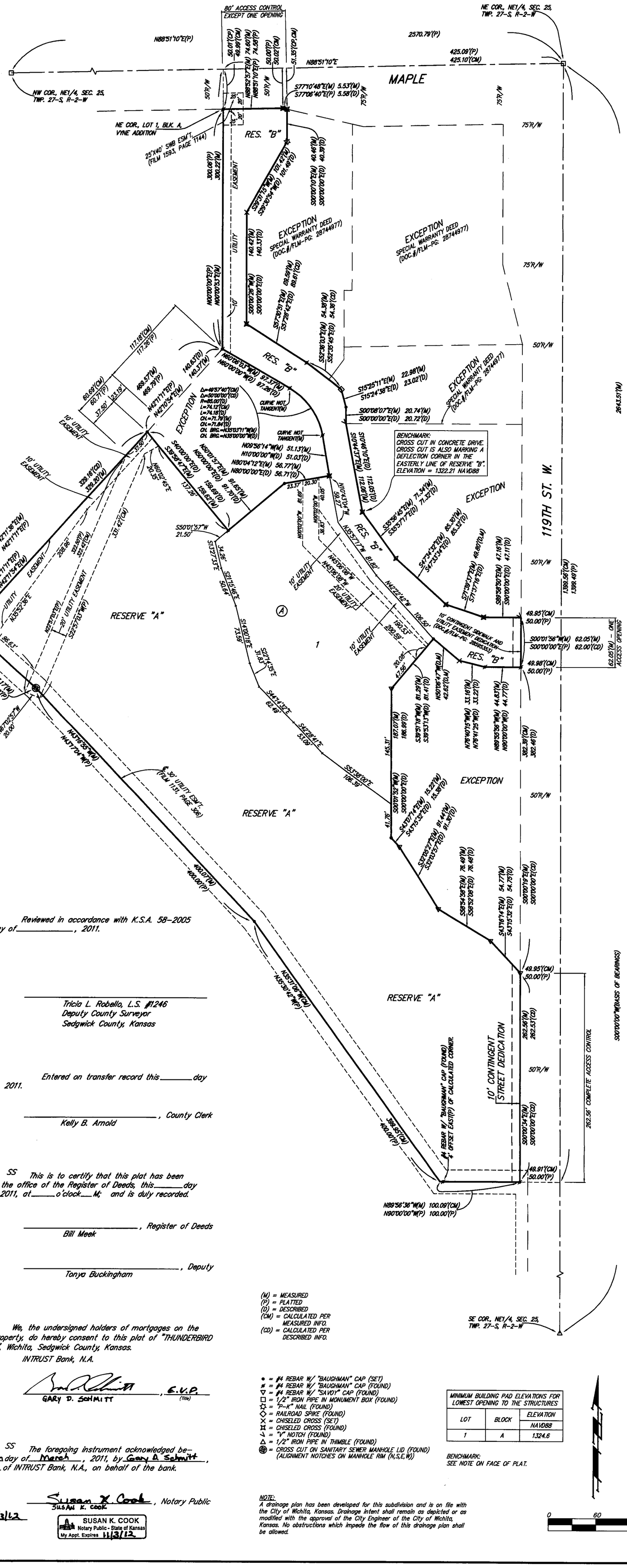
THUNDERBIRD OFFICE PARK 2ND
WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
SUB 2010-98
FINAL TRACING REC'D 3-30-11



