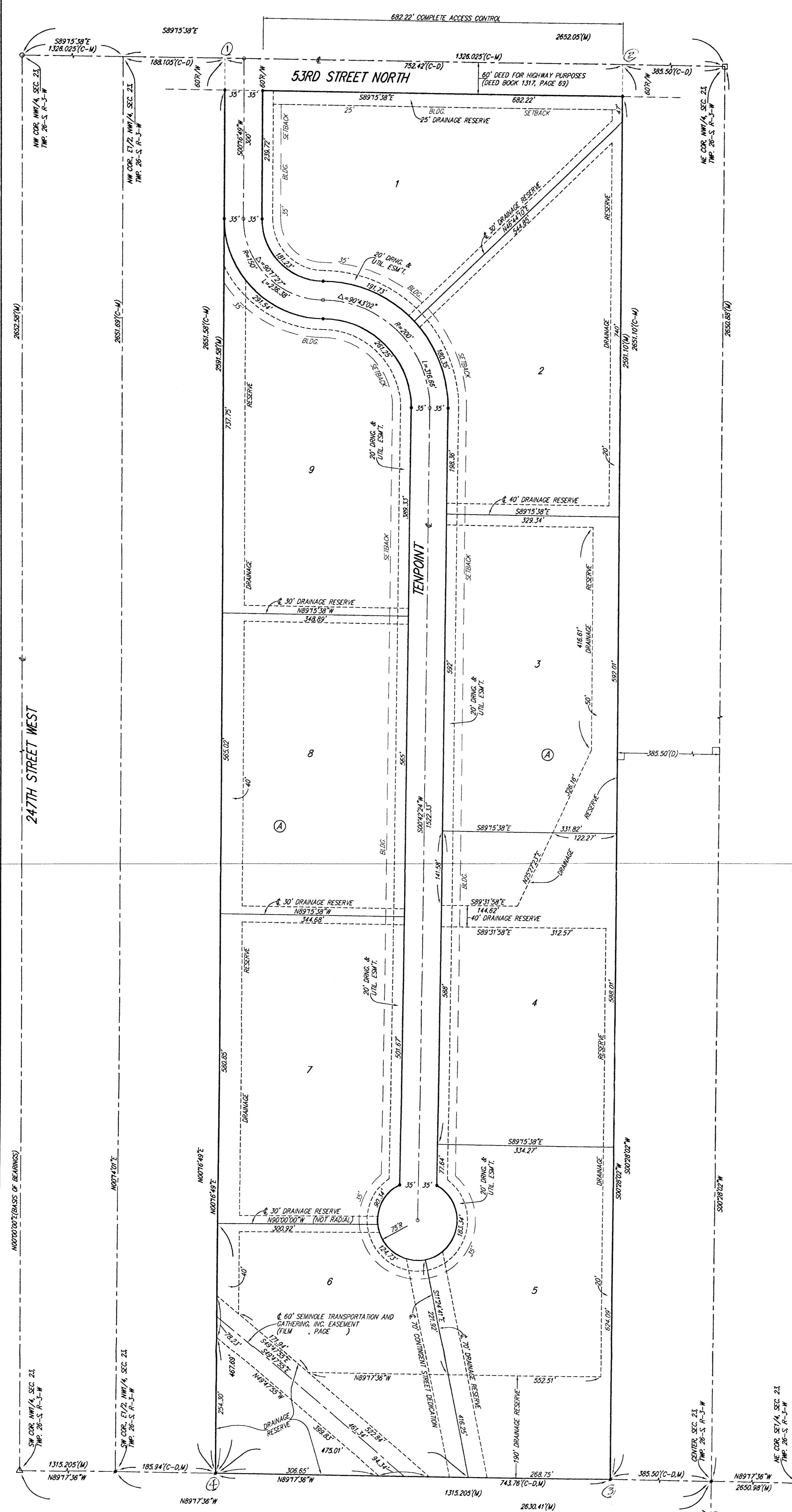


ANTLER POINT ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "ANTLER POINT ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the east four-fifths (4/5) of the following described tract: The east one half (1/2) of the Northwest Quarter of Section 23, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the east 383.50 feet thereof.

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

Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "ANTLER POINT ADDITION", Sedgwick County, Kansas. 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 reserves are hereby reserved for drainage reserve purposes and shall be the responsibility of the owners of each Lot, respectively until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. The contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street are to be borne by the person(s) or agency that owns said adjacent subdivision. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 5 and Lot 6, Block A. All abutters rights of access to or from 53rd Street North over and across the north line of Lot 1, Block A, are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

G.K.S., Inc.
 Gerard K. Seiler, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 7 day of May, 2003, by Gerard K. Seiler, President of G.K.S., Inc., on behalf of the corporation.

Judy E. Lashley, Notary Public

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ANTLER POINT ADDITION", Sedgwick County, Kansas.

Garden Plain State Bank
 Patricia F. Walden, President/CEO

State of Kansas) SS The foregoing instrument acknowledged before me, this 5 day of May, 2003, by Patrick F. Walden, President & CEO of Garden Plain State Bank, on behalf of the bank.

Judy E. Lashley, Notary Public

This plat of "ANTLER POINT ADDITION", 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 Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2003.

Tim R. Norton, Chairman
 Don Brace, County Clerk

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

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

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

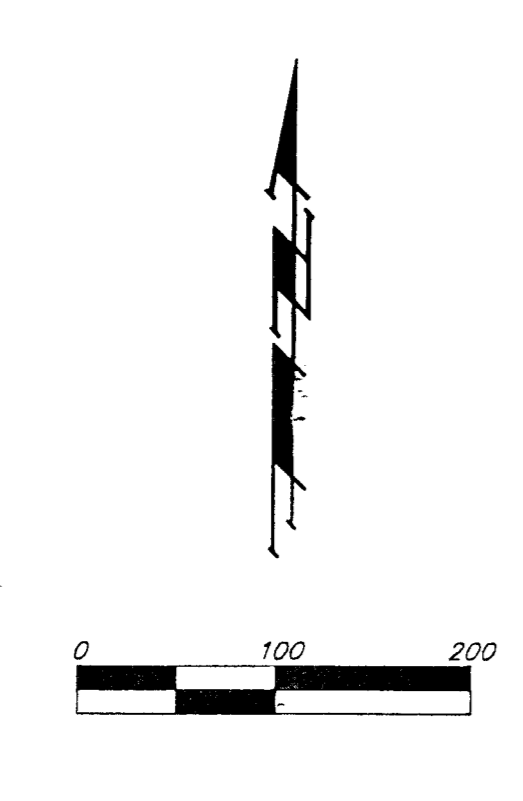
Don Brace, County Clerk

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

LOT	BLOCK	ELEVATION
1	A	1445
2	A	1451
3	A	1452
4	A	1452
5	A	1452
6	A	1453



- (M) = MEASURED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-M) = CALCULATED MEASUREMENT PER FOUND MONUMENTATION
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- = #4 REBAR (FOUND)
- = MAG. NAIL (FOUND)
- = 3/4" IRON (FOUND)

NOT: BLANKET RIGHT-OF-WAY AGREEMENT GRANTED TO CITIES SERVICE OIL COMPANY, (MISC. BOOK 37, PAGE 484). THE TELECOMMUNICATION RIGHTS HAVING BEEN TRANSFERRED TO SEA BREEZE COMMUNICATION COMPANY PURSUANT TO AN UNRECORDED AGREEMENT DATED MAY 17, 1999 BY SEAWAY TRANSPORTATION AND GATHERING, L.P. THE CURRENT ASSIGNEE, IS IN THE PROCESS OF BEING CONFIRMED THIS FIRST DAY OF MAY, 2003.

BENCHMARK: "□" CUT ON N. HUBBARD OF R.C.B.C. 225' SOUTH OF THE NW COR. NW 1/4, SEC. 23, TWP. 26-S, R-3-W. ELEV. = 1449.88 NO1029 (COUNTY RECORD)

ON-SITE BENCHMARK: SMALL RAILROAD SPIKE IN SOUTH FACE OF FIRST POWER POLE EAST OF INTERSECTION OF TEMPPOINT & 53RD STREET NORTH. (100' E. & 2.3' N. OF NW COR. LOT 1, BLOCK A, ANTILER POINT ADD.) ELEV. = 1451.83 NO1029

NOTE: A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EXISTING RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPIDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
316-263-7271 • 316-263-7272 • 316-263-7273 • 316-263-7274
FILED ANTILER POINT ADDITION LINDA ROBELLA DEPUTY REG.