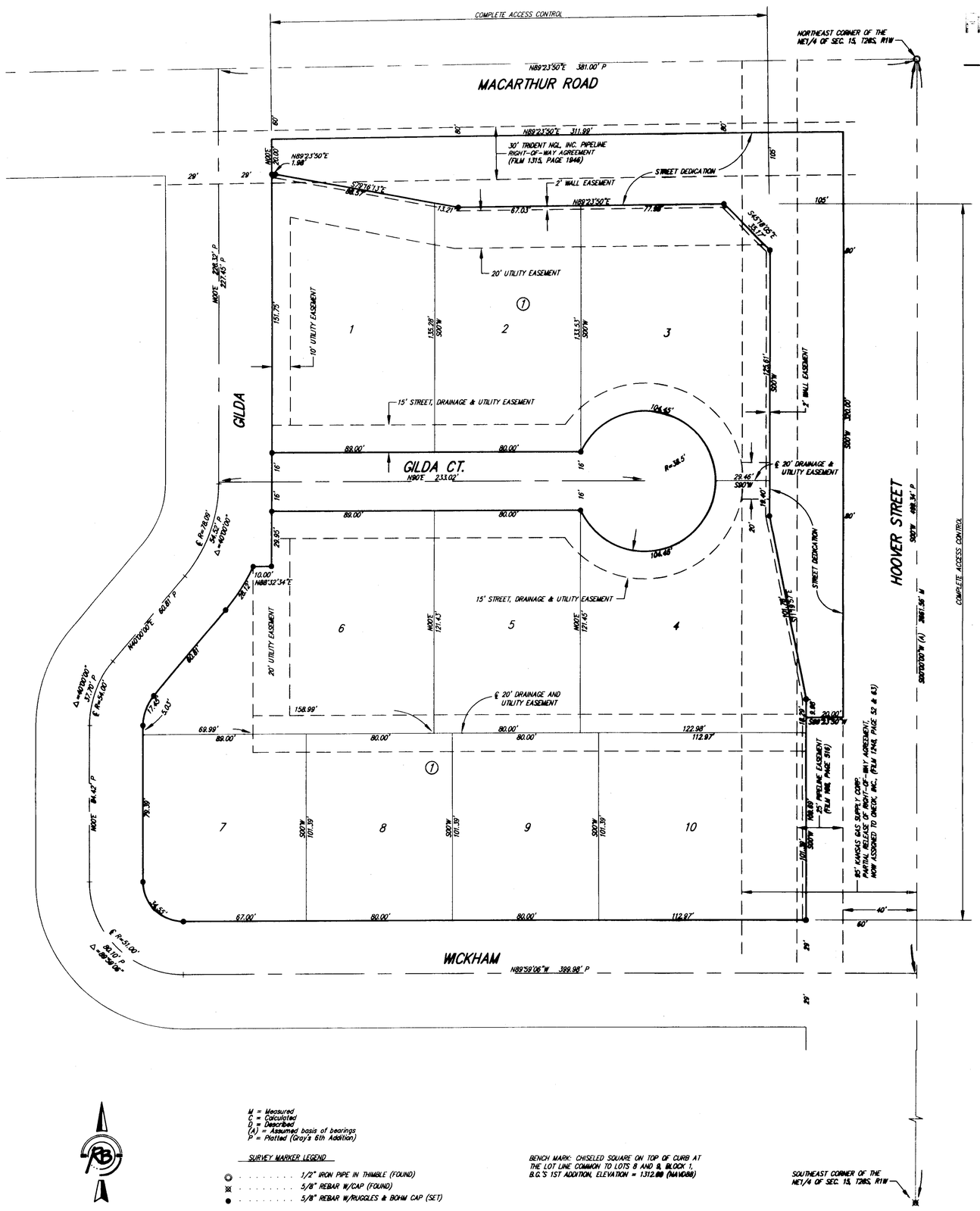
FINAL TRACING REC'D
8-3-09
Ord. 2009-48

B.G.'S 1ST ADDITION

Wichita, Sedgwick County, Kansas



M = Measured
C = Calculated
D = Described
(A) = Assumed basis of bearings
P = Platted (Gray's 6th Addition)

SURVEY MARKER LEGEND

○ . . . . . 1/2" IRON PIPE W/ THIMBLE (FOUND)
⊠ . . . . . 5/8" REBAR W/CAP (FOUND)
● . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: CHISELED SQUARE ON TOP OF CURB AT THE LOT LINE COMMON TO LOTS 8 AND 9, BLOCK 1, B.G.'S 1ST ADDITION, ELEVATION = 1312.88 (NAVD88)

1" = 30'

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "B.G.'S 1ST ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, Block A, Gray's 6th Addition, Wichita, Sedgwick County, Kansas.

