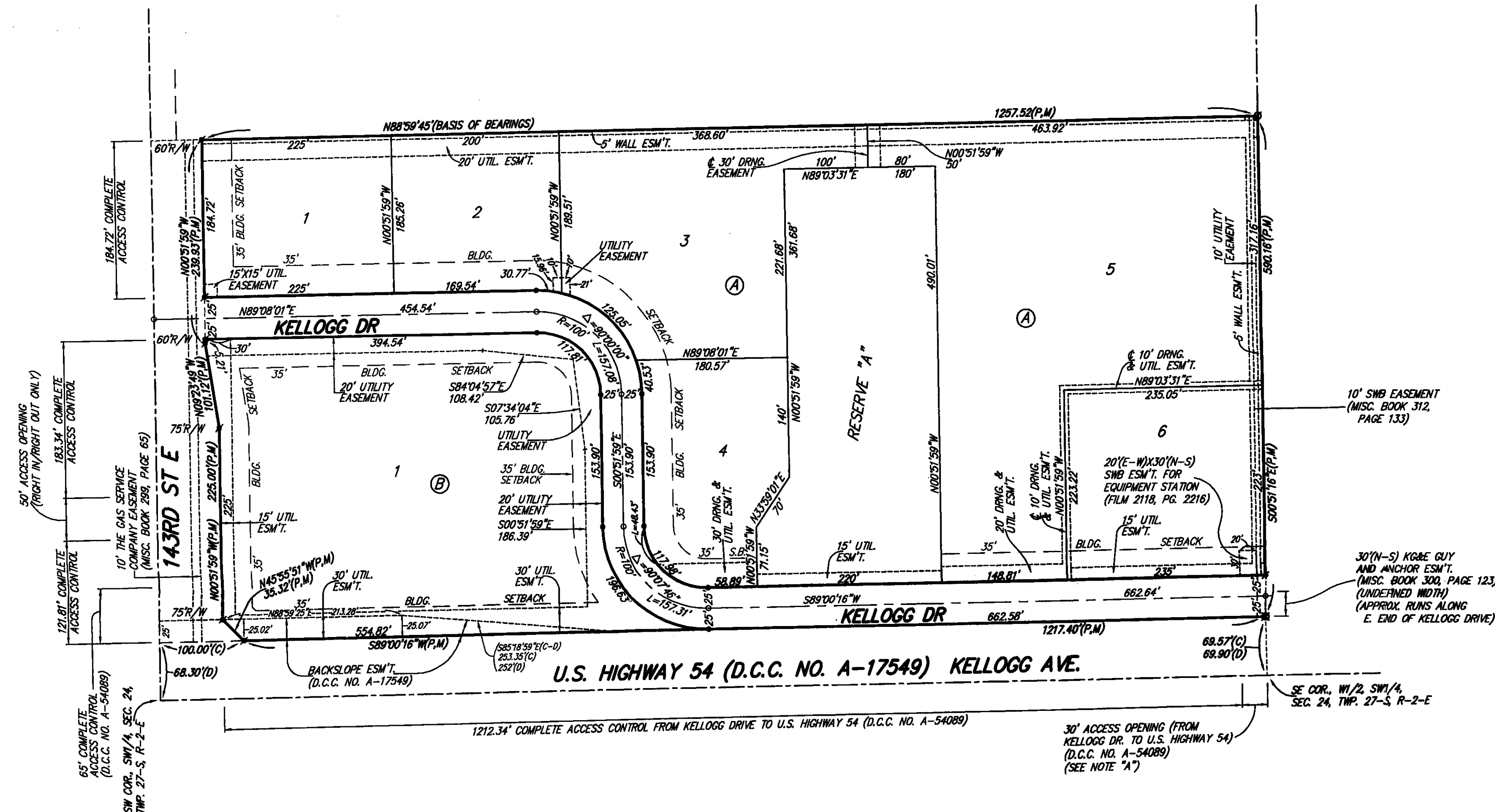


PRAIRIE POND PLAZA 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
FINAL TRACING REC'D

1-29-08
Sub 2007-49



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 "PRAIRIE POND PLAZA 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of all of Lots 1, 2,
3, and 4, Block A, Prairie Pond Plaza Addition, Wichita, Sedgwick County,
Kansas, together with all of Lots 1 and 2, Block B, in said Prairie Pond
Plaza Addition, together with all of Reserve "A", as platted in said Prairie
Pond Plaza Addition, together with all of Kellogg Drive, as dedicated in
said Prairie Pond Plaza Addition.

