

PRAIRIE POND PLAZA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "PRAIRIE POND PLAZA ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as a tract in the W1/2 of the SW1/4 of Sec.
24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas,
described as follows: Beginning at the SW corner of the SW1/4 of said
Sec. 24; thence north along the west line, 658.30 feet; thence east,
1317.80 feet, more or less, to a point on the east line of the W1/2 of
said SW1/4, which is 658.80 feet north of the SE corner of the W1/2 of
said SW1/4; thence south, 658.80 feet; thence west along the south line
of said SW1/4 to the point of beginning, EXCEPT that part taken for
highway right-of-way in Condemnation Case A-17549.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

This plat of "PRAIRIE POND PLAZA
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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap

_____, 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 _____.

_____, Surveyor
Michael G. Conroy

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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 a Reserve to be known as
"PRAIRIE POND PLAZA ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The drainage
easement is hereby granted as indicated for drainage purposes. The wall
easements are hereby granted as indicated for the construction and
maintenance of a private screening wall and utility main lines and service
lines shall be allowed to cross these easements. The streets are hereby
dedicated to and for the use of the public. Reserve "A" is hereby
reserved for landscaping, open space, berms, drainage purposes, lakes,
and utilities as confined to easements. Reserve "A" 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 Pad
Elevations for the lowest opening to the structures shall be as indicated
on the face of the plat.

Taylor Enterprises, Inc., a Kansas corporation

Entered on transfer record this _____ day
of _____.

_____, President
Daniel J. Taylor

_____, County Clerk
Don Brace

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 _____ day
of _____, at _____ o'clock _____, and is duly recorded.

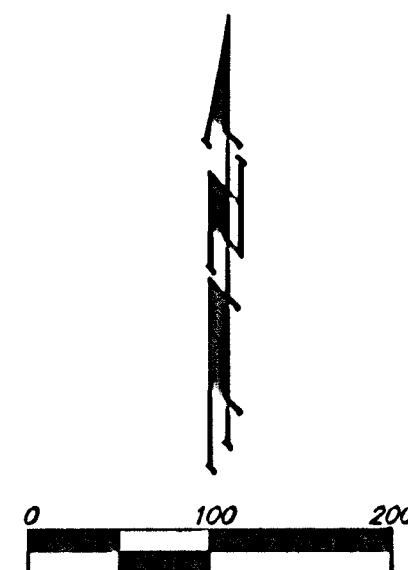
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

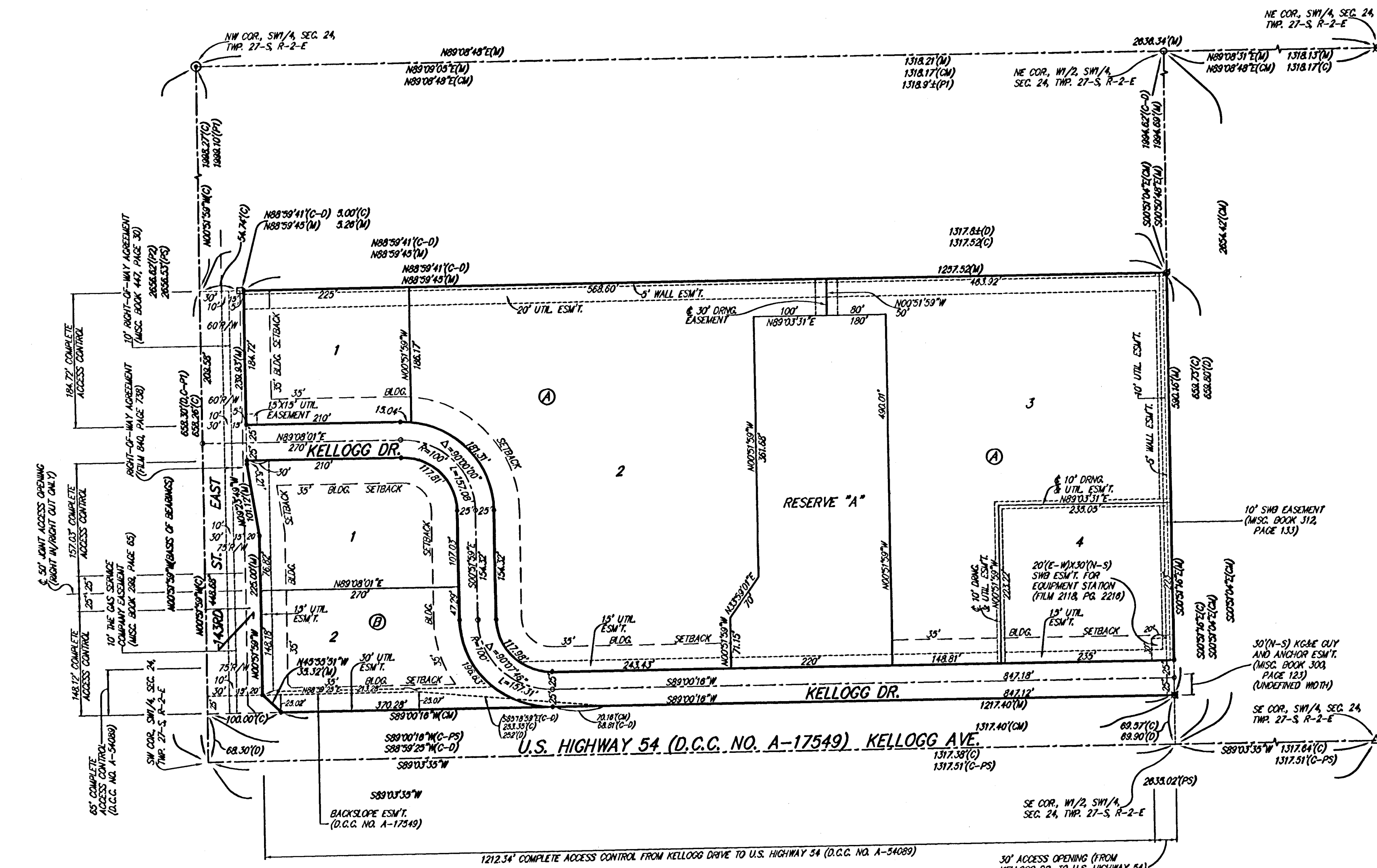
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, by Daniel J. Taylor, President
of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the
corporation.

