

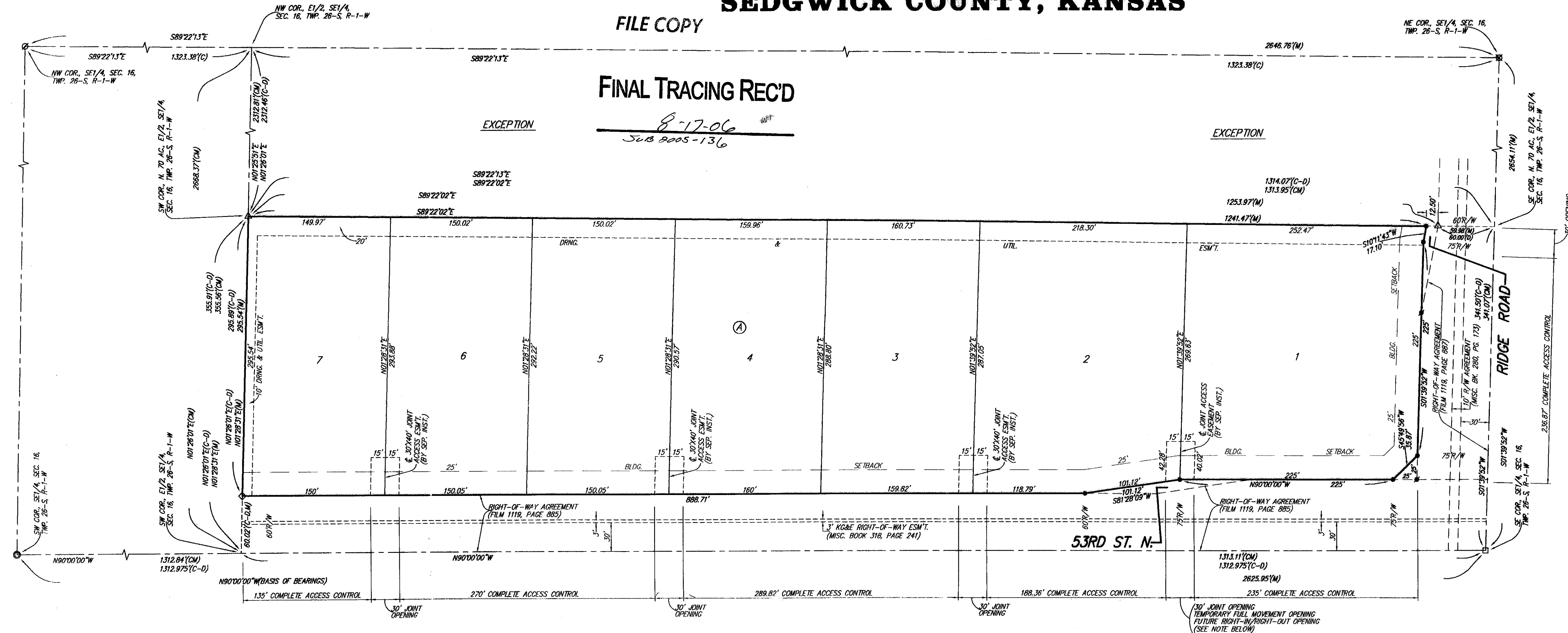
# NICHOLSON COMMERCIAL ADDITION

## SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING REC'D

8-17-06  
SUB 2005-136



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #5 REBAR (FOUND)
- △ = 1/2" IRON PIPE W/ THIMBLE (FOUND)
- △ = #4 REBAR W/ "TILSI" CAP (FOUND)
- = #5 REBAR W/ "PEC" CAP (FOUND) OVER STONE
- = #4 REBAR W/ SEDG. CO. CAP (FOUND)
- ◇ = #4 REBAR W/ "AGLS" CAP (FOUND)

(M) = MEASURED  
(D) = DESCRIBED  
(C) = CALCULATED  
(CM) = CALCULATED PER MEASURED INFO.  
(C-D) = CALCULATED PER DESCRIBED INFO.

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES |       |                   |
|----------------------------------------------------------------------|-------|-------------------|
| LOT                                                                  | BLOCK | ELEVATION         |
| 1-7                                                                  | A     | NCVD29<br>1,345.0 |

BENCHMARK:  
□ ON SOUTH HUBQUARD OF RCRB, 450' EAST OF THE SW COR., SE1/4, SEC. 16, TWP. 26-S, R-1-W.  
ELEV. = 1,341.54 NCVD29

NOTE:  
THE JOINT ACCESS OPENING LOCATED BETWEEN LOTS 1 AND 2 ALONG 53RD ST. N. SHALL BE INITIALLY CONSTRUCTED AS A FULL MOVEMENT DRIVEWAY. THE SEDGWICK COUNTY ENGINEER AND/OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY HAS THE RIGHT TO CONVERT THIS DRIVEWAY TO A RIGHT IN/RIGHT OUT ONLY TURNING MOVEMENT WHEN TRAFFIC COUNTS ALONG 53RD ST. N. WARRANT THE CHANGE.

NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. DRAINAGE INTENT SHALL BE AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OF THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

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 "NICHOLSON COMMERCIAL ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the E1/2 of the SE1/4 of Sec. 16, Twp. 26-S, R-1-W, Sedgwick County, Kansas, EXCEPT the north 70 acres thereof, subject to road rights-of-way of record.

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

Baughman Company, P.A.

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 Streets, to be known as "NICHOLSON COMMERCIAL ADDITION", Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Donald E. Nichol  
Donald E. Nicholson

Doug Ternes  
Doug Ternes

Janet M. Ternes  
Janet M. Ternes

Paul E. Kelsey  
Paul E. Kelsey

Debra L. Kelsey  
Debra L. Kelsey

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr., 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 \_\_\_\_\_, 2006.

Ben Sciortino, Chairman

ATTEST: Don Brace, County Clerk

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Don Brace, 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 \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 15th day of August, 2006, by Donald E. Nicholson, a single person.

Gregory B. Pierce, Notary Public  
My App't. Exp. 4/6/08

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 15th day of August, 2006, by Doug Ternes and Janet M. Ternes, husband and wife.

Gregory B. Pierce, Notary Public  
My App't. Exp. 4/6/08

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 15th day of August, 2006, by Paul E. Kelsey and Debra L. Kelsey, husband and wife.

Gregory B. Pierce, Notary Public  
My App't. Exp. 4/6/08