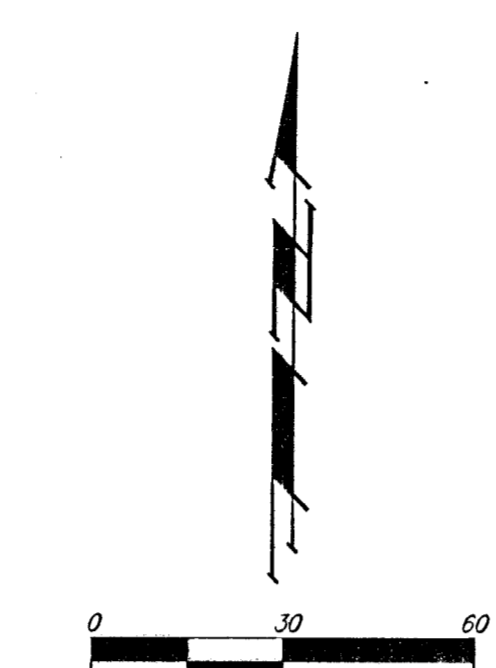
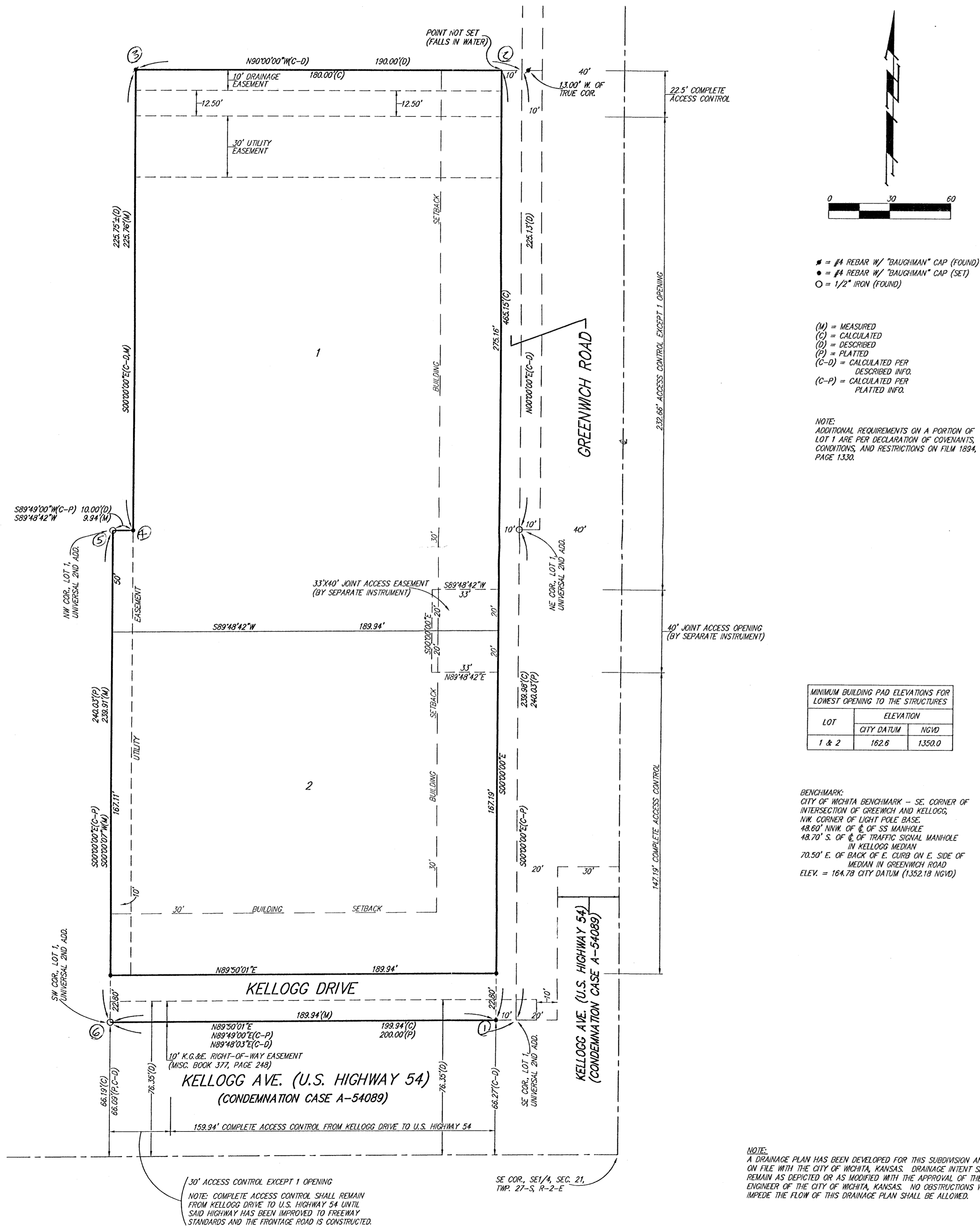


