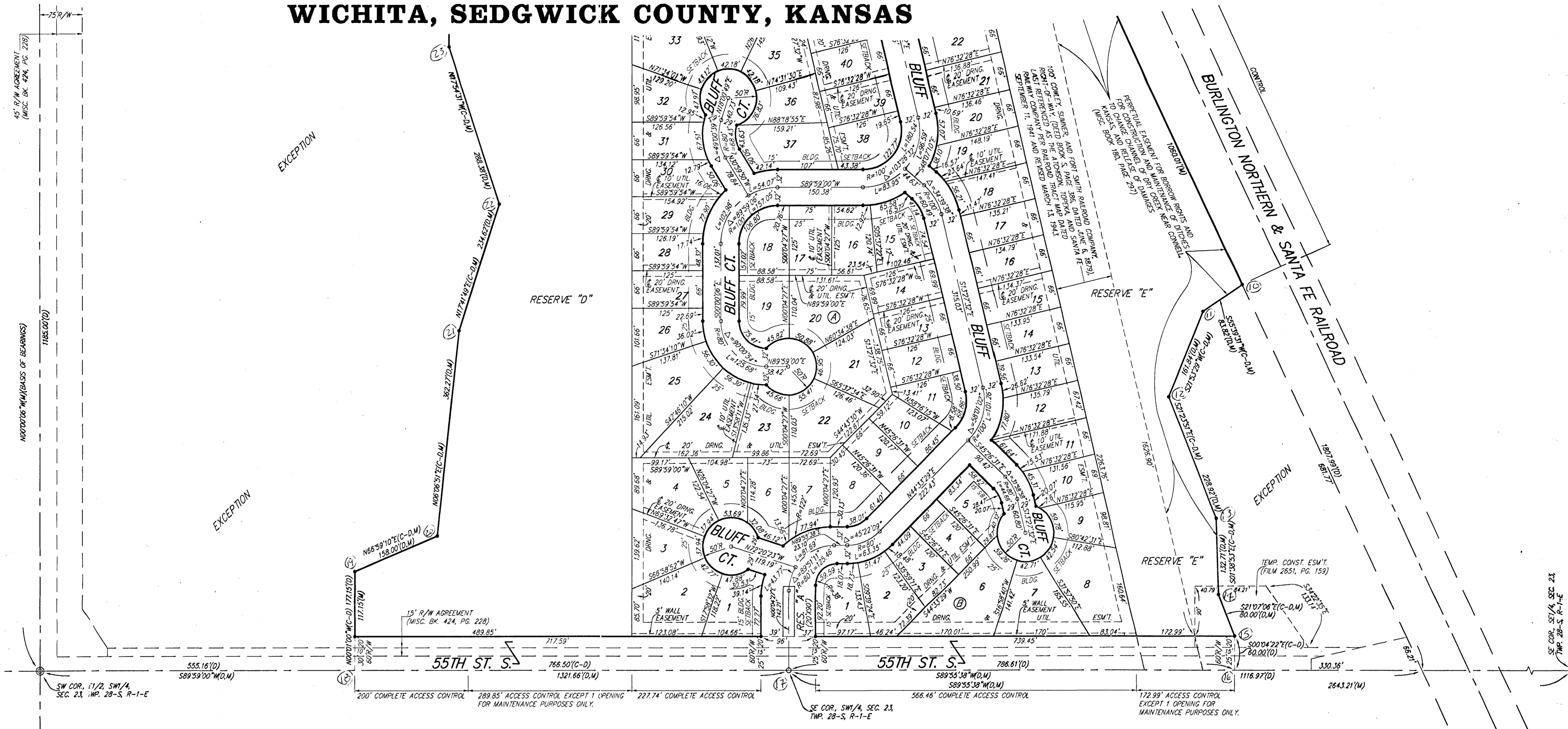


CLIFTON HEIGHTS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
of aforesaid county and state do hereby certify that we have surveyed and
plotted "CLIFTON HEIGHTS ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property surveyed,
described as follows: That part of the SE 1/4 of Sec. 23, Twp. 28-S, R-1-E
of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing
at the NW corner of said SE 1/4; thence S00°06'02"W along the west line of
said SE 1/4, 22.75 feet for a point of beginning; thence continuing S00°06'02"W
along the west line of said SE 1/4, 2584.42 feet to the SW corner of said
SE 1/4; thence N89°55'38"E along the south line of said SE 1/4, 1116.97 feet to
a point on the westerly right-of-way line of The Atchison, Topeka, and Santa
Fe Railway Company, Deed Book 564, Page 289, (now Burlington Northern and
Santa Fe Railroad); thence N25°04'46"W along said westerly right-of-way line,
(Deed Book 564, Page 289), 1807.99 feet to the P.C. of a curve to the right
in said westerly right-of-way line, (Deed Book 564, Page 289); thence
northerly along said westerly right-of-way line, (Deed Book 564, Page 289),
having a central angle of 09°57'01" and a radius of 5804.65 feet, an arc
distance of 1008.08 feet, (having a chord length of 1006.81 feet bearing
N20°06'15"W), to the point of beginning, subject to road rights-of-way of
record and subject to railroad rights-of-way of record, except therefrom the
following described tract: Commencing at the SW corner of SE 1/4 of said Sec.
23; thence N89°55'38"E along the south line of said SE 1/4, 786.61 feet for a
point of beginning; thence N00°04'22"W, 60.00 feet; thence N21°07'06"W, 80.00
feet; thence N01°38'53"W, 132.71 feet; thence N21°23'51"W, 228.92 feet; thence
N21°53'29"E, 161.84 feet; thence N55°39'31"E, 83.82 feet to a point on the
westerly right-of-way line of The Atchison, Topeka, and Santa Fe Railway
Company, Deed Book 564, Page 289, (now Burlington Northern and Santa Fe
Railroad); thence S25°04'46"E along said westerly right-of-way line, (Deed Book
564, Page 289), 747.98 feet to a point on the south line of said SE 1/4;
