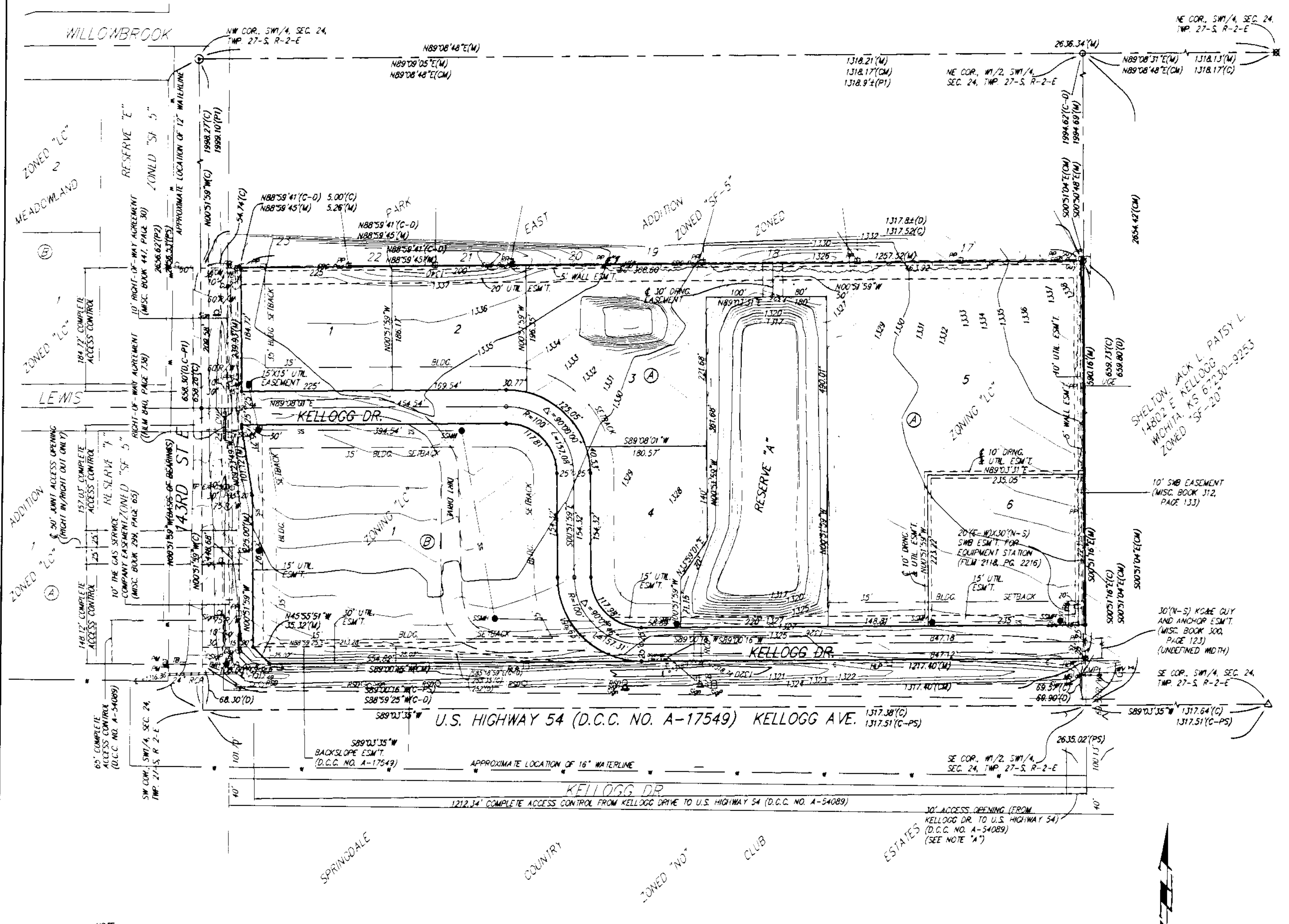
ONE-STEP FINAL PLAT
PRAIRIE POND PLAZA 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PRAIRIE POND PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lots 1, 2, 3, and 4, Block A, Prairie Pond Plaza Addition, Wichita, Sedgwick County, Kansas, together with all of Lots 1 and 2, Block B, in said Prairie Pond Plaza Addition, together with all of Reserve "A", as platted in said Prairie Pond Plaza Addition, together with all of Kellogg Drive, as dedicated in said Prairie Pond Plaza Addition.

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

Baughman Company, P.A.

____________________, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve to be known as "PRAIRIE POND PLAZA 2ND 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 easement is 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 landscaping, open space, berms, drainage purposes, lakes, and utilities as confined to easements. 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Taylor Enterprises, Inc., a Kansas corporation

____________________, President
Daniel J. Taylor

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ______ day of ____________, 2007, by Daniel J. Taylor, President of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the corporation.

