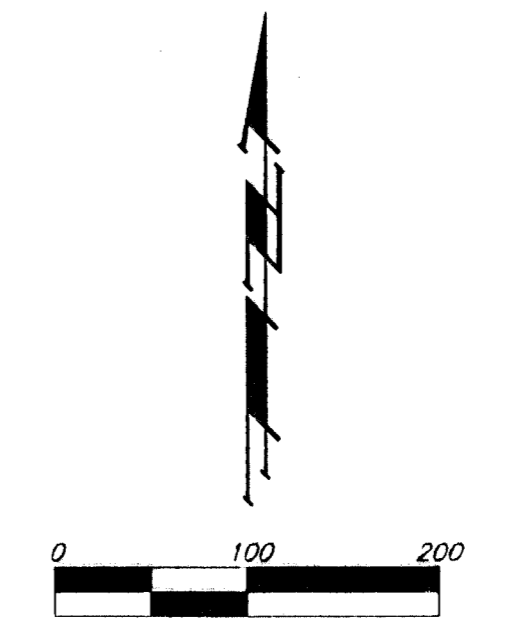
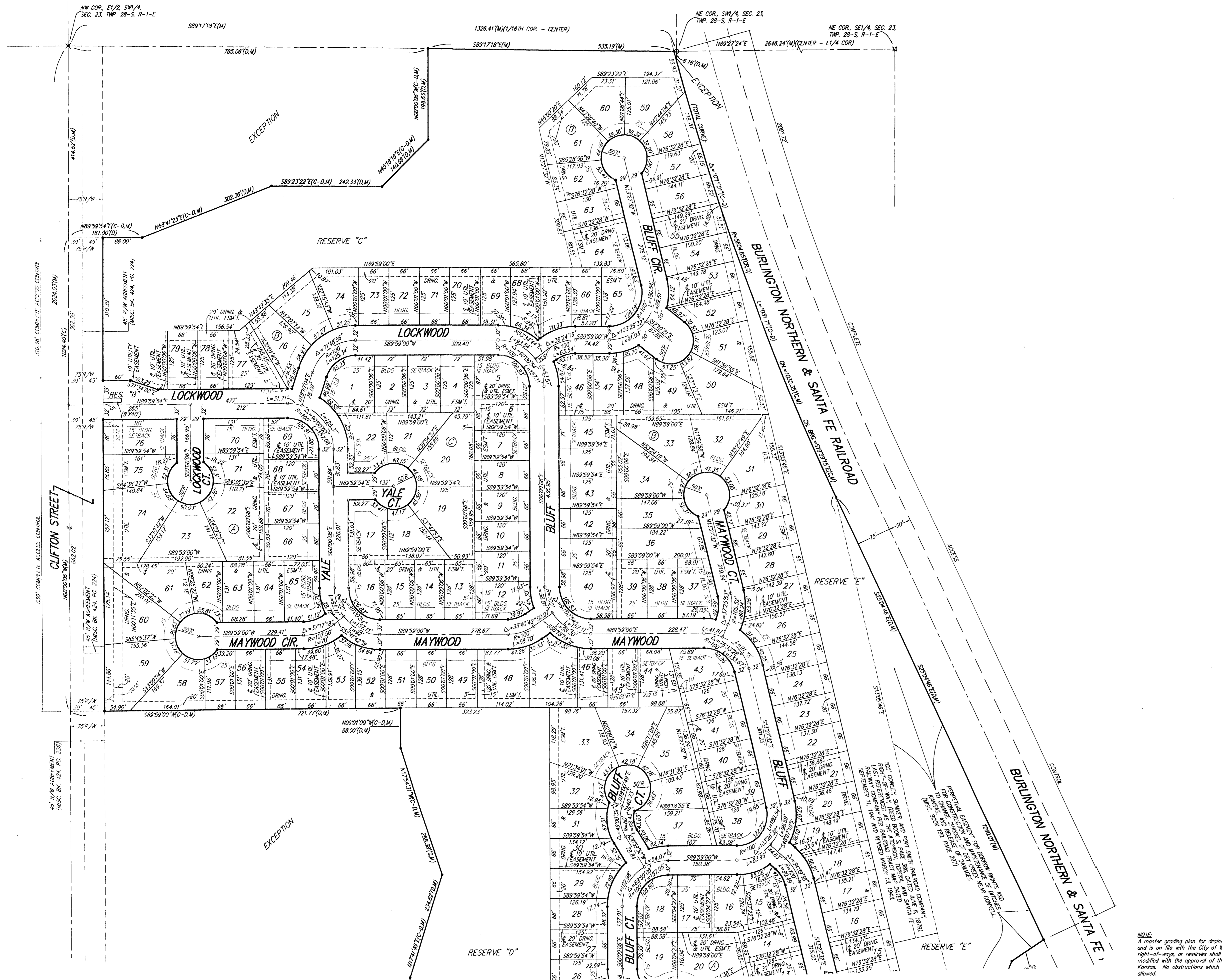


# CLIFTON HEIGHTS ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
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 53TH ST. S., SOUTHWEST CORNER OF RCBC, ON TOP OF HUBBOARD 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)
- ⊕ = #5 REBAR W/ ALLEGRIE 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-way, 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.

PAGE 2 OF 2


**Baughman Company, P.A.**  
 315 Ellis St., Wichita, KS 67211 P 316.262.1271 F 316.262.0149  
 www.baughman.com  
 R:\PLAT\RUSSELL\5116\CLIFTON.DWG\CLIFTONHEIGHTS.DWG\MGOC