

CLOSURE.txt

CLOSURE - ASHTON CREEK COMMERCIAL PARK

PT 01 North: 25721.6677 East : 15544.4626
Line Course: S 00-00-00 W Length: 1476.8000
PT 02 North: 24244.8677 East : 15544.4626
Line Course: N 90-00-00 W Length: 260.0000
PT 03 North: 24244.8677 East : 15284.4626
Line Course: N 00-00-00 E Length: 267.0000
PT 04 North: 24511.8677 East : 15284.4626
Line Course: N 90-00-00 W Length: 340.0000
PT 05 North: 24511.8677 East : 14944.4626
Line Course: S 00-00-00 W Length: 250.0000
PT 06 North: 24261.8677 East : 14944.4626
Line Course: S 66-02-30 W Length: 418.3900
PT 07 North: 24091.9711 East : 14562.1207
Line Course: N 01-38-59 W Length: 1340.7400
PT 08 North: 25432.1554 East : 14523.5220
Line Course: S 88-21-01 W Length: 340.0000
PT 09 North: 25422.3671 East : 14183.6629
Line Course: N 01-38-59 W Length: 260.0000
PT 10 North: 25682.2594 East : 14176.1777
Line Course: N 88-21-01 E Length: 1368.8500
PT 01 North: 25721.6673 East : 15544.4604

MISCLOSURE:

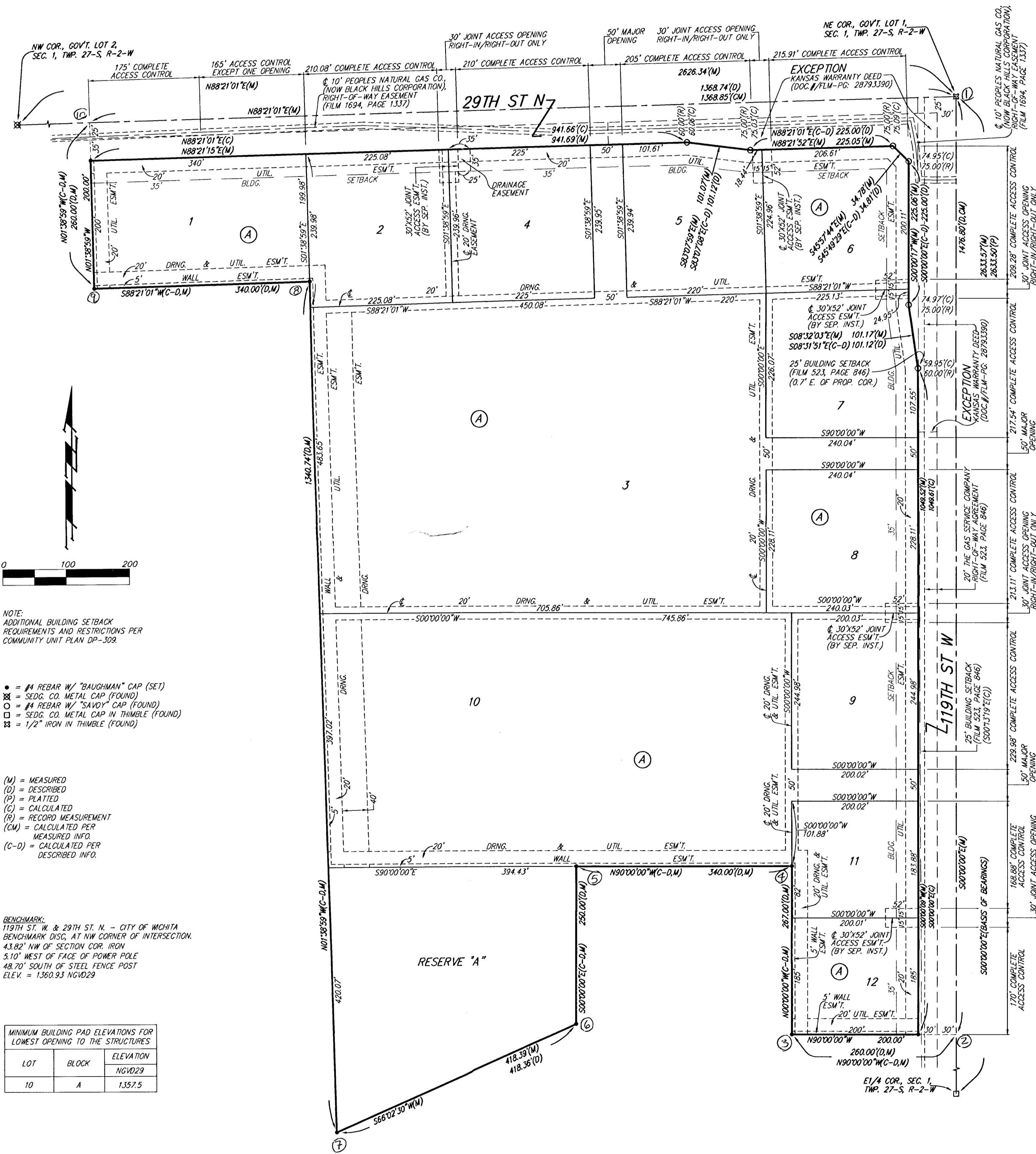
Line Course: N 80-50-43 E Length: 0.0023
North: 25721.6677 East : 15544.4626

ASHTON CREEK COMMERCIAL PARK

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING RECORD

4-3-09



NOTE:
ADDITIONAL BUILDING SETBACK
REQUIREMENTS AND RESTRICTIONS PER
COMMUNITY UNIT PLAN DP-309.

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ SEDG. CO. METAL CAP (FOUND)
- #4 REBAR W/ "SAVOY" CAP (FOUND)
- SEDG. CO. METAL CAP IN THIMBLE (FOUND)
- ⊞ 1/2" IRON IN THIMBLE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED PER MEASURED INFO
- (C-D) = CALCULATED PER DESCRIBED INFO.

BENCHMARK:
119TH ST. W. & 29TH ST. N. - CITY OF WICHITA
BENCHMARK DISC. AT NW CORNER OF INTERSECTION.
43.82' NW OF SECTION COR. IRON
5.10' WEST OF FACE OF POWER POLE
48.70' SOUTH OF STEEL FENCE POST
ELEV. = 1360.93 NGVD29

LOT	BLOCK	ELEVATION
10	A	NGVD29 1357.5

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 We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "ASHTON CREEK COMMERCIAL PARK", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as that part of Government Lots 1 and
2 and the S1/2 of the NE1/4 of Sec. 1, Twp. 27-S, R-2-W of the 6th
P.M., Sedgwick County, Kansas described as follows: Beginning at the NE
corner of said NE1/4; thence southerly along the east line of said NE1/4,
1476.80 feet; thence westerly perpendicular to the east line of said
NE1/4, 260.00 feet; thence northerly parallel to the east line of said
NE1/4, 267.00 feet; thence westerly perpendicular to the east line of said
NE1/4, 340.00 feet; thence southerly parallel with the east line of said
NE1/4, 250.00 feet; thence southwesterly, 418.36 feet to a point 1600.74
feet normally distant south of the north line of said NE1/4 and 982.34
feet normally distant west of the east line of said NE1/4; thence
northerly perpendicular to the north line of said NE1/4, 1340.74 feet to a
point 260.00 feet normally distant south of the north line of said NE1/4;
thence westerly parallel with the north line of said NE1/4, 340.00 feet;
thence northerly perpendicular to the north line of said NE1/4, 260.00
feet to a point on the north line of said NE1/4; thence easterly along the
north line of said NE1/4, 1368.74 feet to the point of beginning, EXCEPT
that part described as a tract of land lying within Government Lot 1 in
the NE1/4 of Sec. 1, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick
County, Kansas, further described as follows: Commencing at the NE
corner thereof; thence S89°57'25"W along the north line of said
Government Lot 1, 30.01 feet; thence S01°43'35"W parallel with the east
line of said Government Lot 1, 25.01 feet to the point of beginning;
thence continuing S01°43'35"W, 500.00 feet; thence N88°29'44"W, 30.00
feet; thence N01°43'35"E parallel with the east line of said Government
Lot 1, 98.70 feet; thence N06°48'16"W, 101.12 feet; thence N01°43'35"E
parallel with the east line of said Government Lot 1, 225.00 feet; thence
N44°09'30"W, 34.81 feet; thence S89°57'25"W parallel with the north line
of said Government Lot 1, 225.00 feet; thence N81°30'44"W, 101.12 feet;
thence S89°57'25"W parallel with the north line of said Government Lot 1,
123.92 feet; thence N00°44'49"E, 35.00 feet; thence N89°57'25"E, parallel
with the north line of said Government Lot 1, 520.00 feet to the point of
beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Streets, and a Reserve to be known as
"ASHTON CREEK COMMERCIAL PARK", 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
easements are hereby granted as indicated for drainage purposes. The
wall easements are hereby granted as indicated for the construction and
maintenance of a private screening wall and utility main lines and service
lines shall be allowed to cross these easements. The streets are hereby
dedicated to and for the use of the public. Reserve "A" is hereby
reserved for open space, landscaping, lakes, berms, and drainage purposes.
Reserve "A" shall be owned and maintained by the lot owners 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
permitted opening 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 shall be as indicated on the face of
the plat.

C.D. Land Company, L.L.C.,
a Kansas limited liability company

Chris Dugan, Manager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2009, by Chris Dugan, Manager of
the C. D. Land Company, L.L.C., on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "ASHTON CREEK COMMERCIAL
PARK", 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
Darrell Downing
_____, 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 _____, 2009.

_____, Mayor
Carl Brewer
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2009.

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

Entered on transfer record this _____ day
of _____, 2009.

Don Brace, County Clerk

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 _____, 2009 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

_____, Deputy
Tonya Buckingham