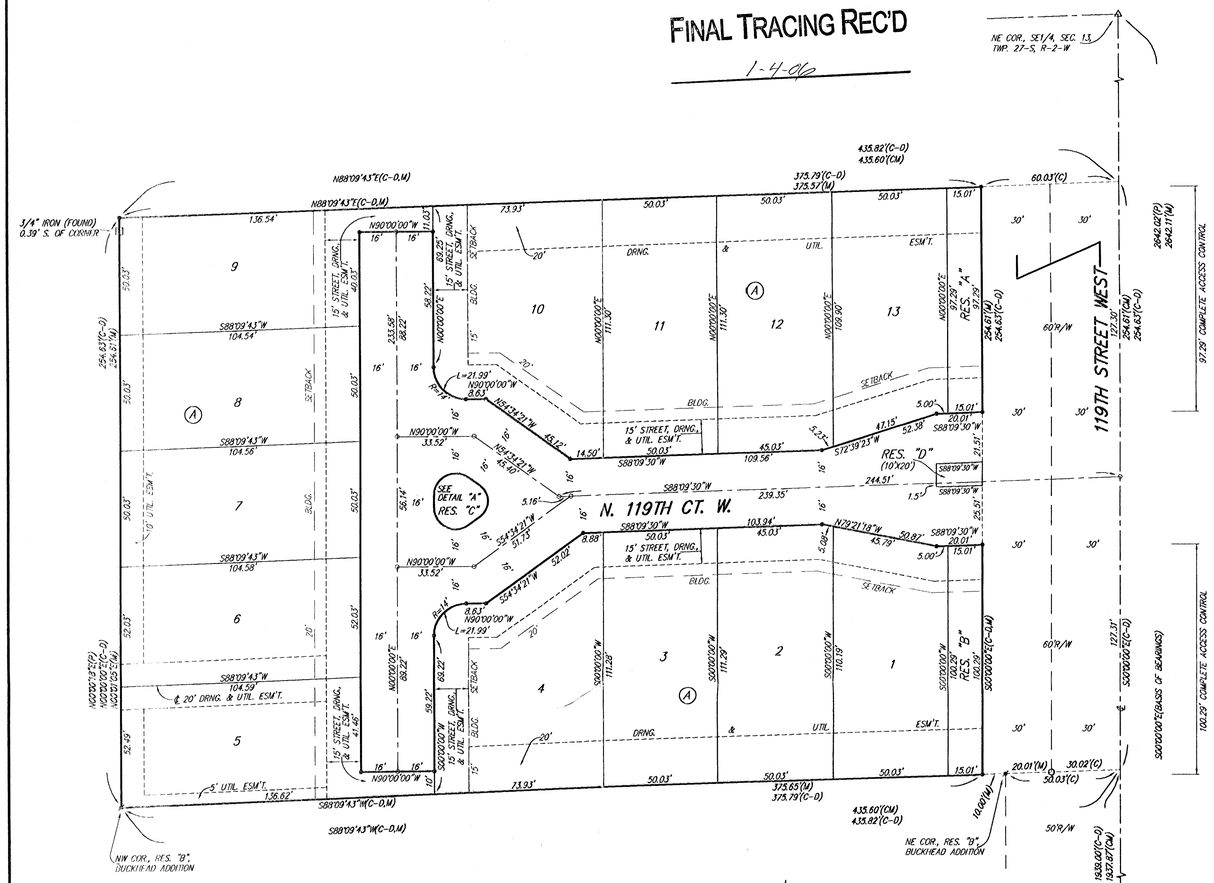
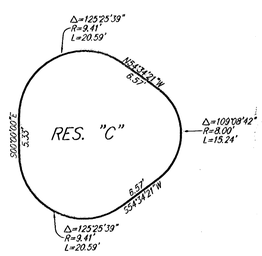
KOKER ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
1-4-06





DETAIL "A"
NO SCALE

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
⊛ = #8 REBAR IN THIMBLE (FOUND)
○ = 1/2" IRON (FOUND)
□ = 3/4" IRON (FOUND)
△ = #5 REBAR IN THIMBLE (FOUND)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
5-9	A	1,338.40

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC – 119TH ST. W. & LOST CREEK (COWSKIN) 175'± NORTH OF LOST CREEK CIRCLE, SE CORNER OF RCB, SOUTH END OF HUBGUARD. ELEV. = 1,339.22 NGVD29

NOTE:
ALL LOTS WITHIN KOKER ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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, rights-of-ways, or reserves shall remain at 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 shall be allowed.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "KOKER ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the east 435.6 feet of the north 254.5 feet of the south 2192.5 feet of the SE1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey 11-30-2005, Surveyor
Michael G. Conrey

MICHAEL G. CONREY
REGISTERED
LS-1246
KANSAS
LAND 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, Reserves, and Streets, to be known as "KOKER 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 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 "B" are hereby reserved for entry monuments, landscaping, berms, open space, drainage purposes, streets, screening walls, and utilities as confined to easements. Reserve "C" is hereby reserved for monuments, open space, landscaping, berms, streets, drainage purposes, and utilities. Reserve "D" is hereby reserved for entry monuments, open space, landscaping, berms, streets, drainage purposes, and utilities. Reserves "A", "B", "C" and "D" shall be owned and maintained by the homeowners 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.

CRK Development, LLC

Clinton Koker, Manager
Clinton R. Koker

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 20TH day of DECEMBER, 2005, by Clinton R. Koker, Manager of CRK Development, LLC, on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-09

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-09

This plat of "KOKER 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 _____, _____.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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

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

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

_____, County Clerk
Don Brace

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

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

Baughman Company, P.A.
315 Rifle St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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