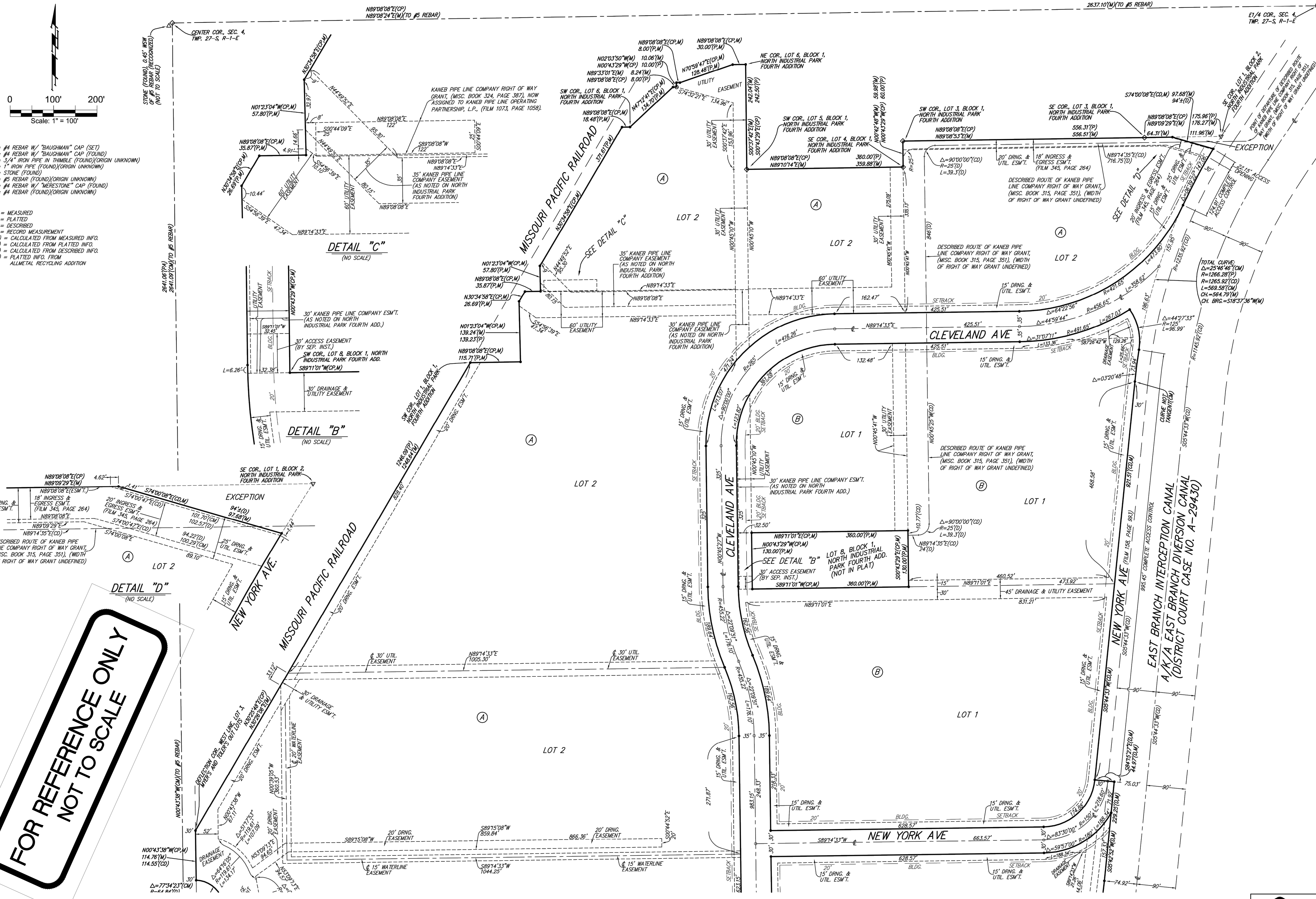


CORNEJO INDUSTRIAL DISTRICT

WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ BAUGHMAN CAP (FOUND)
- = 1/4" IRON PIPE IN THIMBLE (FOUND) (ORIGIN UNKNOWN)
- △ = STONE (FOUND)
- ◇ = #5 REBAR (FOUND) (ORIGIN UNKNOWN)
- ▽ = #4 REBAR W/ MEGESTONE CAP (FOUND)
- ⊠ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED FROM MEASURED INFO
- (CP) = CALCULATED FROM PLATTED INFO
- (CD) = CALCULATED FROM DESCRIBED INFO
- (PA) = PLATTED INFO FROM ALUMINUM RECYCLING ADDITION

FOR REFERENCE ONLY
NOT TO SCALE

NOTE: EXISTING 10 FOOT EASEMENT AFFECTING THIS PLAT AS GRANTED IN THE KANSAS GAS AND ELECTRIC COMPANY AFFIDAVIT, (FILM 155, PAGE 25), TO SUPPLY SERVICE TO 1410 E. 23RD ST N. HAS NO DEFINED ROUTE AND THE BUILDING AT SAID ADDRESS NO LONGER EXISTS.

NOTE: EXISTING RIGHT OF WAY OF UNDEFINED WIDTH AFFECTING THIS PLAT AS GRANTED IN THE KANER PIPE LINE COMPANY RIGHT OF WAY GRANT, (MISC. BOOK 315, PAGE 351), AND AS ASSIGNED TO KANER PIPE LINE OPERATING PARTNERSHIP, L.P., (FILM 1073, PAGE 1058), IS IN THE PROCESS OF BEING CONTROLLED BY SEPARATE INSTRUMENT DOCUMENT THIS 23RD DAY OF SEPTEMBER, 2021.

NOTE: THE ROUTE OF THE EXISTING PERPETUAL EASEMENT FOR DRAINAGE AFFECTING THIS PLAT AS DESCRIBED IN THE DOCUMENT TITLED EASEMENT, (FILM 345, PAGE 201), ORIGINALLY BENEFITING PORTIONS OF THIS PLAT AS WELL AS CERTAIN ADJUTING PROPERTY HAS BEEN REROUTED TO CONDUCE WITH CLEVELAND AVE. AS DESCRIBED IN THIS PLAT. AN ACCESS EASEMENT BY SEPARATE INSTRUMENT WILL BE GRANTED AND RECORDED WITH THE RECORDED INSTRUMENT OF THIS PLAT.

NOTE: THE ROUTE OF THE EXISTING PERPETUAL EASEMENT FOR INGRESS AND EGRESS AFFECTING THIS PLAT AS DESCRIBED IN THE DOCUMENT TITLED EASEMENT, (FILM 345, PAGE 263), BENEFITING KANER PIPE LINE COMPANY HAS BEEN REROUTED TO CONDUCE WITH CLEVELAND AVE. AS DESCRIBED IN THIS PLAT. AN ACCESS EASEMENT BY SEPARATE INSTRUMENT WILL BE GRANTED AND RECORDED WITH THE RECORDED INSTRUMENT OF THIS PLAT.

NOTE: THE ROUTE OF THE EXISTING PERPETUAL EASEMENT FOR INGRESS AND EGRESS AFFECTING THIS PLAT AS DESCRIBED IN THE DOCUMENT TITLED EASEMENT, (FILM 345, PAGE 263), BENEFITING THE OWNERS OF LOTS 6 AND 7, BLOCK 1, NORTH INDUSTRIAL PARK FOURTH ADDITION HAS BEEN REROUTED TO CONDUCE WITH CLEVELAND AVE. AS DESCRIBED IN THIS PLAT. ALL OF BOTH LOTS 6 AND 7 ARE BEING RELATED WITH THIS PLAT INTO A SINGLE LOT MAKING THIS EASEMENT UNNECESSARY.

NOTE: EXISTING DOCUMENT TITLED GRANT OF EASEMENTS AFFECTS THIS PLAT AND GRANTS AND CONVEYS NON-EXCLUSIVE APPURTENANT EASEMENTS FOR THE PURPOSE OF MAINTAINING ACCESS TO CERTAIN POLLUTION CONTROL EQUIPMENT WITHIN PART OF THIS PLAT TO THE CITY OF WICHITA AND C/O INDUSTRIES, INC. AND BOTH OF THEIR SUCCESSORS AND ASSIGNS. THE SIZE AND LOCATION OF SAID EASEMENTS ARE NOT DEFINED.

NOTE: EXISTING KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 81, PAGE 294), FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH LINES AFFECTS PART OF THIS PLAT. HOWEVER, THE DESCRIPTION IN ABOVE CITED DOCUMENT FOR THE AREA AFFECTED IS PART OF TRACT 5 IN AMEYVILLE TOWNSHIP, WHICH DOES NOT EXIST ON THE FACE OF THE PLAT.

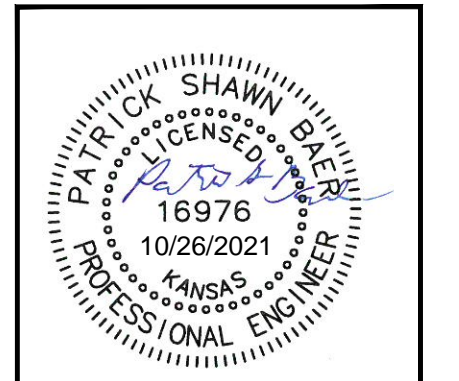
NOTE: EXISTING KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 93, PAGE 284), FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH LINES AFFECTS PART OF THIS PLAT. HOWEVER, THE DESCRIPTION IN ABOVE CITED DOCUMENT FOR THE AREA AFFECTED IS PART OF TRACT 5 IN THE SE 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 EAST. WE CANNOT DETERMINE WITH ANY CERTAINTY THE LOCATION OF SAID TRACT 5.

NOTE: EXISTING GRANT OF EASEMENT TO THE MISSOURI PACIFIC RAILWAY COMPANY, (MISC. BOOK M, PAGE 106), AFFECTS THIS PLAT AND IS FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND OPERATING A SPUR OR SWITCH TRACK OVER THAT PART OF THIS PLAT DESCRIBED IN THE CITED DOCUMENT AS LOTS 2 AND 3, AMEYVILLE TOWNSHIP COMPANY'S FIRST ADDITION. NO OTHER INFORMATION IS GIVEN TO ASCERTAIN WHICH LOTS 2 AND 3 ARE ENCUMBERED.

NOTE: EXISTING BLANKET KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 93, PAGE 593), FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH LINES AND RELATED APPURTENANCES AFFECTS THAT PART OF THIS PLAT LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 EAST.

NOTE: EXISTING BLANKET ENVIRONMENTAL ACCESS EASEMENT, (DOC #/FILM-PG: 29953300), AFFECTS THIS PLAT AND WAS GRANTED FOR THE PURPOSES OF FUELING AND COMPLIING WITH THE "CONSENT AGREEMENT AND FINAL ORDER" DATED NOVEMBER 28, 2012.

NOTE: EXISTING BLANKET LICENSE, EASEMENT, & COVENANT, (DOC #/FILM-PG: 29953300), AFFECTS THIS PLAT AND WAS GRANTED FOR THE PURPOSES OF FUELING AND COMPLIING WITH THE "CONSENT AGREEMENT AND FINAL ORDER" DATED NOVEMBER 28, 2012.



BAUGHMAN COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

Cornejo Industrial District	
Plat 1	
Water Line Improvements	
PROJECT NUMBER:	448-2021-017262
DESIGN: PSB	DRAWN: JA
DATE: Oct. 26, 2021	
SHEET	OF
25	26

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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