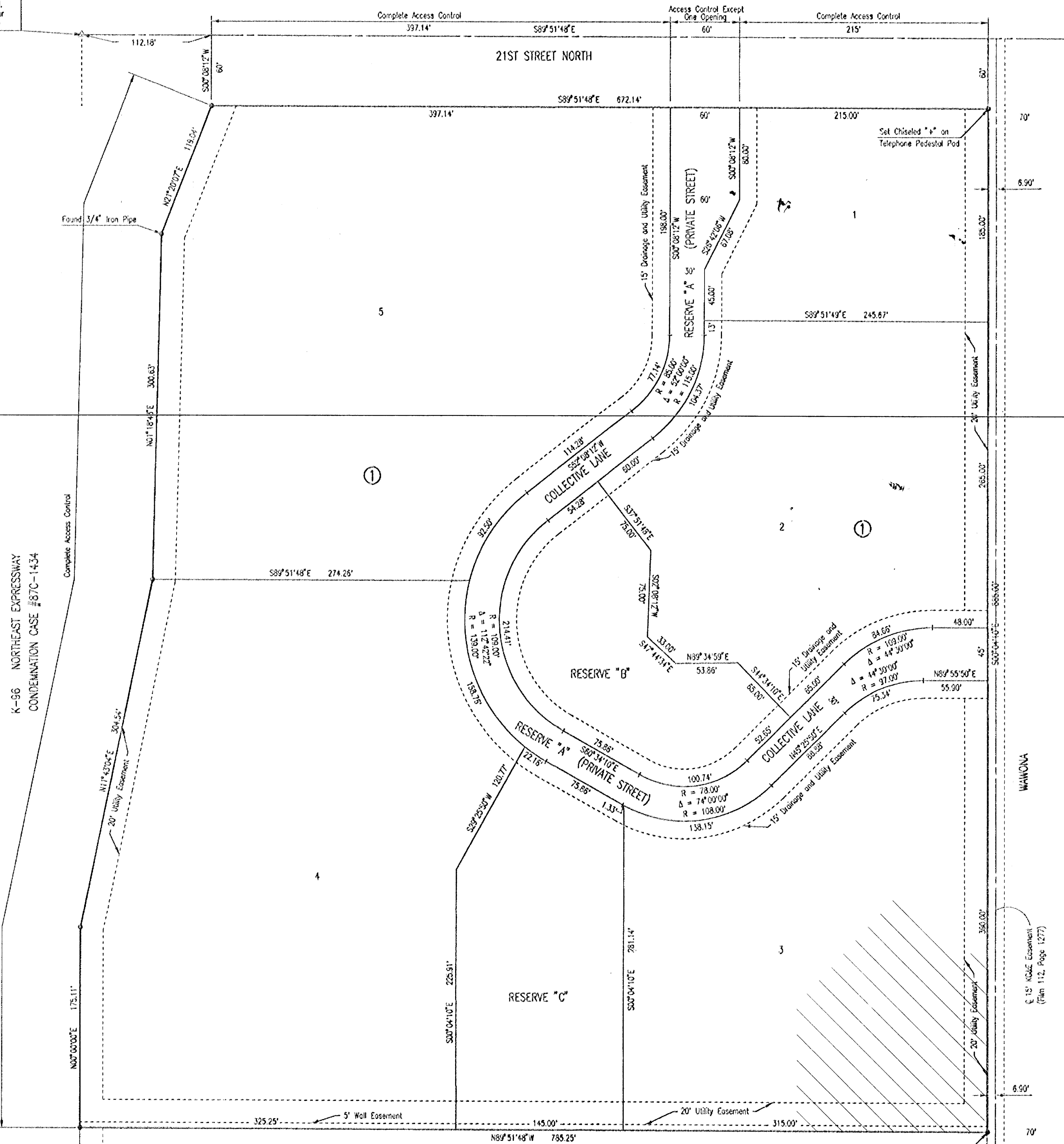
PC 132-3

NW Corner, NE 1/4,
Sec. 10, T2S, R2E
of the 6th P.M.
Found 5/8" Bar
with Forgy Cap

K-96 NORTHEAST EXPRESSWAY
CONDEMNATION CASE #87C-1434

DATE: 12/11/01 UPON: 1/15/02 SCALE: 1"=50.00'
BY: 10001 (101) LAMAR'S L&S (FINAL PLAT 10-28-2001 01:15:01 PM)

20.00'



THE COLLECTIVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 50'
• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

B.M. - STEPPED SPIKE IN NORTH SIDE OF POWER POLE ON SOUTHWEST CORNER OF
21ST STREET NORTH AND WICHITA, 779' EAST AND 18' SOUTH OF NORTH
1/4 CORNER, SECTION 10, T2S, R2E.
ELEV. = 1384.72 N.G.V.O.
ELEV. = 137.32 (CITY DATUM)

