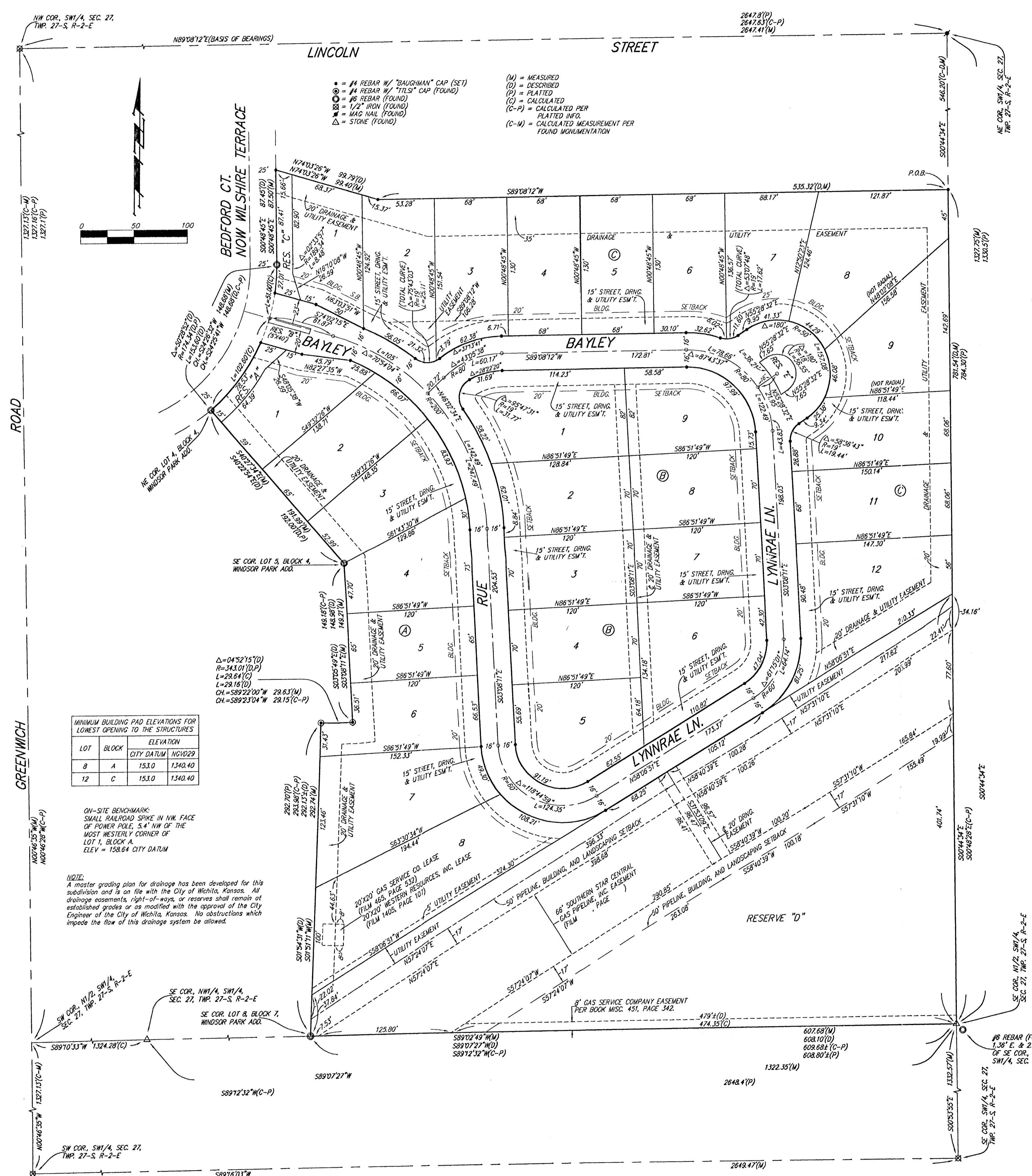


GRACE PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ #4 REBAR W/ "TILSI" CAP (FOUND)
- ⊙ #6 REBAR (FOUND)
- ⊙ 1/2" IRON (FOUND)
- ⊙ WOOD NAIL (FOUND)
- ⊙ STONE (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED INFO
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO
- (C-M) = CALCULATED MEASUREMENT PER FOUND MONUMENTATION

