

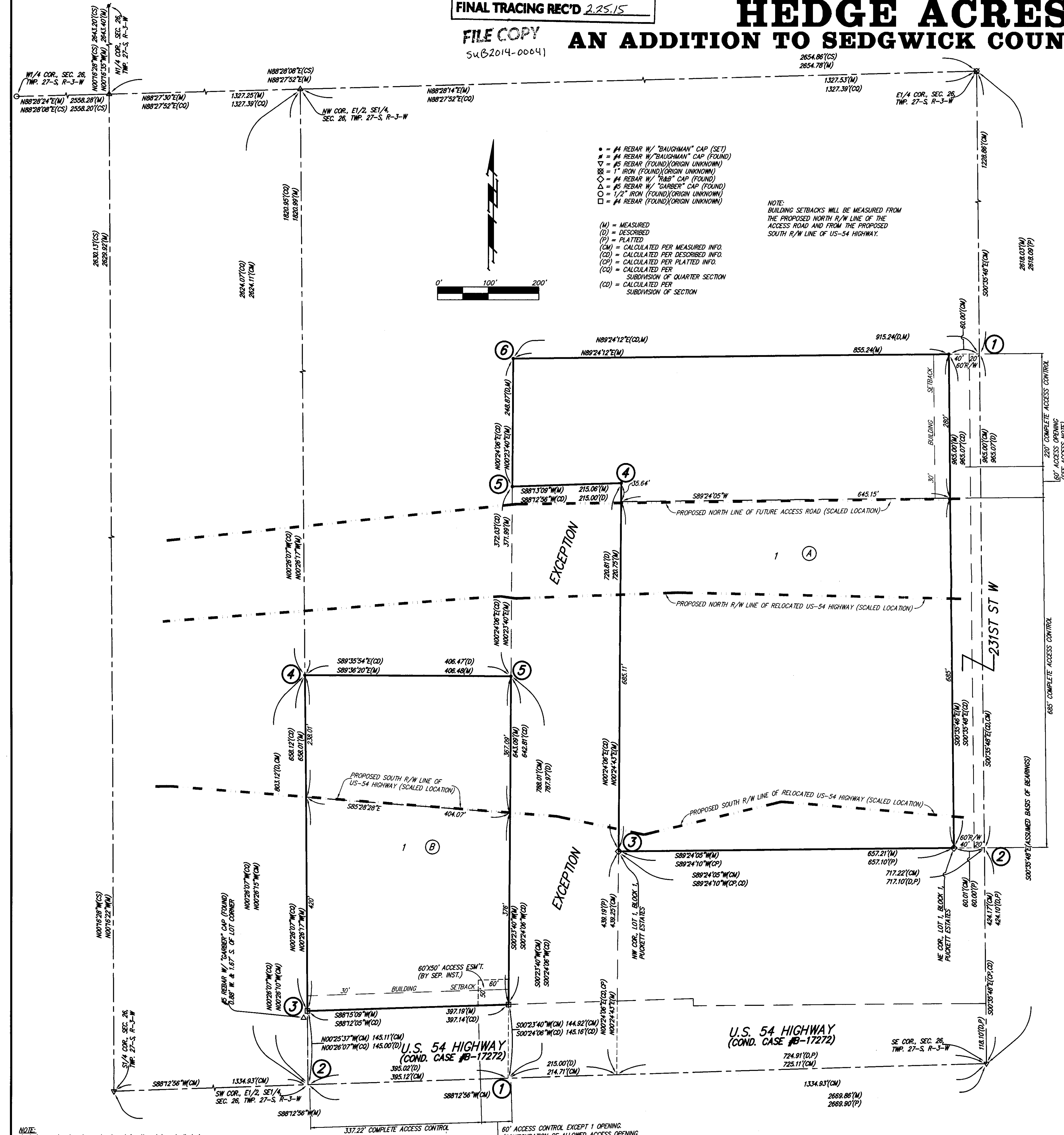
FINAL TRACING REC'D 2.25.15

FILE COPY

suB2014-00641

HEDGE ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "HEDGE ACRES", an Addition to Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as a tract of land in the East Half of the Southeast
Quarter of Section 26, Township 27 South, Range 3 West of the Sixth
Principal Meridian, Sedgwick County, Kansas, more particularly described as
follows: Commencing at the southeast corner of said Southeast Quarter;
thence northerly along the east line of said Southeast Quarter, 424.10
feet to the intersection with the easterly extension of the north line of
Lot 1, Block 1, Puckett Estates, an Addition to Sedgwick County, Kansas,
and for a point of beginning; thence westerly along the extended north
line of said Lot 1, 717.10 feet to the northwest corner of said Lot 1, said
northwest corner also being a point on the east line of a tract of land in
the East Half of said Southeast Quarter described and conveyed in the
Warranty Deed recorded in DOC.#/FLM-PG: 29129304; thence northerly
along the east line of said tract of land, (DOC.#/FLM-PG: 29129304),
720.81 feet to the northeast corner of said tract of land, (DOC.#/FLM-PG:
29129304); thence westerly along the north line of said tract of land,
(DOC.#/FLM-PG: 29129304), 215.00 feet to the northwest corner of said
tract of land, (DOC.#/FLM-PG: 29129304); thence northerly along the
extended west line of said tract of land, (DOC.#/FLM-PG: 29129304),
248.87 feet; thence easterly perpendicular to the east line of said
Southeast Quarter, 915.24 feet to a point on the east line of said
Southeast Quarter; thence southerly along the east line of said Southeast
Quarter, 965.07 feet to the point of beginning, TOGETHER with a tract of
land in the East Half of said Southeast Quarter described as follows:
Beginning at a point on the south line of said Southeast Quarter, said
point being 939.91 feet westerly of the southeast corner of said Southeast
Quarter, said point also being the intersection of the south line of said
Southeast Quarter with the west line of said tract of land,
(DOC.#/FLM-PG: 29129304); thence westerly along the south line of said
Southeast Quarter, 395.02 feet to the southwest corner of the East Half
of said Southeast Quarter; thence northerly along the west line of the
East Half of said Southeast Quarter, 803.12 feet; thence easterly
perpendicular to the west line of said tract of land, (DOC.#/FLM-PG:
