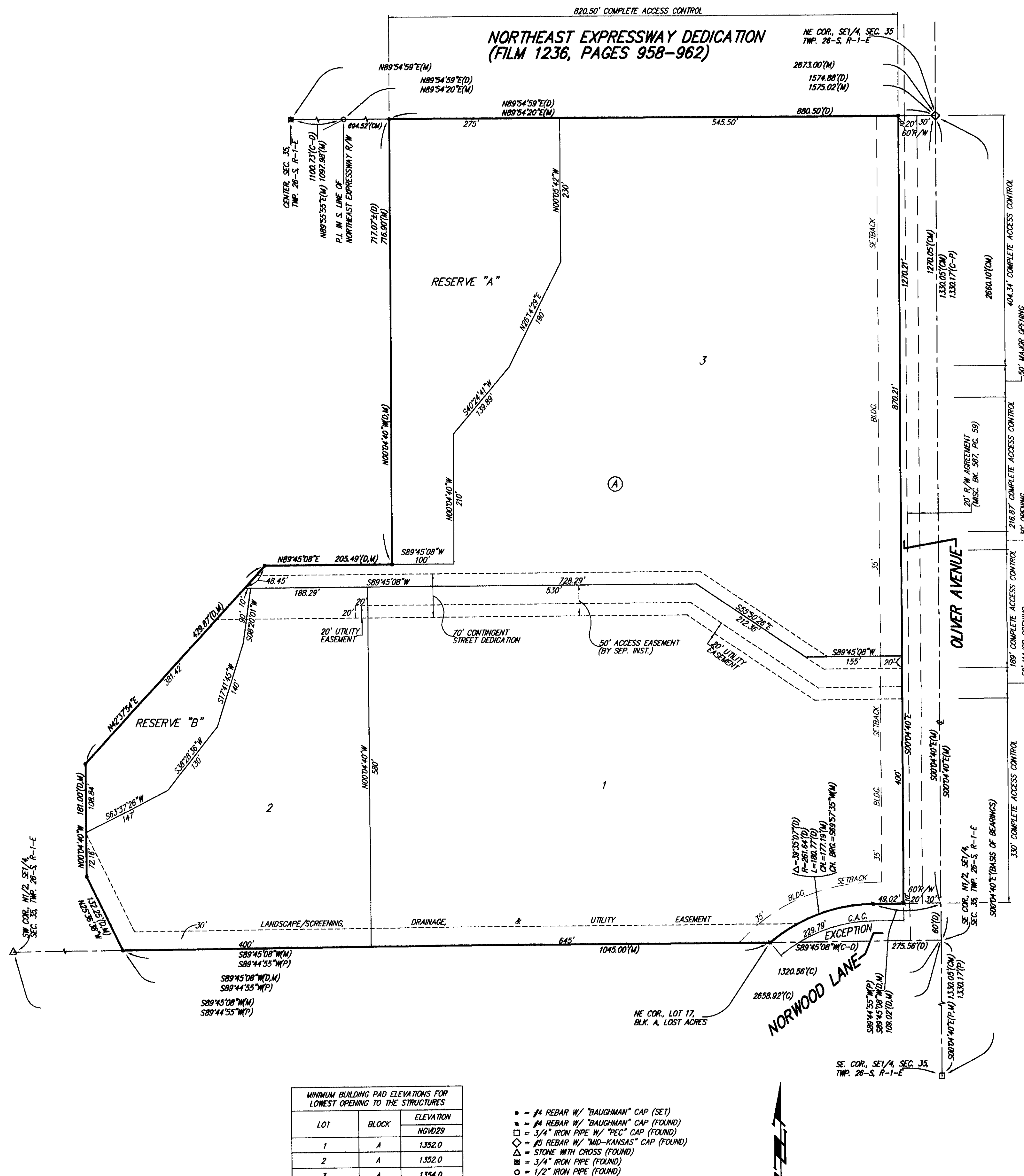


KOCH COMMUNITY PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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.

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER KOCH COMMUNITY PARK ADDITION UNIT PLAN (CUP 2006-53, DP-304).