thence S89°55'38"W along the south line of said SE 1/4, 330.36 feet to the
point of beginning, subject to road rights-of-way of record, TOGETHER with the
E 1/2 of the SW 1/4 of said Sec. 23, except that part of the E 1/2 of said
SW 1/4 described as follows: Beginning at the SW corner of the E 1/2 of said
SW 1/4; thence N00°00'06"W along the west line of the E 1/2 of said SW 1/4,
1185.00 feet; thence N89°59'00"E, 721.77 feet; thence S00°01'00"E, 88.00 feet;
thence S17°54'31"E, 288.38 feet; thence S17°41'49"W, 234.62 feet; thence
S06°06'51"W, 362.27 feet; thence S66°59'10"W, 158.00 feet; thence S00°01'00"E,
177.15 feet to a point on the south line of the E 1/2 of said SW 1/4; thence
S89°59'00"W along the south line of the E 1/2 of said SW 1/4, 555.16 feet to
the point of beginning, and except that part of the E 1/2 of said SW 1/4
described as follows: Beginning at the NW corner of the E 1/2 of said SW 1/4;
thence S89°17'18"E along the north line of the E 1/2 of said SW 1/4, 785.06
feet; thence S00°00'06"E, 198.63 feet; thence S45°18'16"W, 140.66 feet; thence
N89°23'22"W, 242.33 feet; thence S68°41'23"W, 302.36 feet; thence
S89°59'54"W, 161.00 feet to a point on the west line of the E 1/2 of said
SW 1/4; thence N00°00'06"W along the west line of the E 1/2 of said SW 1/4,
414.62 feet to the point of beginning, all being subject to road rights-of-way
of record, and except that part of the E 1/2 of said SW 1/4 described as
follows: Beginning at the NE corner of said SW 1/4; thence S00°06'02"W along
the east line of said SW 1/4, 22.75 feet to a point on the westerly
right-of-way line of The Atchison, Topeka, and Santa Fe Railway Company,
Deed Book 564, Page 289, (now Burlington Northern and Santa Fe Railroad);
thence northerly along said westerly right-of-way line, (Deed Book 564, Page
289), being a curve to the right, having a central angle of 00°14'00" and a
radius of 5804.65 feet, an arc distance of 23.63 feet, (having a chord length
of 23.63 feet bearing N15°00'45"W), to a point on the north line of said
SW 1/4; thence S89°17'18"E along the north line of said SW 1/4, 6.16 feet to the
point of beginning.