That part of the NE1/4 of Sec. 15, T28S, R1W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NE corner of said NE1/4; thence west along the north line of said NE1/4, 362.00 feet; thence south parallel with the east line of said NE1/4, 360 feet; thence east parallel with the north line of said NE1/4, 362.00 feet to a point on the east line of said NE1/4; thence north along the east line of said NE1/4, 360.00 feet to the point of beginning, subject to road rights-of-way of record,

EXCEPT that part dedicated for street right-of-way purposes in DOC.#/FLM-PG: 28889434, described as: A tract of land located in the NE1/4 of Sec. 15, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of Lot 1, Block A, Wheatland Commercial Addition, Wichita, Sedgwick County, Kansas, lying on the south right-of-way line of Mac Arthur Road as dedicated in said Wheatland Commercial Addition; thence N00°00'00"E along the northerly extension of the east line of said Lot 1, 20.00 feet to the south right-of-way of Mac Arthur Road as granted in Misc. Bk 561, Pg. 572; thence N89°23'50"E along said Mac Arthur Road as last described, 10.00 feet; thence S00°00'00E parallel with the east line of said Lot 1, 233.70 feet; thence S89°23'50"W parallel with the north line of said NE1/4, 10.00 feet to a point on the east line of said Lot 1; thence N00°00'00"E along the east line of said Lot 1, 213.70 feet to the point of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

E.O. 022
8-6-09
Thomas C. Ruggles
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block and Streets, to be known as "B.G.'S 1ST ADDITION", WICHITA Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. The wall easements are hereby reserved for the construction and maintenance of screening walls. The walls are to be owned and maintained by the property owners. The Drainage Easements are hereby granted to the public as indicated for drainage purposes. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

GKCF LLC

Billy J. Gray
Managing Partner

B & G Leasing, LLC, a Kansas limited liability company

Michael J. Brand
Managing Partner

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11th day of August, 2009, by Billy J. Gray, Managing Partner, on behalf of GKCF LLC.

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

Mildred E. Franz
Notary Public

My appointment expires 02-13-2011

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11th day of August, 2009, by Michael J. Brand, Managing Partner, on behalf of B & G Leasing, LLC, a Kansas limited liability company.

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

Mildred E. Franz
Notary Public

My appointment expires 02-13-2011

This plat of "B.G.'S 1ST 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 _____, 2009.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Darrell Downing

_____ Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2009.

At the Direction of the City Council

_____ Mayor
Carl Brewer

_____ City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 12th day of August, 2009.

PATRICIA L. ROBELLO
LICENSED
LS-1246
LAND SURVEYOR

Deputy County Surveyor
Sedgwick County Kansas
Patricia L. Robello, LS #1246

Entered on transfer record this ____ day of _____, 2009.

_____ 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 _____, 2009, at ____ o'clock ____ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham

DWG FILE: SURVEY BASE
PROJECT NO. 3454P
AUGUST 6, 2009

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

FINAL TRACING REC'D

8-13-09

2009-48

FILE COPY

B.G.'S 1ST ADDITION

Wichita, Sedgwick County, Kansas

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "B.G.'S 1ST ADDITION Wichita, Sedgwick County, Kansas.

Emprise Bank

Sam E. Trummel, Senior Vice President

Sam E. Trummel

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 13th day of August, 2009, by Sam E. Trummel, Senior Vice President of Emprise Bank, on behalf of the Bank.

MELANIE R. PENNER
Notary Public - State of Kansas
My Appt. Expires 5-10-2010

Melanie R. Penner, Notary Public

My appointment expires May 10, 2010

SHEET 2 OF 2

DWG FILE: SURVEY BASE
PROJECT NO. 3454P
AUGUST 6, 2009

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-6009
(316) 264-4021 fax
E-mail: info@rbkansas.com