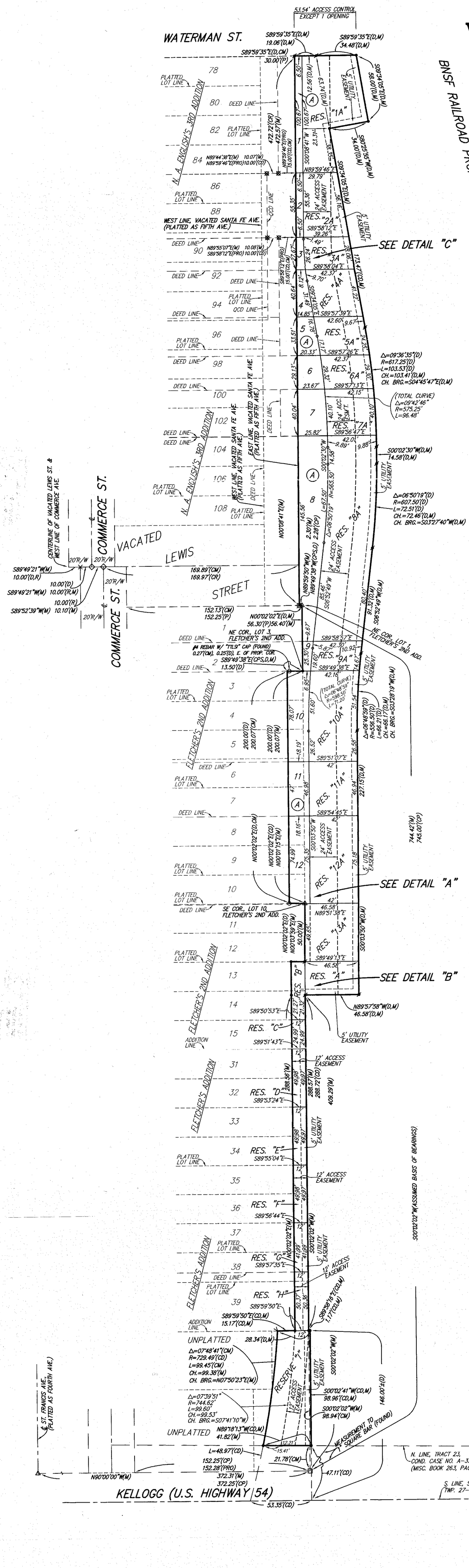
COMMERCE DISTRICT PARKING ADDITION

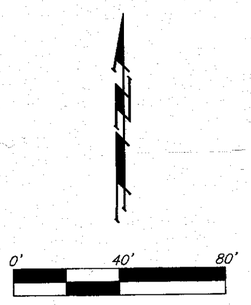
WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 5.23.16

FILE COPY

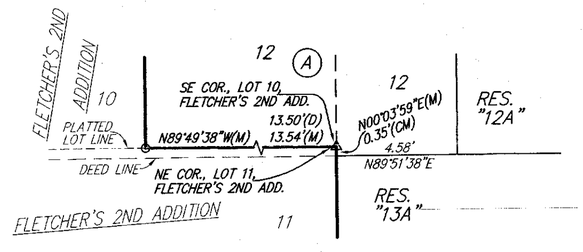
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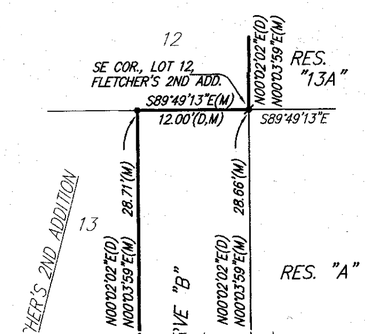


- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◪ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ○ = #4 REBAR W/ "TTLSI" CAP (FOUND)
- ⊠ = CHISELED CROSS (FOUND) (SET BY BAUGHMAN CO. ON PREVIOUS SURVEY)
- □ = 1" SQUARE IRON BAR (FOUND)(ORIGIN UNKNOWN)
- △ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ◇ = 1" IRON IN THIMBLE (FOUND)
- × = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
- ↙ = CHISELED "V" NOTCH (SET)

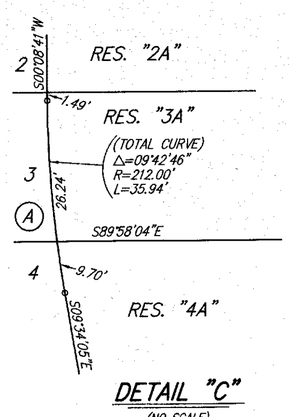
(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(R) = RESURVEY MEASUREMENT
(PRO) = PRORATED MEASUREMENT
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(CR) = CALCULATED PER RESURVEY INFO.
(CPS) = CALCULATED PER PREVIOUS SURVEY
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY



DETAIL "A"
(NO SCALE)



DETAIL "B"
(NO SCALE)



DETAIL "C"
(NO SCALE)

NOTE:
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves 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.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PROJECTS\COMMERCE DISTRICT PARKING ADD\PLAT\DRAWINGS\COMMERCE DISTRICT PARKING ADD F.DWG-MGC