_____, Notary Public

My App't. Exp. _____



NOTE:
ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER COMMUNITY
UNIT PLAN DP-233.



NOTE:
THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE
RIGHT TO CLOSE THE CROSSOVER MEDIAN IN U.S. HIGHWAY 54
AT THE EAST LINE OF COMMUNITY UNIT PLAN DP-233 AT SUCH
TIME AS THEY DEEM NECESSARY.

NOTE "A":
AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED
FROM 143RD STREET EAST TO 150TH STREET EAST, THE KANSAS
DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO
CLOSE THE 30 FOOT ACCESS OPENING. (PER D.C.C. NO. A-54089),
ALONG THE EAST LINE OF COMMUNITY UNIT PLAN DP-233 FROM
U.S. HIGHWAY 54.

NOTE:
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.

NOTE:
KGA&E GUY AND ANCHOR EASEMENT IN
THE SW1/4 OF SEC. 24, TWP. 27-S,
R-2-E FOR MULTIPLE SUPPORTS OF AN
E-W TRANSMISSION LINE LOCATED IN
U.S. HIGHWAY 54, RIGHT-OF-WAY
(UNDEFINED WIDTHS AND LOCATIONS)
(MISC. BOOK 33, PAGE 419)

NOTE:
KGA&E TREE TRIMMING PERMIT ALLOWING
ACCESS TO LAND ADJOINING THE NORTH
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54
FOR THE PURPOSE OF TRIMMING TREES
AND HEDGES AS NECESSARY TO PREVENT
CONTACT WITH AN E-W TRANSMISSION LINE
LOCATED IN SAID U.S. HIGHWAY 54
RIGHT-OF-WAY.
(TRIMMING AREA OF UNDEFINED WIDTH)
(MISC. BOOK 33, PAGE 42)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION	
LOTS	BLOCK	CITY DATUM	NGVD29
2, 3	A	141.0	1328.40

BENCHMARK:
"C" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE,
NW CORNER OF KELLOGG & 143RD ST. E.
ELEV. = 1318.61 NGVD29 (131.21 CITY DATUM)

"C" CUT, TOP OF WEIR AT W. END OF HEADWALL,
730'± E. OF & 143RD ST. E. & 112'± N. OF THE
S. LINE OF THE SW1/4 OF SEC. 24, TWP. 27-S,
R-2-E.
ELEV. = 1328.74 NGVD29 (139.34 CITY DATUM)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #5 REBAR (FOUND)
- ⊖ = 1/2" FINISHED IRON (FOUND)
- ⊕ = #4 REBAR W/ "TIGER" CAP (FOUND)
- ⊗ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- △ = LEAD PLUG W/ TACK (FOUND)

- (U) = MEASURED
- (C) = CALCULATED
- (D) = DESCRIBED
- (PS) = PREVIOUS SURVEY
- (CM) = CALCULATED PER
MEASURED INFO
- (P1) = PLATTED PER
PARK EAST
- (P2) = PLATTED PER
MEADOWLAND ADD.
- (C-P1) = CALCULATED PER
PARK EAST PLAT
- (C-D) = CALCULATED PER
DESCRIBED INFO
- (C-PS) = CALCULATED PER
PREVIOUS SURVEY