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND
SURVEYORS IN AND FOR THE STATE AND COUNTY, DO HEREBY CERTIFY THAT OF
THIS 10th DAY OF November, 2001, WE HAVE SURVEYED
AND PLATED THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS,
INTO LOTS, BLOCK AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:
LOTS 1, 2 AND 3, BLOCK 1, LANDRATH ADDITION TO SEDGWICK COUNTY, KANSAS,
EXCEPT THOSE PORTIONS OF SAID LOTS CONDEMNATED FOR HIGHWAY IN DISTRICT COURT
CONDEMNATION CASE #87C-1434.
ALL PORTIONS OF LANDRATH ADDITION TO SEDGWICK COUNTY, KANSAS, WITHIN THE
ADJACENT DESCRIBED TRACT OF LAND ARE HEREBY UNLOCATED AND REPLATED BY VIRTUE
OF K.S.A. 12-512(b) AMENDED.

JAMES R. DECHITT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYORS CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATED INTO LOTS, BLOCK
AND RESERVES, THE SAME TO BE KNOWN AS THE COLLECTIVE, AN ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS.
EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE
ARE HEREBY GRANTED.
THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF BLOCK 1 IS HEREBY PLATED
FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE
MAY CROSS THE WALL EASEMENT.
ALL ADJUTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND K-96 NORTHEAST
EXPRESSWAY OVER AND ACROSS THE NORTH AND WEST LINE OF BLOCK 1 IS HEREBY GRANTED
TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST
STREET NORTH AT ONE LOCATION AS SHOWN.
RESERVE "A" IS HEREBY PLATED FOR PRIVATE STREET, DRAINAGE, LANDSCAPING, AND UTILITIES.
THE PRIVATE STREET WITHIN RESERVE "A" IS TO PROVIDE ACCESS AND EGRESS TO 21ST STREET
NORTH AND WICHITA TO LOTS 1 THROUGH 3, BLOCK 1, THE COLLECTIVE. RESERVES "B" AND "C"
ARE HEREBY PLATED FOR PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING AND UTILITIES
CONFINED TO EXHAUSTIBLES. RESERVES "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED
BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN THE COLLECTIVE.
FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE CUP 2001-2001S D.P.-258 ON FILE
AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.
A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS
AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED
TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER.

MINIMUM FINO ELEVATIONS (LOWEST OPENINGS)
SHALL BE AS FOLLOWS:

	CITY DATUM	NGVD
BLOCK 1	186.1	1373.5
LOT 2	186.0	1373.4
LOT 3 & 4	187.1	1374.5

OWNERS:
RALPH A. LANDRATH REVOCABLE TRUST
Ralph A. Landrath, Co-Trustee
RALPH A. LANDRATH, CO-TRUSTEE
Mary K. Landrath, Co-Trustee
MARY K. LANDRATH, CO-TRUSTEE

JELCO, L.L.C.
John Johnston, President
JOHN JOHNSTON, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF
October, 2001, BY RALPH A. LANDRATH AND MARY K. LANDRATH, CO-TRUSTEES
OF THE RALPH A. LANDRATH REVOCABLE TRUST.
Sandy L. Willey
SANDY L. WILEY
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 1/15/05

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF
October, 2001, BY J.V. JOHNSTON, PRESIDENT OF JELCO, L.L.C.
Sandy L. Willey
SANDY L. WILEY
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 1/15/05

THIS PLAT OF THE COLLECTIVE HAS BEEN SUBMITTED TO AND APPROVED
BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
WICHITA, KANSAS.
DATED THIS 8TH DAY OF SEPTEMBER, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
John Johnston, ACTING CHAIRMAN
Mary K. Landrath, SECRETARY
MARY K. LANDRATH

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 20th DAY
OF November, 2001.
Tricia L. Robello
TRICIA L. ROBELLO, ESQ. #1248
DEPUTY COUNTY CLERK
SEDGWICK COUNTY, KANSAS

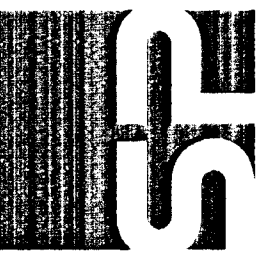
THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS
11th DAY OF December, 2001.

AT THE DIRECTION OF THE CITY COUNCIL
Pat Burnett
PAT BURNETT
CITY CLERK

ENTRUSTED ON TRANSFER RECORD THIS 9th DAY OF January, 2002
John Brice
JOHN BRICE
COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT 3:20 PM ON THE January 9 DAY
OF January, 2002
Bill Meach
BILL MEACH
REGISTER OF DEEDS
Shirley K. Kynge
SHIRLEY K. KYNGE
DEPUTY

PC 132-3



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121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1609
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DENTAL OFFICE FOR
DR. JON WOODRUFF
2045 NORTH FOUNDERS STREET, WICHITA, KANSAS

PERMIT SET
19 JAN 07
FINAL PLAT

C3.2