29129304), 406.47 feet to a point on the west line of said tract of land,
(DOC.#/FLM-PG: 29129304); thence southerly along the west line of said
tract of land, (DOC.#/FLM-PG: 29129304), 787.97 feet to the point of
beginning, all of the above being subject to road rights-of-way of record.
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, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and a Street, to be known as "HEDGE ACRES",
an Addition to Sedgwick County, Kansas. The street is hereby dedicated
to and for the use of the public. Access controls shall be as depicted on
the face of the plat and are hereby granted to the appropriate governing
body. The opening along 231st St W shall remain in effect until such
time as the north right-of-way line of the proposed access road lying
north of and abutting relocated U.S. Highway 54 is established and said
access road is constructed. At such time the access opening to 231st St
W shall be closed and one access opening shall be granted across the
north right-of-way line of said proposed access road for the benefit of
that part of Lot 1, Block A lying north of and abutting the north
right-of-way line of said proposed access road. Any existing drive to
231st St W shall be relocated to align with the granted access opening to
the frontage road. Any costs associated with the relocation of said drive
shall be responsibility of the owner of Lot 1, Block A. Any modification to
the existing access points on US-54 would be subject to KDOT Access
Management Policy and would require a permit.

Gregory L. Zenner Revocable Trust
dated August 17, 2004

Gregory L. Zenner, Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 2015, by Gregory L. Zenner,
Trustee of the Gregory L. Zenner Revocable Trust dated August 17, 2004,
on behalf of the trust.

_____, Notary Public

My App't. Exp. _____

This plat of "HEDGE ACRES", an Addition to
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

Matthew J. Goolsby, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown
hereon accepted by the Board of Commissioners of Sedgwick County,
Kansas, this _____ day of _____, 2015.

David M. Unruh, First District, Chairman

ATTEST: Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2015.

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

Entered on transfer record this _____ day
of _____, 2015.

Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2015 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy