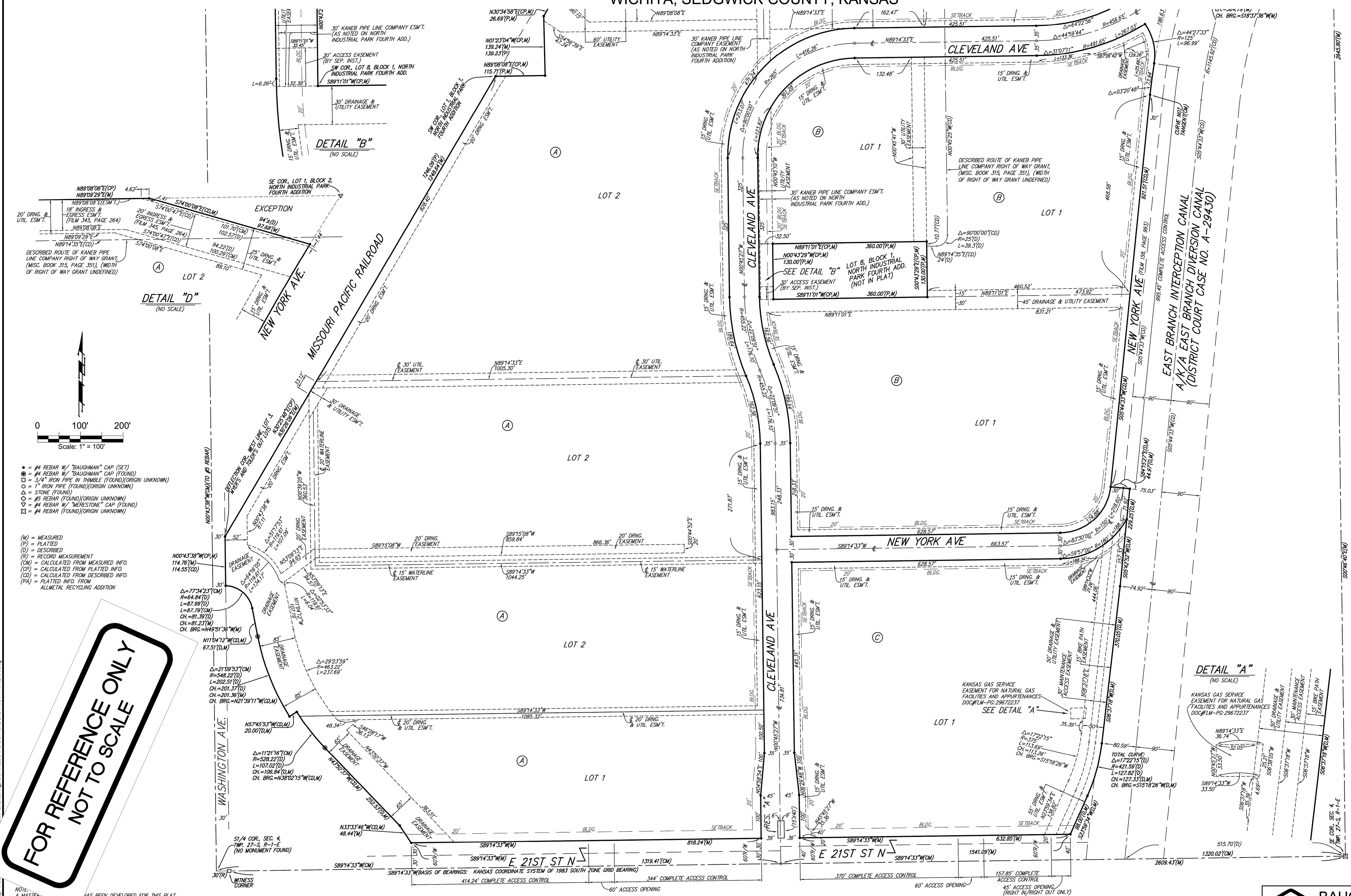


CORNEJO INDUSTRIAL DISTRICT

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: EXISTING 10 FOOT EASEMENT AFFECTING THIS PLAT AS GRANTED IN THE KANE PIPE LINE AND ELECTRIC COMPANY AGREEMENT (FILM 155, PAGE 28), TO SUPPLY SERVICE TO 1410 E. 21ST 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 KANE PIPE LINE COMPANY RIGHT OF WAY GRANT, (MISC. BOOK 315, PAGE 351), AND AS ASSIGNED TO KANE PIPE LINE OPERATING PARTNERSHIP, L.P., (FILM 1073, PAGE 1058), IS IN THE PROCESS OF BEING CONVEYED 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 261), ORIGINALLY BENEFITING PORTIONS OF THIS PLAT AS WELL AS CERTAIN ADJUTING PROPERTY HAS BEEN REROUTED TO COINCIDE WITH CLEVELAND AVE. AS DEDICATED IN THIS PLAT. AN ACCESS EASEMENT BY SEPARATE INSTRUMENT WILL BE GRANTED AND RECORDED WITH THE RECORDED 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 262), BENEFITING KANE PIPE LINE COMPANY HAS BEEN REROUTED TO COINCIDE WITH CLEVELAND AVE. AS DEDICATED IN THIS PLAT. AN ACCESS EASEMENT BY SEPARATE INSTRUMENT WILL BE GRANTED AND RECORDED WITH THE RECORDED 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 COINCIDE WITH CLEVELAND AVE. AS DEDICATED IN THIS PLAT. ALL OF BOTH LOTS 6 AND 7 ARE BEING REPLACED 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 CO INDUSTRIES, INC. AND BOTH OF THEIR SUCCESSORS AND ASSIGNS. THE SIZE AND LOCATION OF SAID EASEMENTS ARE NOT DETAIL.