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

Baughman Company, P.A.

Michael A. Conrey, Surveyor
Michael G. Conrey

This plat of "PRAIRIE POND PLAZA 2ND
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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
M. S. Mitchell

_____, 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 _____, 2008.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, a Street, and a Reserve to be known as
"PRAIRIE POND PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The drainage and utility easements
are hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The drainage
easement is hereby granted as indicated for drainage purposes. The wall
easements are hereby granted as indicated for the construction and
maintenance of a private screening wall and utility main lines and service
lines shall be allowed to cross these easements. The street is hereby
dedicated to and for the use of the public. Reserve "A" is hereby
reserved for landscaping, open space, berms, drainage purposes, lakes,
and utilities as confined to easements. Reserve "A" shall be owned and
maintained by the lot owners association for the addition. 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.

Taylor Enterprises, Inc., a Kansas corporation

_____, President
Daniel J. Taylor

Prairie Pond Plaza Owners' Association,
a Kansas non-profit corporation

_____, President
Daniel J. Taylor, Jr.

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2008.

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

Entered on transfer record this _____ day
of _____, 2008.

_____, County Clerk
Don Brace

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 28 day of January, 2008, by Daniel J. Taylor, President
of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the
corporation.

Brenda J. Butler, Notary Public
BRENDA J. BUTLER

My App't. Exp. 2-28-2011



State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 28 day of January, 2008, by Daniel J. Taylor, Jr.,
President of Prairie Pond Plaza Owners' Association, a Kansas non-profit
corporation, on behalf of the corporation.

Brenda J. Butler, Notary Public
BRENDA J. BUTLER

My App't. Exp. 2-28-2011



State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2008 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

NOTE:
THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO
CLOSE THE CROSSOVER MEDIAN IN U.S. HIGHWAY 54 AT THE EAST LINE
OF COMMUNITY UNIT PLAN DP-273 AT SUCH TIME AS THEY DEEM
NECESSARY.

NOTE: "A"
AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM
143RD STREET EAST TO 150TH STREET EAST, THE KANSAS DEPARTMENT
OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE 30 FOOT
ACCESS OPENING, (PER D.C.C. NO. A-94089), ALONG THE EAST LINE OF
COMMUNITY UNIT PLAN DP-273 FROM U.S. HIGHWAY 54.

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:
K&B GUY AND ANCHOR EASEMENT IN THE SW 1/4 OF SEC. 24, TWP. 27-S,
R-2-E FOR MULTIPLE SUPPORTS OF AN E-W TRANSMISSION LINE LOCATED
IN U.S. HIGHWAY 54 RIGHT-OF-WAY (UNDEFINED WIDTHS AND LOCATIONS)
(MISC. BOOK 93, PAGE 419)

NOTE:
K&B TREE TRIMMING PERMIT ALLOWING ACCESS TO LAND ABUTTING THE
NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54 FOR THE PURPOSE OF
TRIMMING TREES AND HEDGES AS NECESSARY TO PREVENT CONTACT WITH AN
E-W TRANSMISSION LINE LOCATED IN SAID U.S. HIGHWAY 54 RIGHT-OF-WAY.
(TRIMMING AREA OF UNDEFINED WIDTH) (MISC. BOOK 93, PAGE 62)

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS
PER COMMUNITY UNIT PLAN DP-273.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION
LOTS	BLOCK	
3 4 5	A	1328.40

BENCHMARK:
"1" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE,
NW CORNER OF KELLOGG & 143RD ST. E.
ELEV. = 1318.61 NGVD29 (131.21 CITY DATUM)

"1" CUT, TOP OF WEIR AT W. END OF HEADWALL,
730 1/2 E. OF @ 143RD ST. E. & 112 1/2 N. OF THE
S. LINE OF THE SW 1/4 OF SEC. 24, TWP. 27-S,
R-2-E.
ELEV. = 1326.74 NGVD29 (138.34 CITY DATUM)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- Ø = 1/2" PINCHED IRON (FOUND)
- ⊗ = 3/4" IRON (FOUND)

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