LOT	BLOCK	ELEVATION
8	A	153.0
12	C	153.0

ON-SITE BENCHMARK: SMALL RAILROAD SPIKE IN NW FACE OF POWER POLE, 5'4" NW OF THE MOST WESTERLY CORNER OF LOT 1, BLOCK A. ELEV = 158.64 CITY DATUM

NOTE: A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain of established grades 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 system be allowed.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "GRACE PARK", an Addition to 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 3, 4, 5, 6, and 7, Block 7, Windsor Park Addition to Sedgwick County, Kansas and all of Lots 3 and 5, Block 4, and part of Lot 2, Block 7, and part of Lots 2 and 6, Block 4, Windsor Park Addition to Sedgwick County, Kansas and that part of vacated Wilshire Terrace and Coleford Terrace and said streets were vacated by order filed in Book Misc. 402, Page 102; and order filed in Book Misc. 415, Page 445, lying within Windsor Park Addition to Sedgwick County, Kansas described as follows: Commencing at the NE corner of Lot 2, Block 7, in said Addition; thence S0°44'34"E (assumed) along the east line of said Addition, 176.0 feet to the point of beginning; thence S89°08'12"W parallel to the north line of said Addition 535.32 feet; thence N74°03'26"W, 99.79 feet to a point on the west line of Lot 6, Block 4, in said Addition; thence S0°48'45"E along the west line of Lot 6, Block 4, in said Addition, 87.45 feet to the front corner common to Lots 5 and 6, Block 4 in said Addition, said point being a point of curve to the right; thence southwesterly along a curve to the right, having a central angle of 50°28'52" and a radius of 174.34 feet, an arc distance of 153.60 feet, (having a chord length of 148.68 feet bearing S24°25'41"W) to the front corner common to Lots 5 and 4, Block 4 in said Addition; thence S40°22'54"E along the common lot line between Lots 5 and 4, Block 4 in said Addition, 192.00 feet to the common rear corner of Lots 3, 4, and 5, Block 4, in said Addition; thence S3°05'49"E along the common lot line between Lots 3 and 4, Block 4, in said Addition, 148.98 feet to a point on the centerline of Wilshire Terrace (now vacated) said point being on a curve; thence westerly on a curve to the right being along the centerline of Wilshire Terrace (now vacated) in said Addition, having a central angle of 4°52'15" and a radius of 343.01 feet, an arc distance of 29.16 feet (having a chord length of 29.15 feet bearing S89°23'04"W) to a point of intersection with the common lot lines of Lots 7 and 9 and Lots 7 and 8, Block 7, in said Addition as extended north; thence S1°54'31"W along the common lot lines of Lots 7 and 9 and Lots 7 and 8, Block 7, in said Addition, 292.13 feet, more or less, to the rear corner common to Lots 7 and 8, Block 7, of said Addition; thence N89°07'27"E along the rear lines of Lots 5, 6, and 7, Block 7, in said Addition, 608.10 feet, more or less, to the southeast corner of Lot 5, Block 7, in said Addition, said point being a 8" x 9" stone with a drilled hole in the center; thence N0°44'34"W, along the rear lines of Lots 4, 3, and 2, Block 7, 781.54 feet, more or less, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b). All being situated in the SW1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael A. Conroy, Surveyor
 Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "GRACE PARK", an Addition to 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 street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for open space, landscaping, berms, entry monuments, drainage purposes, and utilities as confined to easements. Reserves "B" and "E" are reserved for streets, open space, landscaping, entry monuments, drainage purposes, and utilities. Reserve "D" is hereby reserved for drainage purposes, lakes, landscaping, open space, pipelines as confined to easements, and utilities as confined to easements. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Pinnacle Construction Group, Inc.
 Michael Frey, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of MAY, 2003, by Michael Frey, President of Pinnacle Construction Group, Inc., on behalf of the corporation.

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

This plat of "GRACE PARK", an Addition to 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 _____, 2003. Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chair
 Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003. At the direction of the City Council

Pat Graves, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

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

Entered on transfer record this _____ day of _____, 2003.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2003 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING & PLANNING
 318-282-7272 • 315 LUIS • WICHITA, KANSAS 67211
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