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

Baughman Company, P.A.
Surveyor



Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Blocks, Reserves and Streets, to be known as "CLIFTON HEIGHTS 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 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. Reserves "A" and "B" are hereby reserved for entry monuments, streets, landscaping, open space, drainage purposes, and utilities. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "B" adversely affected by street construction, repair, or maintenance. Reserve "C" is hereby reserved for entry monuments, landscaping, lakes, sidewalks, open space, floodway, drainage purposes, and utilities as confined to easements. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the City Engineer of the City of Wichita, Kansas. Reserve "D" is hereby reserved for landscaping, lakes, sidewalks, open space, and drainage purposes. Reserve "E" is hereby reserved for open space, landscaping, berms, drainage purposes, sidewalks, hiking trails, a perpetual easement for borrow rights and for construction and maintenance of ditches to change channel of Dry Creek near Connel, Kansas, and release of damages, and railroad right-of-way as indicated on the face of the plat. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition or, by the acceptance of the City Council of the City of Wichita, said Reserve "E" may be deeded to the City of Wichita for public park uses. 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.

J.R.D., LLC, a Kansas limited liability company
Member

Jay W. Russell

This plat of "CLIFTON HEIGHTS 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 _____, 2006, by _____, Chair
Harold L. Warner, Jr.

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of a storm water sewer district within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide storm water sewer service to this area, this _____ day of _____, 2006.

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2006.

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

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2006, by _____, Notary Public

My App't. Exp. _____

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 _____, 2006 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

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 _____, 2006 at _____ o'clock _____ M., and is duly recorded.

Don Brace, County Clerk

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Entered on transfer record this _____ day of _____, 2006.

Don Brace, County Clerk

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

NOTE: BLANKET EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY OVER THE SE 1/4 OF SEC. 23, TWP. 28-S, R-1-E. (MISC. BOOK 247, PAGE 315).

BLANKET KANSAS GAS AND ELECTRIC COMPANY RIGHT-OF-WAY EASEMENT OVER THE NE 1/4 OF THE SW 1/4 OF SEC. 23, TWP. 28-S, R-1-E. (FILM 256, PAGE 179), IS IN THE PROCESS OF BEING COMPILED THIS 1ST DAY OF FEBRUARY, 2006.

BLANKET KANSAS GAS AND ELECTRIC COMPANY RIGHT-OF-WAY EASEMENT OVER THE SE 1/4 OF THE SW 1/4 OF SEC. 23, TWP. 28-S, R-1-E. (FILM 256, PAGE 180), IS IN THE PROCESS OF BEING COMPILED THIS 1ST DAY OF FEBRUARY, 2006.

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, right-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 be allowed.

0 100 200

NOTE: ALL LOTS WITHIN CLIFTON HEIGHTS ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

LOT	BLOCK	ELEVATION
2-4, 24-33, 47-51 <td>A <td>1265.0</td> </td>	A <td>1265.0</td>	1265.0
58-79 <td>B <td>1268.5</td> </td>	B <td>1268.5</td>	1268.5

BENCHMARK: CITY OF WICHITA BENCHMARK DISC, SE CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF ROAD ON TOP OF HUBBARD AT THE WEST END. ELEV. = 1263.29 NGVD29

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ⊗ = 3/4" IRON (FOUND)
 ○ = 1/2" IRON (FOUND)
 ⊕ = #5 REBAR W/ LEELEBLE CAP (FOUND)
 ⊙ = BOLT W/ 3" DIA. HEAD (FOUND)

(M) = MEASURED
 (D) = DESCRIBED
 (C) = CALCULATED
 (C-D) = CALCULATED PER DESCRIBED INFO
 (CR) = CALCULATED PER RECORD INFO.

PAGE 1 OF 2

Baughman Company, P.A.
 315 Ellis St., Wichita, KS 67211 P 316-262-7211 F 316-262-0149
 SURVEYING | ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE