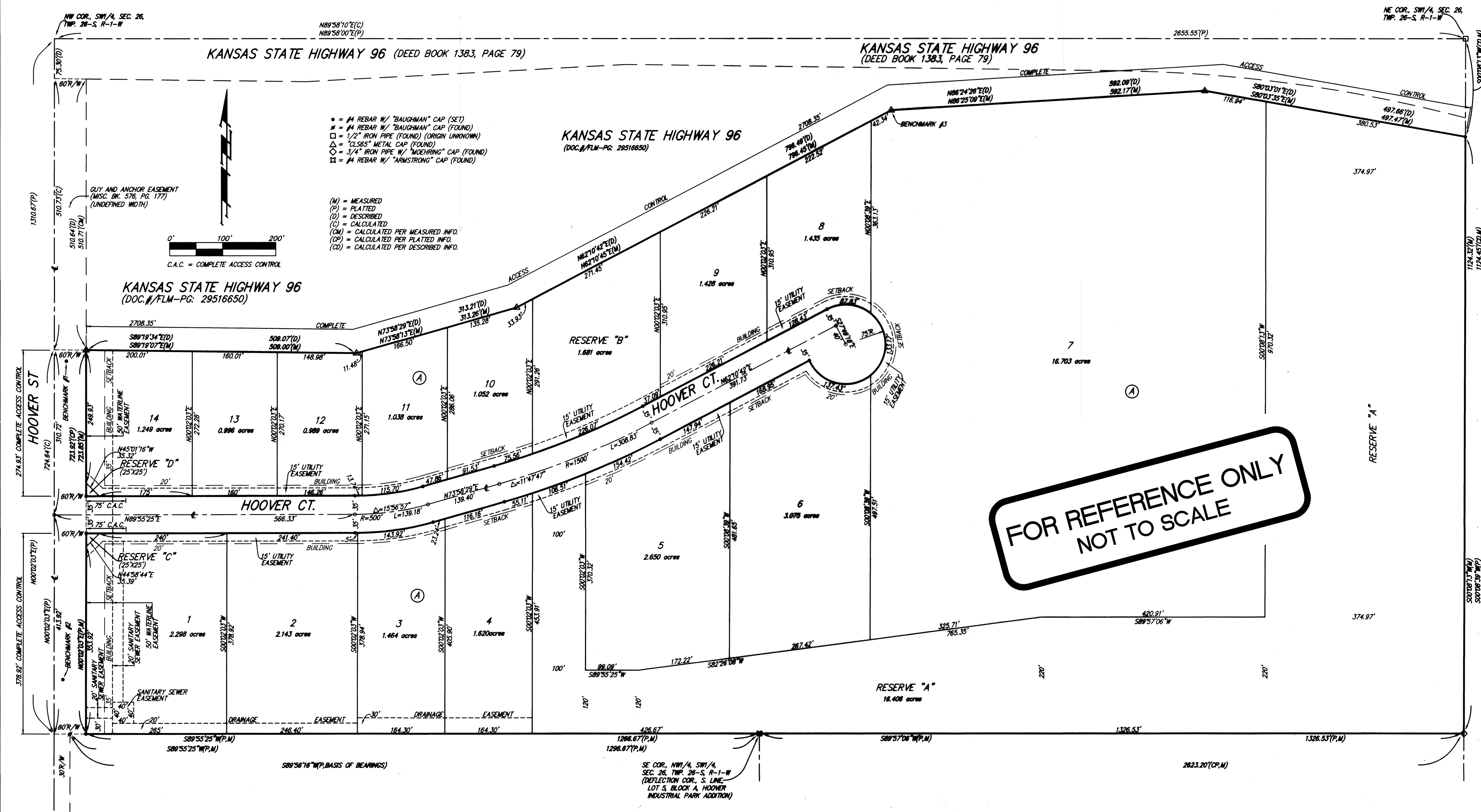


# HOOVER INDUSTRIAL PARK 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "HOOVER INDUSTRIAL PARK 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, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, in said Block A,  
TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, in said Block B,  
TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, in said Block A,  
TOGETHER with Lots 9, 10, 11, 12, 13, 14, 15, and 16, in said Block A, TOGETHER with Lots 16,  
17, 18, 19, and 20, in said Block B, TOGETHER with Reserve "A" as  
platted in said Hoover Industrial Park Addition, and TOGETHER with 41st  
Street North as dedicated in said Hoover Industrial Park Addition, EXCEPT  
that part of said Lots 9, 10, 11, 12, 13, 14, 15, and 16, in said Block A,  
and EXCEPT that part of said Reserve "A", and EXCEPT that part of  
said 41st Street North lying within and being coincident with the following  
described tract of land as dedicated in the Right of Way Dedication  
recorded in DOC.#/FLM-PG: 29516650 and described as follows:  
Beginning at the northwest corner of Lot 16, Block A, in said Hoover  
Industrial Park Addition; thence S01°12'13"W along the west line of Lot 16  
in said Block A, along the west line of 41st St. N, as dedicated in said  
Hoover Industrial Park Addition, and along the west line of Lot 20, Block  
B, in said Hoover Industrial Park Addition, 510.64 feet; thence S89°19'34"E,  
509.07 feet; thence N73°58'29"E, 313.21 feet; thence N62°10'42"E, 796.49  
feet; thence N86°24'26"E, 592.09 feet; thence S80°03'01"E, 497.66 feet to  
a point on the east line of Reserve "A" in said Hoover Industrial Park  
Addition; thence N00°08'39"E along the east line of said Reserve "A",  
35.67 feet to the northeast corner of said Reserve "A"; thence westerly  
along the north line of said Reserve "A" and along the north line of Lot 9  
in said Block A, being a curve to the left, having a central angle of  
13°55'32" and a radius of 2745.37 feet, an arc distance of 657.26 feet,  
(having a chord length of 653.62 feet bearing N82°24'06"W), to the end  
of said curve in the north line of said Lot 9; thence N89°18'00"W along  
the north line of said Lot 9 and Lots 10, 11, 12, and 13 in said Block A,  
920.70 feet to a deflection corner in the north line of said Lot 13; thence  
S86°53'00"W along the north line of said Lot 13, and Lots 14 and 15 in  
said Block A, 601.30 feet to a deflection corner in the north line of said  
Lot 15; thence N89°18'00"W along the north line of said Lots 15 and 16,  
414.00 feet to the point of beginning.