# UNIVERSAL 4TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



\* = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
 • = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
 ○ = 1/2" IRON (FOUND)

(M) = MEASURED  
 (C) = CALCULATED  
 (D) = DESCRIBED  
 (P) = PLATTED  
 (C-D) = CALCULATED PER DESCRIBED INFO.  
 (C-P) = CALCULATED PER PLATTED INFO.

**NOTE:**  
 ADDITIONAL REQUIREMENTS ON A PORTION OF LOT 1 ARE PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ON FILM 1894, PAGE 1330.

LOT	ELEVATION	
	CITY DATUM	NGVD
1 & 2	162.6	1350.0

**BENCHMARK:**  
 CITY OF WICHITA BENCHMARK - SE CORNER OF INTERSECTION OF GREENWICH AND KELLOGG, NW CORNER OF LIGHT POLE BASE 48.60' NNW. OF E. OF SS MANHOLE 48.70' S. OF E. OF TRAFFIC SIGNAL MANHOLE IN KELLOGG MEDIAN 70.50' E. OF BACK OF E. CURB ON E. SIDE OF MEDIAN IN GREENWICH ROAD ELEV. = 164.78 CITY DATUM (1352.18 NGVD)

**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.

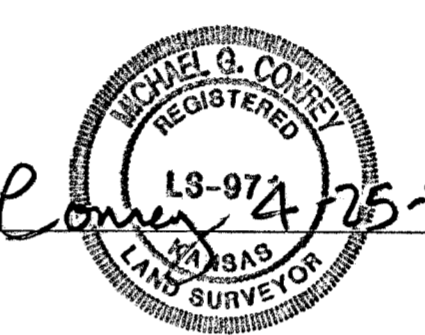
State of Kansas) SS  
 Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSAL 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Universal 2nd Addition, Wichita, Kansas, TOGETHER with a tract in the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the NW corner of Lot 1, Universal 2nd Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said addition, 10.0 feet to the point of beginning; thence continuing east along said north line, 190.0 feet; thence north, parallel with the east line of the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, 225.13 feet to a point on the center line of a 45 foot wide drainage easement as recorded on Film 325, Page 284; thence west along the center line of said drainage easement, 190.0 feet; thence south parallel with the east line of said SE 1/4, 225.75 feet, more or less, to the point of beginning.

All being situated in the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conroy, Surveyor  
 Michael G. Conroy



This plat of "UNIVERSAL 4TH 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 \_\_\_\_\_, 2000.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
 Francis S. Garofalo

\_\_\_\_\_, Secretary  
 Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_, Mayor  
 Bob Knight

\_\_\_\_\_, City Clerk  
 Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets, to be known as "UNIVERSAL 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. The access locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures on all Lots shall be 162.6 City Datum, (1350.0 NGVD).

Universal Motor Fuels, Inc.

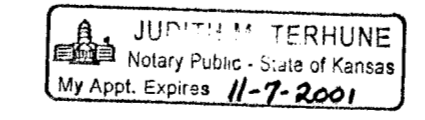
\_\_\_\_\_, President  
 Dennis Maloney

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_, County Clerk  
 James Alford

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 \_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

State of Kansas) SS The foregoing instrument acknowledged before me, this 25th day of APRIL, 2000, by Dennis Maloney, President of Universal Motor Fuels, Inc., on behalf of the corporation.



Judith M. Terhune, Notary Public  
 My App't. Exp. 11-7-2001

\_\_\_\_\_, Register of Deeds  
 Bill Meek

\_\_\_\_\_, Deputy  
 Linda Kizzire