____________________, Notary Public

My App't. Exp. ________

This plat of "PRAIRIE POND PLAZA 2ND 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 ____________, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____________________, Chair
Darrell A. 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 ____________, 2007.

____________________, Mayor
Carl Brewer

____________________, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _______ day of ____________, 2007.

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

Entered on transfer record this _______ day of ____________, 2007.

____________________, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of ____________, 2007 at _____ o'clock ___M; and is duly recorded.

____________________, Register of Deeds
Bill Meek

____________________, Deputy
Tonya Buckingham

NOTE:
THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO CLOSE THE CROSSOVER MEDIAN IN U.S. HIGHWAY 54 AT THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 AT SUCH TIME AS THEY DEEM NECESSARY.

NOTE
"A": AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM 143RD STREET EAST TO 159TH STREET EAST, THE KANSAS DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE 30 FOOT ACCESS OPENING, (PER D.C.C. NO. A-54089), ALONG THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 FROM U.S. HIGHWAY 54.

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.

NOTE:
KG&E GUY AND ANCHOR EASEMENT IN THE SW1/4 OF SEC. 24, TWP. 27-S, R-2-E FOR MULTIPLE SUPPORTS OF AN E-W TRANSMISSION LINE LOCATED IN U.S. HIGHWAY 54 RIGHT-OF-WAY (UNDEFINED WIDTHS AND LOCATIONS) (MISC. BOOK 93, PAGE 419)

NOTE:
KG&E TREE TRIMMING PERMIT ALLOWING ACCESS TO LAND ADJOINING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54 FOR THE PURPOSE OF TRIMMING TREES AND HEDGES AS NECESSARY TO PREVENT CONTACT WITH AN E-W TRANSMISSION LINE LOCATED IN SAID U.S. HIGHWAY 54 RIGHT-OF-WAY. (TRIMMING AREA OF UNDEFINED WIDTH) (MISC. BOOK 93, PAGE 62)

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-273.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOTS	BLOCK	ELEVATION NGVD29
3,4,5	A	1328.40

BENCHMARK:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD ST. E.
ELEV. = 1318.61 NGVD29 (131.21 CITY DATUM)

"□" CUT, TOP OF WEIR AT W. END OF HEADWALL, 730'± E. OF ℄ 143RD ST. E. & 112'± N. OF THE S. LINE OF THE SW1/4 OF SEC. 24, TWP. 27-S, R-2-E.
ELEV. = 1326.74 NGVD29 (139.34 CITY DATUM)

OWNER
TAYLOR ENTERPRISES, INC
ATTN: DAN TAYLOR, JR.
1938 N. WOODLAWN, SUITE 400
WICHITA, KANSAS 67208
(316) 634-3321

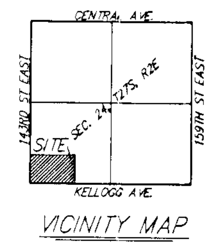
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = #5 REBAR (FOUND)
Ø = 1/2" PINCHED IRON (FOUND)
□ = #4 REBAR W/ "TTLSI" CAP (FOUND)
⊠ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
△ = LEAD PLUG W/ TACK (FOUND)

(M) = MEASURED
(C) = CALCULATED
(D) = DESCRIBED
(PS) = PREVIOUS SURVEY
(CM) = CALCULATED PER MEASURED INFO.
(P1) = PLATTED PER PARK EAST
(P2) = PLATTED PER MEADOWLAND ADD.
(C-P1) = CALCULATED PER PARK EAST PLAT
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-PS) = CALCULATED PER PREVIOUS SURVEY

PP = Power Pole
EB = Electric Box
Guy = Guy Anchor
HLP = High Line Pole
LP = Light Pole
SBC Ped = SBC Pedestal
PM = Pipeline Marker
FOM = Cox Fiberoptics Marker
Sig = Signal Pole
Sign = Sign
RSD = Road Side Delineator
TB = Traffic Box
TMH = Traffic Manhole
WV = Water Valve
MB = Mail Box

0 100 200

DATE OF PREPARATION: 7 MAY, 2007
DATE OF TOPOGRAPHY: 30 APRIL, 2007
CONTOUR INTERVALS = 1 FOOT



VICINITY MAP

PRAIRIE POND PLAZA 2ND ADDITION

7 MAY, 2007

Baughman Company, P.A.
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE

F: PLAT PRAIRIE POND PLAZA ADDITION DWG PRAIRIEPONDPLAZAF DWG-MOC