Existing public easements, building setbacks,  
access controls, and dedications, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.  
All being situated in the Southwest Quarter of  
Section 26, Township 28 South, Range 1 West of the  
Sixth Principal Meridian, Sedgwick County, Kansas.  
Baughman Company, P.A.

**Michael G. Conroy**  
Surveyor  
10-25-2017

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, Reserves, and a Street to be known as  
"HOOVER INDUSTRIAL PARK 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  
easements are hereby granted as indicated for drainage purposes. The  
sanitary sewer easements are hereby granted as indicated for the  
construction and maintenance of a sanitary sewer system and related  
appurtenances. The waterline easement is hereby granted as indicated for  
the construction and maintenance of water lines and related  
appurtenances. No signs, light poles, private drainage systems, masonry  
trash enclosures or other structures shall be located within public utility  
easements unless permitted by the Public Works Department of the  
appropriate governing body. The street is hereby dedicated to and for the  
use of the public. Reserve "A" is reserved for open space, lakes,  
landscaping, off-site signs, billboards and related appurtenances, drainage  
purposes, and utilities as confined to easement. Reserve "B" is reserved  
for open space, landscaping, lakes, drainage purposes, and utilities as  
confined to easement. Reserves "C" and "D" are reserved for open space,  
landscaping, entry monuments, signage, and waterlines and related  
appurtenances as confined to easement. Reserves "A", "B", "C", and "D"  
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 Foot Elevations for the lowest opening to the structures shall be  
as indicated on the face of the plat.

**Joseph A. Hammelgarn**  
Sole Member/Manager

LOT	BLOCK	ELEVATION
4-7, 9, 10	A	1337.8

**BENCHMARK #1** - CHISELED SQUARE ON TOP OF CURB - SOUTHEAST  
CORNER OF INTERSECTION OF K-96 HIGHWAY ON-RAMP AND HOOVER ST.  
21.0' S. & 37.2' W. OF NORTHWEST CORNER OF LOT 14, BLOCK A.  
ELEV. = 1334.65 NAVD83

**BENCHMARK #2** - P-K NAIL IN EAST FOG LINE OF HOOVER ST. PAVEMENT,  
102.8' N. & 43.4' W. OF SOUTHWEST CORNER OF LOT 1, BLOCK A.  
ELEV. = 1333.65 NAVD83

**BENCHMARK #3** - TOP OF "CLASS" METAL CAP MONUMENTING WESTERLY  
DEFLECTION CORNER IN THE NORTH LINE OF LOT 7, BLOCK A, SAID  
DEFLECTION CORNER BEING N62°10'45"E, 42.34' FROM THE NORTHWEST  
CORNER OF SAID LOT 7.  
ELEV. = 1331.43 NAVD83



This plat of "HOOVER INDUSTRIAL PARK 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 27th day of SEPTEMBER, 2017.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

**Joseph A. Johnson** Chairman  
**Dale Miller** Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 31st day of DECEMBER, 2017.

**Jeff Boushelle** Mayor, City of Wichita  
**Karen Sublett** City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this 31st day of DECEMBER, 2017.

**Michelle L. Robello, P.S. #1246**  
Deputy County Surveyor  
Sedgwick County, Kansas

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 31st day  
of DECEMBER, 2017 at 10:15 o'clock A.M. and is duly recorded.  
Page Recorded: 1 of 13

**Tanya Buckingham**, Register of Deeds  
**Judy A. Pogel**, Deputy

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 30th day of DECEMBER, 2017, by Joseph J. Hammelgarn, Sole  
Member/Manager of Big Bang Real Estate LLC, a Kansas limited liability  
company, 1/A/a Big Bang Money, L.L.C., a Kansas limited liability company,  
on behalf of the limited liability company.

**Judith M. Terhune**, Notary Public  
JUDITH M. TERHUNE  
My App't. Exp. 11-7-17

Register of Sedgwick County  
Deeds - Tanya Buckingham  
Doc.#/Flm-Pg: 29740354  
Record # 2049873  
Page Recorded: 1 of 13  
Recording Fee: \$28.00  
Cash: KYENATOR  
Date Recorded: 12/26/2017 10:15:53 AM  
Authorized **Tanya Buckingham**  
Register of Deeds

**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Baughman Company, P.A.  
Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

HOOVER INDUSTRIAL PARK 2ND ADD.  
Copy of PLAT