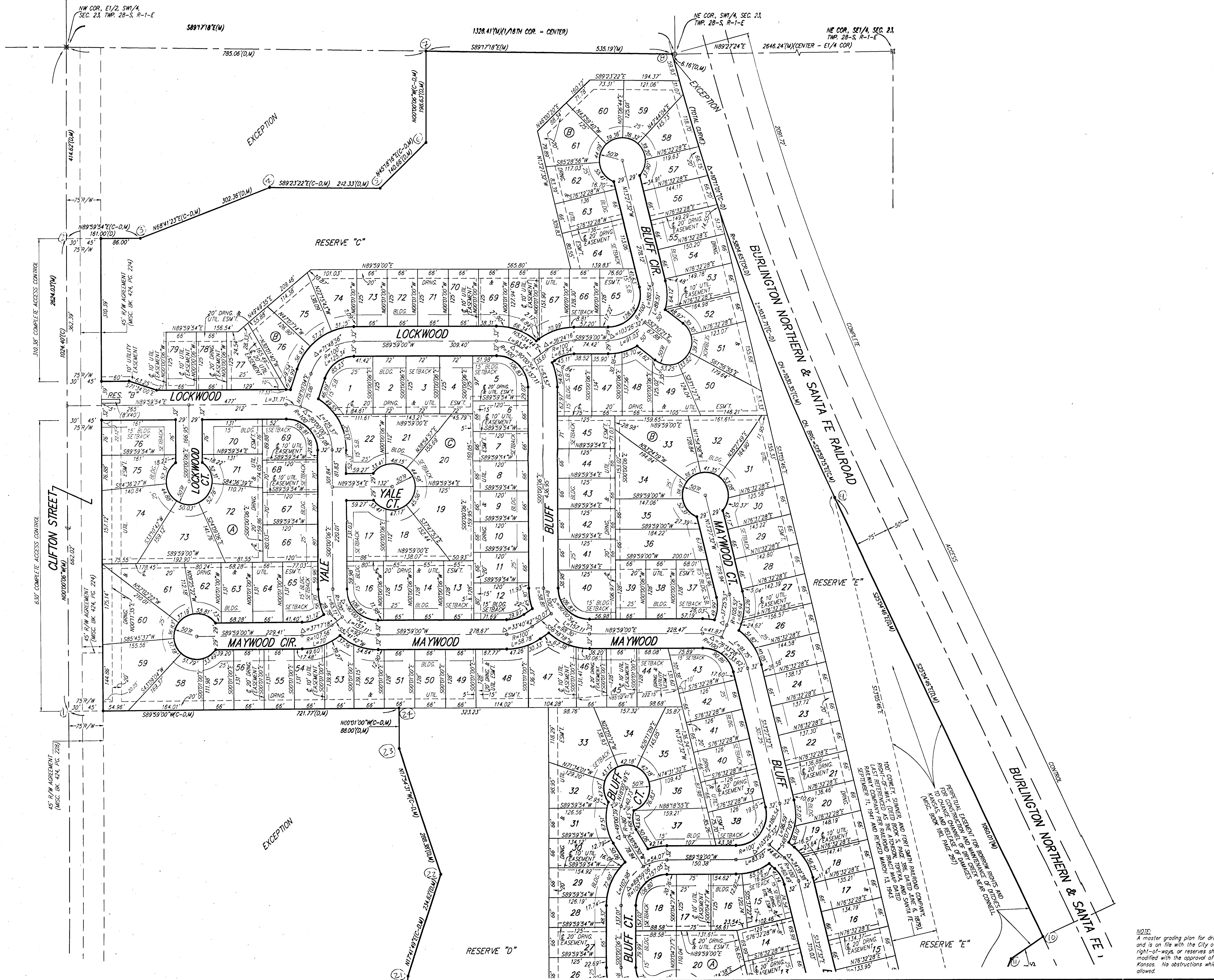


CLIFTON HEIGHTS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

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

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

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 3/4" IRON (FOUND)
- ⊙ = 1/2" IRON (FOUND)
- ⊕ = #6 REBAR W/ LEGIBLE 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.

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 CONFIRMED THIS 1ST DAY OF FEBRUARY, 2008.

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 CONFIRMED THIS 1ST DAY OF FEBRUARY, 2008.

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.

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Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 F3163627211 F3164262149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
W\PLAT\RUSSELL\5TH\CLIFTON\DWG\CLIFTONHEIGHTS\DWG\MCC