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 "THUNDERBIRD OFFICE PARK 2ND", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lot 1 and Lot 2, Block A, and all of Reserve "A", Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part of said Lot 1 and Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas described and conveyed in the Special Warranty Deed recorded in DOC.#/FLM-PG: 28744977, and further described as follows: Beginning at the Northeast corner of said Lot 1; thence S00°00'00"E along the East line of said Lot 1, 175.00 feet; thence S14°02'10"E along the East line of said Lot 1, 103.08 feet to the Southeast corner of said Lot 1; thence S88°55'15"W along the South line of said Lot 1, 223.12 feet; thence N00°01'23"W, 70.74 feet; thence N89°58'37"E, 10.00 feet; thence N00°01'23"W, 207.98 feet to a point on the North line of said Lot 1; thence S77°06'40"E, along the North line of said Lot 1, 13.57 feet; thence N88°51'10"E along the North line of said Lot 1, 175.00 feet to the point of beginning, together with that part of Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described as beginning at the Northeast corner of said Lot 2; thence S00°00'00"E along the East line of said Lot 2, 99.90 feet; thence N90°00'00"W, 220.15 feet; thence N00°00'00"E, 20.72 feet; thence N15°24'38"W, 23.02 feet; thence N52°35'45"W, 19.84 feet; thence N37°24'15"E, 31.21 feet; thence N00°01'23"W, 15.94 feet to a point on the North line of said Lot 2; thence N88°55'15"E along the North line of said Lot 2, 223.12 feet to the point of beginning, and EXCEPT that part of said Lot 1 and Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described and conveyed in the Special Warranty Deed recorded in DOC.#/FLM-PG: 28744977, and further described as follows: Commencing at the Northwest corner of said Lot 1; thence N88°51'10"E along the North line of said Lot 1, 74.58 feet; thence S77°06'40"E along the North line of said Lot 1, 5.58 feet to the point of beginning; thence continuing S77°06'40"E along the North line of said Lot 1, 83.93 feet to a point 13.57 feet Northwest of a bend point on the North line of Said Lot 1; thence S00°01'23"E, 207.98 feet; thence S89°58'37"W, 10.00 feet; thence S00°01'23"E, 70.74 feet to a point on the South line of said Lot 1; thence S88°55'15"W along the South line of said Lot 1, 75.16 feet; thence N57°28'42"W, 55.48 feet; thence N00°00'00"E parallel with the West line of said Lot 1, 140.33 feet; thence N29°30'54"E, 101.49 feet; thence N00°00'00"E parallel with the West line of said Lot 1, 40.39 feet to the point of beginning, together with that part of Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described as commencing at the Northeast corner of said Lot 2; thence S88°55'15"W along the North line of said Lot 2, 223.12 feet to the point of beginning; thence S00°01'23"E, 15.94 feet; thence S37°24'15"W, 31.21 feet; thence N52°35'45"W, 34.52 feet; thence N57°28'42"W, 34.13 feet to a point on the North line of said Lot 2; thence N88°55'15"E along the North line of said Lot 2, 75.16 feet to the point of beginning, and EXCEPT a portion of said Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described and conveyed in the Kansas Warranty Deed recorded in DOC.#/FLM-PG: 28578714, and further described as follows: Commencing at the NE corner of said Lot 2; thence S00°00'00"W, along the east line of said Lot 2, 99.90 feet, to the point of beginning; thence continue S00°00'00"W along the east line of said Lot 2, 241.09 feet; thence S90°00'00"W, 47.11 feet; thence N71°37'16"W, 49.80 feet; thence N47°33'34"W 85.32 feet; thence N35°57'17"W, 71.32 feet; thence N10°46'10"W, 112.05 feet; thence N90°00'00"E, 220.15 feet to the point of beginning, and EXCEPT a portion of said Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described and conveyed in the Kansas Warranty Deed recorded in DOC.#/FLM-PG: 28988675, and further described as follows: Commencing at the southern most South corner of said Lot 2; thence N00°00'00"E, along the East line of said Lot 2, 193.63 feet to the point of beginning; thence N43°15'32"W, 54.75 feet; thence N58°52'08"W, 76.48 feet; thence N32°03'57"W, 91.30 feet; thence N43°15'32"W, 15.38 feet; thence N00°00'00"E, parallel with the East line of said Lot 2, 186.99 feet; thence N39°53'13"E, 81.41 feet; thence S50°06'47"E, 42.62 feet; thence S76°41'25"E, 33.22 feet; thence S90°00'00"E, 44.77 feet to a point on the East line of said Lot 2; thence S00°00'00"W, along the East line of said Lot 2, 382.46 feet to the point of beginning, and EXCEPT a portion of said Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described and conveyed in the Statutory Warranty Deed recorded in DOC.#/FLM-PG: 29063522, and further described as follows: Beginning at the Northwest corner of said Lot 2; thence S60°00'00"E, 97.26 feet to the P.C. of a curve to the right; thence southeasterly along said curve to the right, an arc length of 74.18 feet, said curve having a radius of 85.00 feet, a chord length of 71.84 feet, and a chord bearing of S35°00'00"E; thence S10°00'00"E, 51.03 feet; thence S80°00'00"W, 56.71 feet; thence S50°00'00"W, 91.70 feet; thence N40°00'00"W, 159.69 feet to a point on the West line of said Lot 2; thence N42°11'11"E along the West line of said Lot 2, 140.63 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NE1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, LS-071, 3-29-2011, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and Reserves, to be known as "THUNDERBIRD OFFICE PARK 2ND", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for floodway, drainage purposes, lakes, landscaping, pathways, utilities as confined to easements, and open space. No buildings or other obstructions shall be constructed or placed on or within said Reserve "A", nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the City Engineer of the City of Wichita, Kansas. Reserve "B" is hereby reserved for access drive, entry monuments, screening walls, landscaping, drainage purposes, and utilities. Reserves "A" and "B" shall be owned and maintained by the owner of that portion of Lots 1 and 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas described and conveyed in the Special Warranty Deed recorded in DOC.#/FLM-PG: 28744977 as noted in the Surveyors Certificate and as designated on the face of this plat. The contingent street dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said Reserve A covered by said contingent street dedication. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

Westlake, L.L.C., a Kansas limited liability company

WILLIAM G. FARHA, II, MEMBER (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 29th day of March, 2011, by WILLIAM G. FARHA, II, MEMBER (Title), of Westlake, L.L.C., a Kansas limited liability, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-13

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-13

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2011.

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

Entered on transfer record this_____ day of_____, 2011.

_____, 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_____, 2011, at____ o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "THUNDERBIRD OFFICE PARK 2ND", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

GARY D. SCHMITT, E.V.P. (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30th day of March, 2011, by Gary D. Schmitt, E.V.P. (Title) of INTRUST Bank, N.A., on behalf of the bank.

SUSAN K. COOK, Notary Public

My App't. Exp. 11/3/12

SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/12

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = 1/2" IRON PIPE IN MONUMENT BOX (FOUND)
- = "P-K" NAIL (FOUND)
- = RAILROAD SPIKE (FOUND)
- = CHISELED CROSS (SET)
- = CHISELED CROSS (FOUND)
- = "V" NOTCH (FOUND)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)
- = CROSS CUT ON SANITARY SEWER MANHOLE LID (FOUND) (ALIGNMENT NOTCHES ON MANHOLE RIM (N,S,E,W))

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1324.6

BENCHMARK:
SEE NOTE ON FACE OF PLAT.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

This plat of "THUNDERBIRD OFFICE PARK 2ND", 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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Debra Miller Stevens

_____, 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_____, 2011.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

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

E:\PROJECTS\THUNDERBIRD OFFICE PARK 2ND ADDITION_10-06-P665\PLAT\DRAWINGS\THUNDERBIRD 2ND F.DWG-MGC