COMMERCE DISTRICT PARKING ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, (including a portion of Lots 3, 4, 5, 6, 7, 8, 9, and 10, Fletcher's 2nd Addition to Wichita, Sedgwick County, Kansas), described as follows: Commencing at the northeast corner of Lot 78 on vacated Santa Fe Ave., (platted as Fifth Ave.), N. A. English's 3rd Addition to the City of Wichita, Sedgwick County, Kansas; thence S89°59'35"E along the easterly extension of the north line of said Lot 78, 30.00 feet to a point on the east line of said vacated Santa Fe Ave., and for a point of beginning; thence continuing S89°59'35"E along the easterly extension of the north line of said Lot 78, 19.06 feet; thence S09°34'05"E, 237.20 feet to the point of curvature of a tangent curve to the right; thence southerly along said curve, having a central angle of 09°36'35" and a radius of 617.25 feet, an arc distance of 103.53 feet, (having a chord length of 103.41 feet bearing S04°45'47"E), to the point of tangency of said curve; thence S00°02'30"W, 14.58 feet to the point of curvature of a tangent curve to the right; thence southerly along said curve, having a central angle of 06°50'19" and a radius of 607.50 feet, an arc distance of 72.51 feet, (having a chord length of 72.46 feet bearing S03°27'40"W), to the point of tangency of said curve; thence S06°52'49"W, 91.32 feet to the point of curvature of a tangent curve to the left; thence southerly along said curve, having a central angle of 06°48'59" and a radius of 556.50 feet, an arc distance of 66.21 feet, (having a chord length of 66.17 feet bearing S03°28'19"W), to the point of tangency of said curve; thence S00°03'50"W, 227.15 feet; thence N89°57'58"W, 46.58 feet to a point on the east line of Lot 14 in said Fletcher's 2nd Addition; thence N00°02'02"E along the east line of said Lot 14 and Lots 13, 12, and 11 in said Fletcher's 2nd Addition, 78.66 feet to the northeast corner of said Lot 11; thence N89°49'38"W along the north line of said Lot 11, 13.50 feet; thence N00°02'02"E parallel with the east line of Lots 10, 9, 8, 7, 6, 5, 4, and 3 in said Fletcher's 2nd Addition, 200.00 feet to a point on the north line of said Lot 3; thence S89°49'38"E along the north line of said Lot 3, 13.50 feet to the northeast corner of said Lot 3, said northeast corner also being the southeast corner of Lot 2 in said Fletcher's 2nd Addition; thence N00°02'02"E along the east line of said Lot 2 and Lot 1 in said Fletcher's 2nd Addition, 56.30 feet, more or less, to the northeast corner of said Lot 1; thence N89°49'38"W along the north line of said Lot 1, 2.28 feet to the intersection with the southerly extension of the east line of said vacated Santa Fe Ave.; thence N00°08'41"E along the extended east line of said vacated Santa Fe Ave., 472.72 feet, more or less, to the point of beginning, TOGETHER with a tract of land in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the northeast corner of Lot 78 on vacated Santa Fe Ave., (platted as Fifth Ave.), N. A. English's 3rd Addition to the City of Wichita, Sedgwick County, Kansas; thence S89°59'35"E (assumed basis of bearings) along the easterly extension of the north line of said Lot 78, 30.00 feet to a point on the east line of said vacated Santa Fe Ave., said point also being the northwest corner of a tract of land described and conveyed in the Quitclaim Deed recorded in DOC.#/FLM-PG: 29358323; thence continuing S89°59'35"E along the easterly extension of the north line of said Lot 78, (and along the north line of said tract of land), 19.06 feet to the northeast corner of said tract of land, and for a point of beginning; thence continuing S89°59'35"E along the easterly extension of the north line of said Lot 78, (and along the easterly extension of the north line of said tract of land), 34.48 feet; thence S09°34'05"E parallel with the east line of said tract of land, 58.00 feet; thence S80°25'55"W, 34.00 feet to a point on the east line of said tract of land; thence N09°34'05"W along the east line of said tract of land, 63.74 feet to the point of beginning, TOGETHER with that part of the Condemnation recorded in Misc. Book A, Page 408 which lies in the East Half of the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing where the west line of the W. & S.W. Ry. right-of-way intersects the south line of the East Half of said Southwest Quarter; thence westerly along the south line of the East Half of said Southwest Quarter, 2.65 feet for a point of beginning; thence northerly parallel with the west line of said W. & S.W. Ry. right-of-way, 146.00 feet, more or less, to the intersection with the easterly extension of the south line of Lot 39, Fletcher's Addition to Wichita, Kansas; thence westerly along said extended south line, 28.34 feet; thence southwesterly, 35.00 feet normally distant westerly of the centerline of the W. & W. Ry. to a point on the south line of the East Half of said Southwest Quarter; thence easterly along the south line of the East Half of said Southwest Quarter to the point of beginning, all being subject to that part of the above described tract condemned for additional right-of-way designated as Tract 23 in Condemnation Case No. A-33119, Div. No. 2 recorded in Misc. Book 26.3, Page 321, TOGETHER with the east 12.00 feet of Lots 13, 14, and 15 in said Fletcher's 2nd Addition, and TOGETHER with the east 12.00 feet of Lots 31, 32, 33, 34, 35, 36, 37, 38, and 39, Fletcher's Addition to Wichita, Sedgwick County, Kansas.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-871 LAND SURVEYOR

