

PRAIRIE POND PLAZA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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 plotted "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 659.80 feet north of the SE corner of the W1/2 of said SW1/4; thence south, 659.80 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.

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 _____, 2004, Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Morris K. Dunlap

_____, Secretary
 John L. Schlegel

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

Baughman Company, P.A.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

_____, Mayor
 Carlos Mayans

_____, City Clerk
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

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

Entered on transfer record this _____ day of _____, 2004.

_____, 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 _____, 2004, at _____ o'clock _____ M.; and is duly recorded.

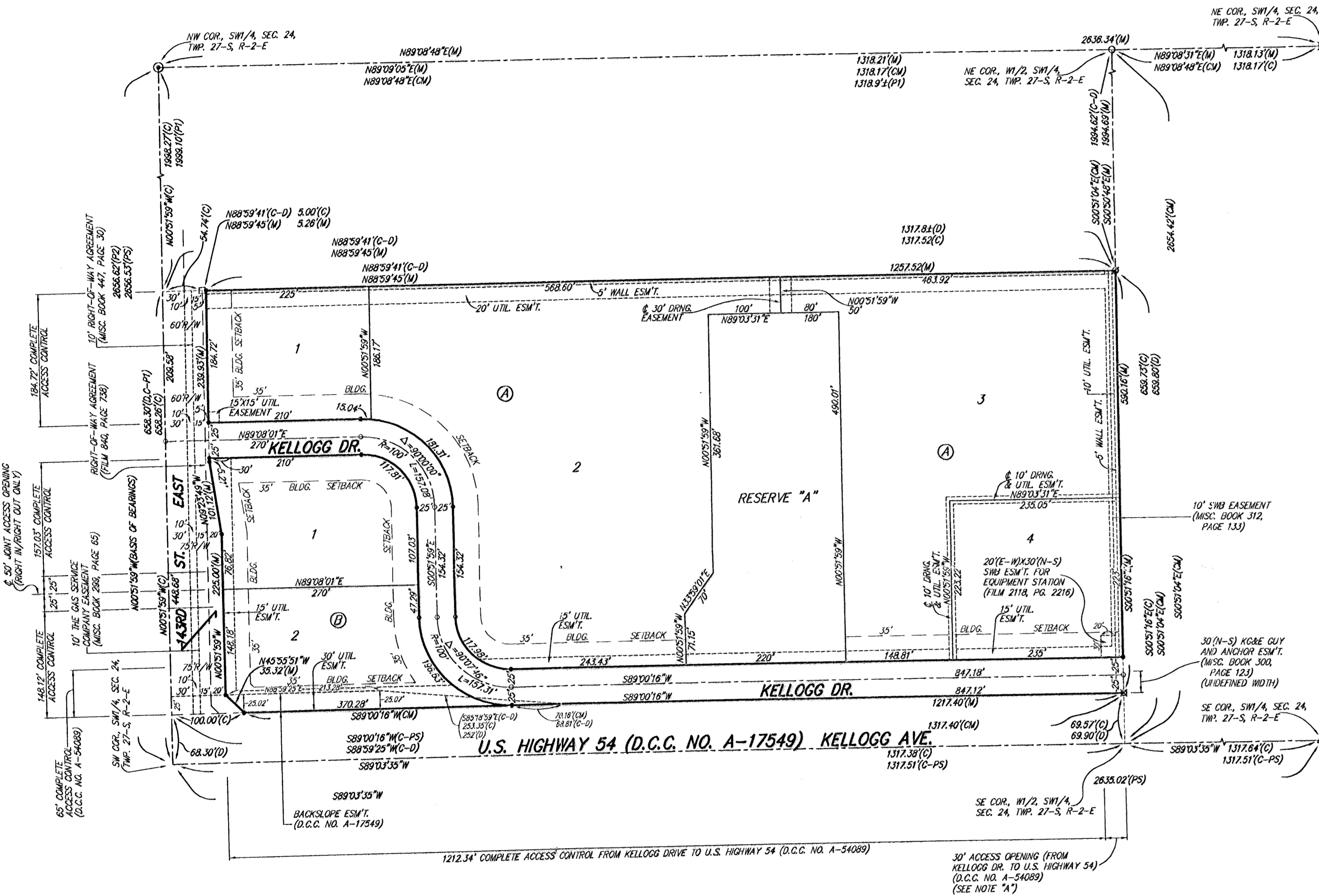
_____, Register of Deeds
 Bill Meek

_____, Deputy
 Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before Sedgwick County) me, this _____ day of December, 2004, by Daniel J. Taylor, President of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the corporation.

_____, Notary Public
 BRENDA J. BUTLER

My App't. Exp. 2-28-07



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-273 AT SUCH TIME AS THEY DEEM NECESSARY.

NOTE "A": AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM 143RD STREET EAST TO 153RD STREET EAST, THE KANSAS DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE 30 FOOT ACCESS OPENINGS, (PER D.C.C. NO. A-54089), ALONG THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 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: KEGE 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 303, PAGE 419)

NOTE: KEGE 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 93, PAGE 62)

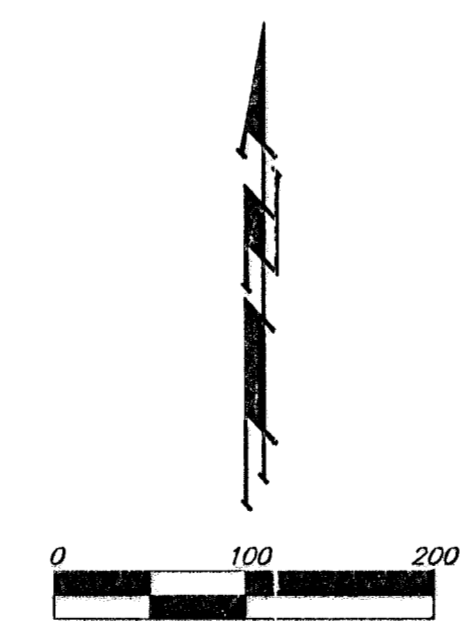
LOTS	BLOCK	ELEVATION
2, 3	A	141.0
		1328.40

BENCHMARK: "L1" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD ST. E. ELEV. = 1318.61 NGVD29 (131.21 CITY DATUM)

"L1" 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)
- ⊙ = #8 REBAR (FOUND)
- ⊖ = 1/2" PINCHED IRON (FOUND)
- = #4 REBAR W/ "TILS" CAP (FOUND)
- ⊗ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- △ = LEAD PLUG W/ TACK (FOUND)

- (M) = 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



NOTE: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-273.

Baughman Company, P.A.
 315 Ella St. Wichita, KS 67211 P 316-262-1271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 P:\P1\PRairie Pond Plaza Addition\DWG\PRairie Pond Plaza DWG.MXD