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1	A	1,332.0
2	A	1,332.0
3	A	1,334.0

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON PIPE W/ "PEG" CAP (FOUND)
- ◇ = #5 REBAR W/ "MID-KANSAS" CAP (FOUND)
- △ = STONE WITH CROSS (FOUND)
- = 3/4" IRON PIPE (FOUND)
- = 1/2" IRON PIPE (FOUND)

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

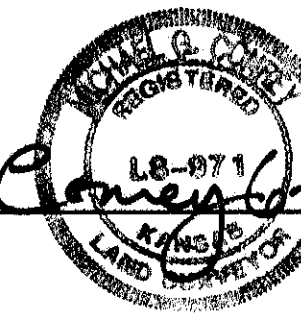
BENCHMARK:
"C" CUT ON TOP OF CURB, 35' EAST AND 5' SOUTH OF THE NE CORNER OF LOT 1, BLOCK A, KOCH COMMUNITY PARK ADDITION.
ELEV. = 1,349.64 (NGVD29)
"X" CUT ON CONCRETE WALK ON THE EAST SIDE OF OLIVER AT THE INTERSECTION OF OLIVER AND EASTERN EXTENSION OF NORWOOD LANE.
ELEV. = 1,347.61 (NGVD29)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "KOCH COMMUNITY PARK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as part of the N1/2 of the SE1/4 of Sec. 35, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, further described as follows: Beginning at the SE corner of the N1/2 of said SE1/4; thence S89°45'08"W along the south line of the N1/2 of said SE1/4, 1,320.56 feet; thence N25°36'38"W, 132.25 feet to a point 119.50 feet normally distant north of the south line of the N1/2 of said SE1/4; thence N00°04'40"W parallel with the east line of said SE1/4, 181.00 feet to a point 1377.56 feet normally distant west of the east line of the N1/2 of said SE1/4; thence N42°37'54"E, 429.87 feet to a point 1085.99 feet normally distant west of the east line of said SE1/4; thence N89°45'08"E parallel with the south line of the N1/2 of said SE1/4, 205.49 feet to a point 880.50 feet normally distant west of the east line of said SE1/4; thence N00°04'40"W parallel with the east line of said SE1/4, 717.07 feet, more or less, to a point on the north line of said SE1/4; thence N89°54'59"E along the north line of said SE1/4, 880.50 feet to the NE corner of said SE1/4; thence S00°04'40"E along the east line of said SE1/4, 1,330.05 feet to the point of beginning, EXCEPT that part of the N1/2 of said SE1/4 described as follows: Beginning at the SE corner of the N1/2 of said SE1/4; thence northerly along the east line of said SE1/4, 60.00 feet; thence westerly parallel with the south line of the N1/2 of said SE1/4, 109.02 feet to the P.C. of a curve; thence southwesterly on a curve to the left having a radius of 261.64 feet and a delta (erroneously described as deflection) angle of 39°35'07", a distance of 180.77 feet to the south line of said N1/2 of said SE1/4; thence east 275.56 feet to the point of beginning, all being 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.

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 Lots, a Block, Streets and Reserves, to be known as "KOCH COMMUNITY PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The landscaping/screening, drainage, and utility easement is hereby granted as indicated for the construction and maintenance of berms, the protection of existing hedgerows, and the replacement of trees when necessary, for drainage purposes, and for the construction and maintenance of all public utilities. Mature trees within the hedgerows in said easements shall not be removed except for utility extension. Trees located within said landscaping/screening easements that are removed for said utility extension shall be replaced where practical. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, sidewalks, and floodway. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, access purposes as confined to easement, a contingent street dedication, and sidewalks. Reserve "A" shall be owned and maintained by the owner of Lot 3, Block A. Reserve "B" shall be owned and maintained by the owner of Lot 2, Block A. 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. The 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 property 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Koch Real Estate Holdings, Inc.
a Delaware corporation

Randy Lair
Randy Lair

State of Kansas) SS The foregoing instrument acknowledged before me, this 13 day of August, 2007, by Randy Lair, Vice-President of Koch Real Estate Holdings, Inc., a Delaware corporation, on behalf of the corporation.

Sheryl D. French
SHERELYN D. FRENCH, Notary Public

My App't. Exp. 4-12-2010



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

Dated this 13 day of August, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell A. Downing, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 13 day of August, 2007.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 13 day of August, 2007.

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

Entered on transfer record this 13 day of August, 2007.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 13 day of August, 2007 at 1:00 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy