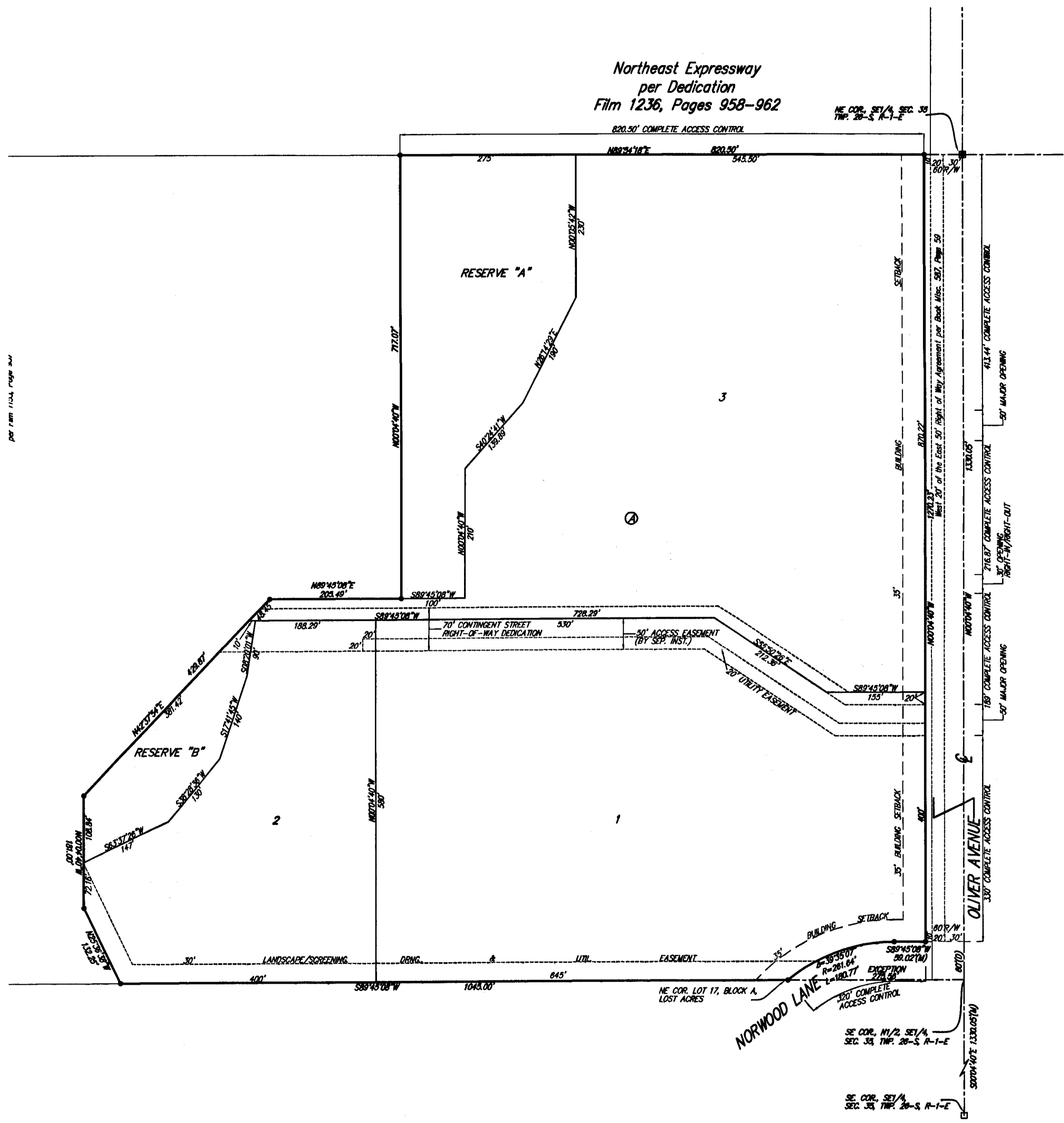


KOCH COMMUNITY PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Northeast Expressway
per Dedication
Film 1236, Pages 958-962



LOT	BLOCK	ELEVATION
1	A	1352.0
2	A	1352.0
3	A	1354.0

- #4 Baughman Rebar Set
- 1/2" Iron Pipe Found
- 3/4" PEG Iron Pipe Found
- △ 3/4" Iron Pipe Found
- × Stone with Cross Found
- ⊕ #6 Rebar in Concrete Found
- ⊙ #5 RB Rebar Found
- ⊖ P.K. Nail Found
- ⊗ #3 Municipal Rebar Found
- ⊘ #4 Baughman Rebar Found
- ⊙ #5 Mid Kansas Rebar Found
- ⊖ Chiseled Cross Set

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER KOCH COMMUNITY PARK ADDITION UNIT PLAN (CUP 2006-33, DP-304).
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.

BENCHMARK:
"C" CUT ON TOP OF CURB 30' EAST AND 5' SOUTH OF THE NE CORNER OF THE ADDITION
ELEV. = 1349.64 (NGVD29)

* X * CUT ON CONCRETE WALK ON THE EAST SIDE OF OLIVER AT THE INTERSECTION OF OLIVER AND NORWOOD LANE.
ELEV. = 1347.61 (NGVD29)

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 "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 that part of the N 1/4 of the SE 1/4 of Sec. 33, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the SE corner of the N 1/4 of said SE 1/4; thence S89°45'08"W along the south line of the N 1/4 of said SE 1/4, 1320.56 feet; thence N25°36'38"W, 132.25 feet to a point 119.50 feet normally distant north of the south line of the N 1/4 of said SE 1/4; thence N00°04'40"W parallel with the east line of said SE 1/4, 181.00 feet to a point 1377.56 feet normally distant west of the east line of the N 1/4 of said SE 1/4; thence N42°37'54"E, 429.87 feet to a point 1085.99 feet normally distant west of the east line of said SE 1/4; thence N89°45'08"E parallel with the south line of the N 1/4 of said SE 1/4, 205.49 feet to a point 880.50 feet normally distant west of the east line of said SE 1/4; thence N00°04'40"W parallel with the east line of said SE 1/4, 717.07 feet, more or less, to a point on the north line of said SE 1/4; thence N89°45'08"E along the north line of said SE 1/4, 880.50 feet to the NE corner of said SE 1/4; thence S00°04'40"E along the east line of said SE 1/4, 1330.05 feet to the point of beginning, except that part of the N 1/4 of said SE 1/4 described as follows: beginning at the SE corner of the N 1/4 of said SE 1/4; thence northerly along the east line of said SE 1/4, 60.00 feet; thence westerly parallel with the south line of the N 1/4 of said SE 1/4, 102.02 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 N 1/4 of said SE 1/4; thence east 275.58 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, Surveyor

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 easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The landscaping/screening, drainage and utility easement is hereby granted as indicated for drainage purposes, the construction and maintenance of all public utilities and for the construction and maintenance of berms, the protection of existing hedgerows, and the replacement of trees when necessary. Mature trees within the hedgerows in said easements shall not be removed except for utility extension. Trees located within said screening easements that are removed for said utility extension shall be replaced where practical. 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, and sidewalks. Reserves "A" & "B" shall be owned and maintained by the lot owners association for the addition. The streets are hereby dedicated to and for the use of the public. 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.
Randy Lair, Vice-President
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this ___ day of ___, 2007, by Randy Lair, Vice-President of Koch Real Estate Holdings, Inc., on behalf of the corporation.
Notary Public
My App't. Exp. _____

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 ___ day of ___, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Darrell A. Downing
_____, 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 ___, 2007.

_____, Mayor
Carl Brewer
_____, City Clerk
Karen Sublett

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

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

Entered on transfer record this ___ day of ___, 2007.

_____, County Clerk
Don Brace

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 ___, 2007 at ___ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Tonya Buckingham

KOCH COMMUNITY PARK ADDITION
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\PLAT\KOC\COMMERCIAL PARK\DWG\KOC\COMMUNITY PARK\DWG\RK1