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Reserves to be known as "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The access easement is hereby granted as indicated for both public and private access purposes. Reserves "1A", "2A", "3A", "4A", "5A", "6A", "7A", "8A", "9A", "10A", "11A", 12A", "13A", and "A" are hereby reserved for open space, landscaping, drainage purposes, public parking, utilities as confined to easement, and public access purposes as confined to easement. Reserves "B", "C", "D", "E", "F", "G", and "H" are hereby reserved for open space, drainage purposes, utilities as confined to easement, and public access purposes as confined to easement. Reserve "1" is hereby reserved for open space, landscaping, drainage purposes, utilities as confined to easement, and public access purposes as confined to easement. Reserve "1A" shall be owned and maintained by the owner of Lot 1, Block A. Reserve "2A" shall be owned and maintained by the owner of Lot 2, Block A. Reserve "3A" shall be owned and maintained by the owner of Lot 3, Block A. Reserve "4A" shall be owned and maintained by the owner of Lot 4, Block A. Reserve "5A" shall be owned and maintained by the owner of Lot 5, Block A. Reserve "6A" shall be owned and maintained by the owner of Lot 6, Block A. Reserve "7A" shall be owned and maintained by the owner of Lot 7, Block A. Reserves "1A", "8A", "13A", and "1" shall be owned and maintained by the owner of Lot 8, Block A. Reserve "9A" shall be owned and maintained by the owner of Lot 9, Block A. Reserve "10A" shall be owned and maintained by the owner of Lot 10, Block A. Reserve "11A" shall be owned and maintained by the owner of Lot 11, Block A. Reserve "12A" shall be owned and maintained by the owner of Lot 12, Block A. Reserve "B" shall be owned and maintained by the owner of Lots 13 and 14, Fletcher's 2nd Addition to Wichita, Kansas. Reserve "C" shall be owned and maintained by the owner of Lot 15, Fletcher's 2nd Addition to Wichita, Kansas. Reserve "D" shall be owned and maintained by the owner of Lots 31 and 32, Fletcher's Addition to Wichita, Kansas. Reserve "E" shall be owned and maintained by the owner of Lots 33 and 34, Fletcher's Addition to Wichita, Kansas. Reserve "F" shall be owned and maintained by the owner of Lots 35 and 36, Fletcher's Addition to Wichita, Kansas. Reserve "G" shall be owned and maintained by the owner of Lot 37 and the north 17 feet of Lot 38, Fletcher's Addition to Wichita, Kansas. Reserve "H" shall be owned and maintained by the owner of the south 8 feet of Lot 38 and Lot 39, Fletcher's Addition to Wichita, Kansas. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening location shall be as determined by the City Engineer of the City of Wichita, Kansas.

The Finn Lofts, LLC

David A. Farha, Managing Member

Hays Partners II, LLC

THOMAS B. BOWLES, Member

Manhattan Quads, LLC

TREVOR WOOTEN, MEMBER

Wichita Bindery, Inc.

JOHN C. MARSHALL, Pres

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19TH day of MAY, 2016, by David A. Farha, Managing Member of The Finn Lofts, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-17

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th day of May, 2016, by ~~President~~ Thomas B Bowles Member of Hays Partners II, LLC, a Kansas limited liability company, on behalf of the limited liability company.

CHRISTINA L SCHAEFER, Notary Public
My App't. Exp. Nov 15 2016

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas.

Carson Bank

FRANK L. CARSON III, PRES. & CEO (Title)

State of Kansas)
County) SS

The foregoing instrument acknowledged before me, this 20TH day of MAY, 2016, by FRANK L. CARSON, III, PRES. & CEO (Title) of Carson Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-17

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

BRIAN HUDSON, V.P. (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of May, 2016, by Brian Hudson, V.P. (Title) of Legacy Bank, on behalf of the bank.

BETH MASTERSON, Notary Public
My App't. Exp. 6/19/17

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas.

KS StateBank

MICHAEL BABICH, SVP (Title)

State of Kansas)
County) SS

The foregoing instrument acknowledged before me, this 19 day of May, 2016, by ~~Michael Babich~~ MICHAEL BABICH, SVP (Title) of KS StateBank, on behalf of the bank.

Miguel Prieto, Notary Public
My App't. Exp. 8/18/2018

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19TH day of MAY, 2016, by TREVOR WOOTEN, MEMBER (Title) of Manhattan Quads, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-17

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th day of MAY, 2016, by JOHN C. MARSHALL, PRESIDENT (Title) of Wichita Bindery, Inc. a Kansas corporation, on behalf of the corporation.

MICHAEL FRENCH, Notary Public
My App't. Exp. 1-19-19

This plat of "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Carol Chapman Neugent

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2016.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2016.

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

Entered on transfer record this _____ day of _____, 2016.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2016 at _____ o'clock ___M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PROJECTS\COMMERCE DISTRICT PARKING ADD\PLAT\DRAWINGS\COMMERCE DISTRICT PARKING ADD F.DWG-MGC