

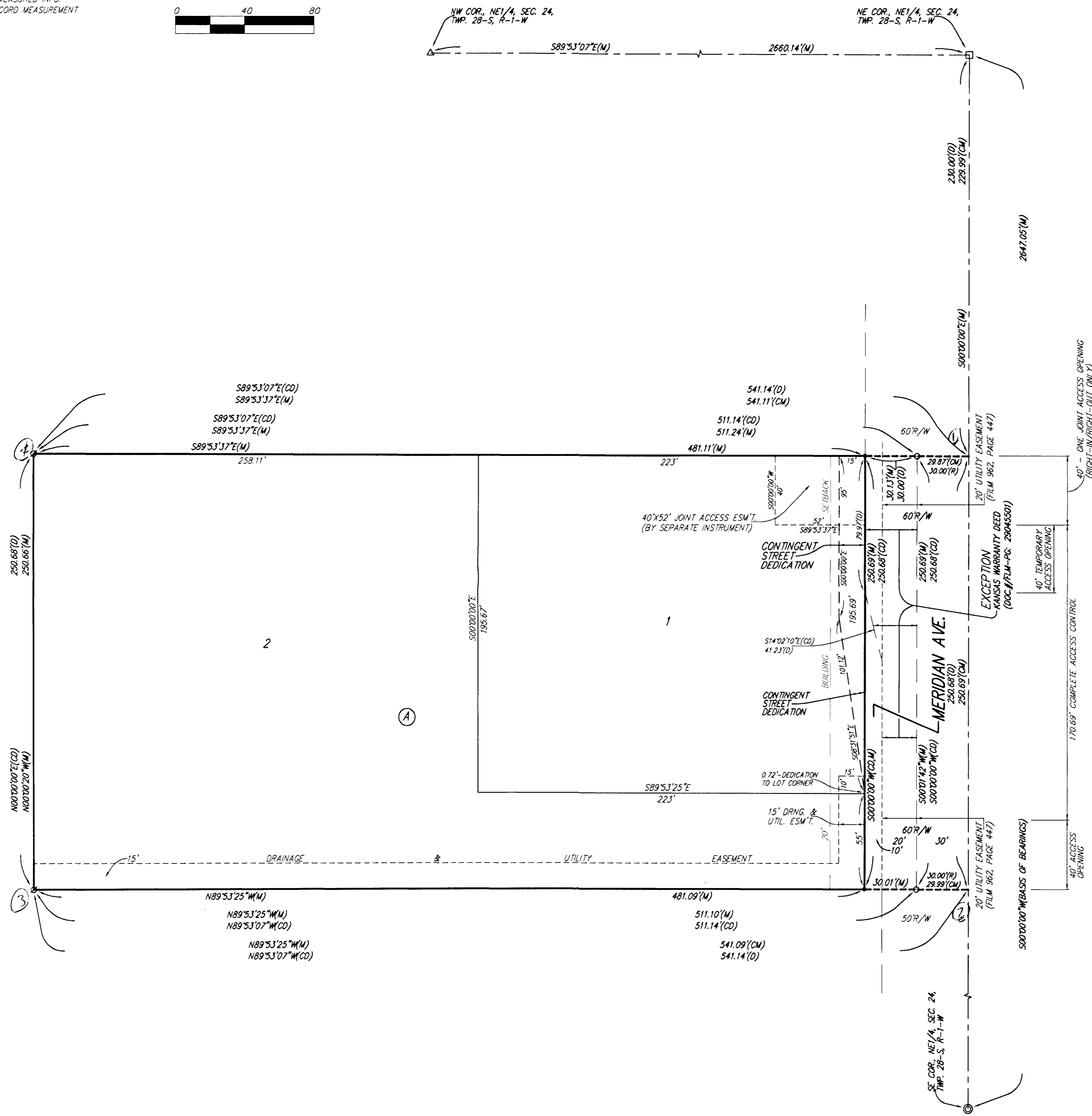
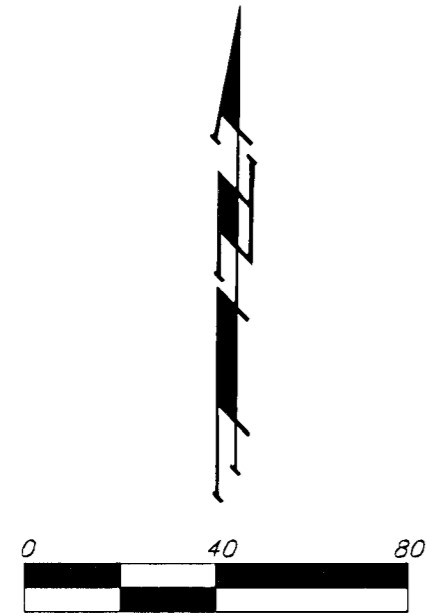
FINAL TRACING RECORD

