FILE COPY

DOUG ECK 2ND ADDITION
SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
3-06-09
(2008-100)

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 "DOUG ECK 2ND ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as part of the SW1/4 of Sec. 24, Twp. 26–S, R–3–W of the 6th P.M., Sedgwick County, Kansas, and further described as follows: Beginning at the SW corner of said SW1/4; thence N00°00'00"E along the west line of said SW1/4, 625.32 feet, said point being 625.00 feet normally distant north of the south line of said SW1/4; thence N88°09'38"E parallel with the south line of said SW1/4, 912.79 feet; thence S01°50'22"E perpendicular to the south line of said SW1/4, 625.00 feet to a point on the south line of said SW1/4, said point being 1765.16 feet west of the SE corner of said SW1/4; thence S88°09'38"W along the south line of said SW1/4, 932.86 feet to the point of beginning, EXCEPT commencing at the SW corner of said SW1/4; thence N00°00'00"E along the west line of said SW1/4, 375.12 feet for a point of beginning; thence continuing N00°00'00"E along the west line of said SW1/4, 250.20 feet; thence N88°09'38"E parallel with the south line of said SW1/4, 912.79 feet, said point being 625.00 feet normally distant north of the south line of said SW1/4; thence S72°58'01"W, 954.17 feet to the point of beginning of excepted tract, and TOGETHER with a tract of land described as follows: Beginning at a point 1556.06 feet west of the SE corner of the SW1/4 of Sec. 24, Twp. 26–S, R–3–W of the 6th P.M., Sedgwick County, Kansas; thence north, 625.00 feet; thence west, 209.10 feet; thence south, 625.00 feet to the south line of said SW1/4; thence east, 209.10 feet to 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
2-23-2009
Surveyor

MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

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 Floodplain Reserve, to be known as "DOUG ECK 2ND ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Floodplain Reserve is hereby reserved for floodplain reserve purposes and shall be the responsibility of the owner of Lot 1, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said Floodplain Reserve. There shall not be any fill, change of grade, creation of channel, or any other work carried on in said Floodplain Reserve without the permission of the Engineer for said appropriate governing body. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the City Engineer of 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.

Doug D. Eck
Kim M. Eck

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 26th day of February, 2009, by Doug D. Eck and Kim M. Eck, husband and wife.

PATRICIA S. ECK
Notary Public - State of Kansas
My Appt. Expires 11-21-09

Patricia S. Eck, Notary Public
PATRICIA S. ECK

My App't. Exp. 11-21-09

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1447.0

BENCHMARK:
"□" CUT, 1'± E. OF NW COR., R.C.B.C., 25'± E. & 18'± N. OF THE INTERSECTION OF 231ST ST. W. & 45TH ST. N.
ELEV. = 1445.11 NAVD88

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
■ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #4 REBAR W/ "BAUGHMAN" CAP IN BASE OF TREE (FOUND)
○ = 1/2" IRON PIPE (FOUND)
⊠ = 3/4" IRON PIPE (FOUND)

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

0 100 200

This plat of "DOUG ECK 2ND 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_____, _____.
Wichita–Sedgwick County Metropolitan Area Planning Commission

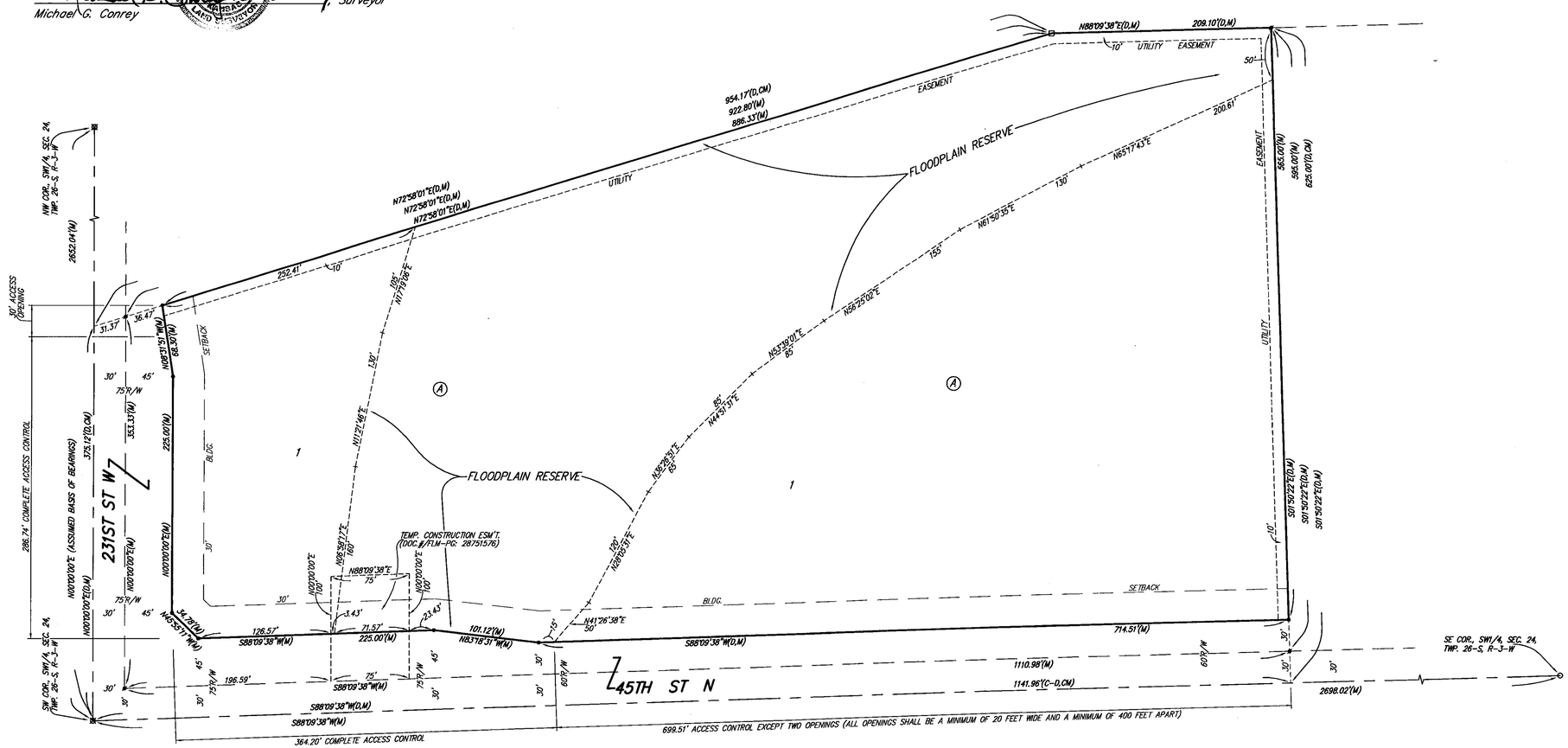
_____, Chairman
Darrell A. Downing

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 2009.

_____, Chairman
Kelly Parks

ATTEST: _____, County Clerk
Kelly B. Arnold



Reviewed in accordance with K.S.A. 58–2005 on this_____day of_____, 2009.

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

Entered on transfer record this_____day of_____, 2009.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS This is to certify this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2009 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

NOTE: FEMA FLOODPLAIN BOUNDARY LOCATIONS, (USED TO DETERMINE LOCATION OF FLOODPLAIN RESERVE), ARE SCALED PER FEMA FIRM PANEL 175 OF 700, FOR SEDGWICK COUNTY, KANSAS, MAP NUMBER 20173C0175E EFFECTIVE FEBRUARY 2, 2007.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHT–OF–WAYS, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE ENGINEER OF THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\DOUG ECK 2ND ADDITION\DOUGECK2ND-F.DWG.MGC