NOTE: EXISTING KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 93, PAGE 274), 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 AMEYVILLE TOWNSHIP, WHICH DOES NOT EXIST ON THE FACE OF THE PLAT.

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 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 27 SOUTH, RANGE 1 EAST.

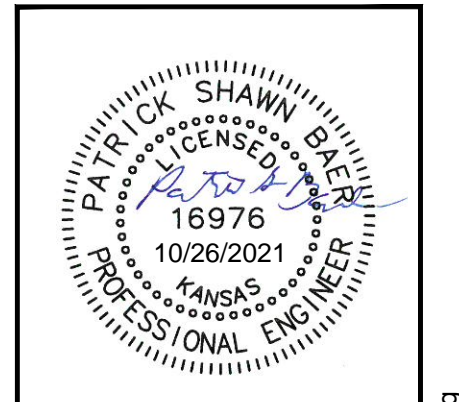
NOTE: EXISTING BLANKET ENVIRONMENTAL ACCESS EASEMENT, (GRANTED IN KANSAS SPECIAL WARRANTY DEED, DOC#FLM-PG-29853300), AFFECTS THIS PLAT AND WAS GRANTED FOR THE PURPOSES OF FULFILLING AND COMPLYING WITH THE "CONSENT AGREEMENT AND FINAL ORDER" DATED NOVEMBER 29, 2012.

NOTE: EXISTING BLANKET LICENSE, EASEMENT, & COVENANT, (DOC#FLM-PG-29853300), AFFECTS THIS PLAT AND WAS GRANTED FOR THE PURPOSES OF FULFILLING AND COMPLYING WITH THE "CONSENT AGREEMENT AND FINAL ORDER" DATED NOVEMBER 29, 2012.

**FOR REFERENCE ONLY
NOT TO SCALE**

NOTE: A MASTER PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES, (UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER), AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

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



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Wichita, KS 67211
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BaughmanCo.com

Cornejo Industrial District

Plat 2

Water Line Improvements

PROJECT NUMBER:
448-2021-017262

DESIGN: PSB DRAWN: JA

DATE: Oct. 26, 2021

SHEET OF
26 26

File: E:\Projects\Cornejo Industrial District_20-11-P603\Engineering\Phase 1 (only if Multiple Phases)\PPW\CID.PPW.Petition.dwg