7-19-10

# NEAL-CLINE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = 1" IRON IN THIMBLE (FOUND)
- = 3/4" IRON IN THIMBLE (FOUND)
- = 3/4" IRON (FOUND)
- ⊙ = 1/2" IRON IN THIMBLE (FOUND)
- = 1/2" IRON (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (CD) = CALCULATED PER DESCRIBED INFO
- (CM) = CALCULATED PER MEASURED INFO
- (R) = RECORD MEASUREMENT



NOTE:  
DRAINAGE EASEMENT FOR THE BENEFIT OF THIS PLAT AND OTHER LAND OVER A PORTION OF THE NW1/4 OF THE SE1/4 OF SEC. 24, TWP. 28-S, R-1-W, (FILM 680, PAGE 1424).

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, RIGHTS-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 IMPEDS THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "NEAL-CLINE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Part of the Northeast Quarter of Section 24, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence south along the East line of said Northeast Quarter, 230 feet for a point of beginning; thence south 250.68 feet; thence west parallel with the North line of said Northeast Quarter, 541.14 feet; thence north 250.68 feet; thence east 541.14 feet to the point of beginning, EXCEPT that part described as commencing at the Northeast corner of the Northeast Quarter of Section 24, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south along the East line of said Quarter Section, a distance of 230.00 feet; thence west parallel to the North line of said Northeast Quarter, a distance of 30.00 feet to the point of beginning; thence continuing west parallel to the North line, a distance of 30.00 feet; thence south parallel to the East line of said Northeast Quarter, a distance of 79.97 feet; thence southeasterly a distance of 41.23 feet to a point 50.00 feet normally distant west of the East line of said Northeast Quarter, and 349.95 feet normally distant south of the north line of said Northeast Quarter; thence south parallel to the East line of said Northeast Quarter, a distance of 130.73 feet; thence east parallel to the North line of said Northeast Quarter, a distance of 20.00 feet; thence north parallel to the East line of said Northeast Quarter, a distance of 250.68 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, and a Street to be known as "NEAL-CLINE ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said Lot 1 covered by said contingent street dedication. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The 40 foot temporary access opening shall expire at such time as Lot 1, Block A, is redeveloped for commercial use, and at the time of said commercial redevelopment, the right-in/right-out joint access opening shall become effective.

Teresa L. Neal-Cline  
1/k/a Teresa L. Neal

Craig A. Cline

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Teresa L. Neal-Cline, 1/k/a Teresa L. Neal, and Craig A. Cline, wife and husband.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

This plat of "NEAL-CLINE 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 \_\_\_\_\_, 2010.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

G. Nelson Van Fleet, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Kelly B. Arnold, 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 \_\_\_\_\_, 2010 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "NEAL-CLINE ADDITION", Wichita, Sedgwick County, Kansas.

Credit Union of America

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_ of Credit Union of America, on behalf of the credit union.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

Baughman Company, P.A.  
115 1/2 St. Wichita, KS 67211 P 316-262-1111 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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