

MEL HAMBELTON 2ND ADDITION

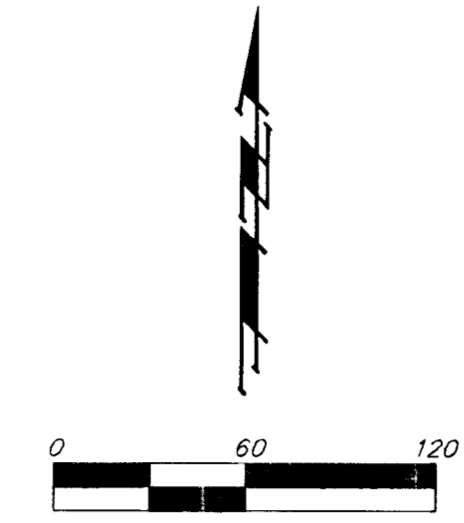
WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 6-18-12

TO: 1-71 FROM: 1-101

ENGINEERING
Jim Pelton
FOR YOUR FILES

State of Kansas) SS
Sedgwick County) SS
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MEL HAMBELTON 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 794.5 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel to the east line of said Northwest Quarter, 300 feet; thence west parallel to the south right-of-way line of said Highway, 526.5 feet; thence north parallel to the east line of said Northwest Quarter, 300 feet to the south right-of-way line of said Highway; thence east, 526.5 feet to the point of beginning, except that part taken for Highway in Condemnation Case No. 01C1340, TOGETHER with that part of said Northwest Quarter described as follows: Beginning at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 208 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel to the east line of said Northwest Quarter, 300 feet; thence west parallel to said south right-of-way line of said Highway, 526.5 feet; thence north, 300 feet to said south right-of-way line; thence east, 526.5 feet to the point of beginning, except the east 100 feet thereof and except that part taken for Highway in Case No. 01C1089, and TOGETHER with Lot 1, Block A, Blas Park, Sedgwick County, Kansas, except that part taken for highway described as commencing at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 794.5 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel with the east line of said Northwest Quarter, a distance of 50 feet to the point of beginning; thence south parallel with the east line of said Northwest Quarter, a distance of 65 feet; thence east parallel with the south right-of-way line of said Highway, a distance of 60 feet; thence north parallel with the east line of said Northwest Quarter, a distance of 65 feet to a point on the south right-of-way line of said Highway; thence west along the south right-of-way line of said Highway, a distance of 60 feet to the point of beginning.



- = #4 REBAR W/ BAUGHMAN CAP (FOUND)
 - = 1" IRON PIPE (FOUND)
 - = #5 REBAR W/ THIMBLE (FOUND)
 - ◇ = 3/4" IRON PIPE W/ REC CAP (FOUND)
 - ⊙ = ALUMINUM CAP IN THIMBLE (FOUND)
 - ▽ = #4 REBAR (FOUND)
 - ⊗ = #4 REBAR W/ BAUGHMAN CAP SET OVER FOUND 1 1/2" IRON PIPE 30" DEEP
 - △ = 3/4" IRON PIPE (FOUND)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO
(CP) = CALCULATED PER PLATTED INFO
(CD) = CALCULATED PER DESCRIBED INFO
(CDB) = CALCULATED PER PLAT OF BLAS PARK ADDITION

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1330.0

BENCHMARK:
City of Wichita Benchmark Disc on west end of RCBG Headwall, 17.7' N. & 35.3' W. of the NW corner of Lot 1, Block A, Mel Hambleton 2nd Addition. Elev. = 1328.33 NAVD88
Railroad Spike in Power Pole, 38.8' W. & 1.0' S. of the first deflection corner south of the NE corner of Lot 1, Block A, Mel Hambleton 2nd Addition. Elev. = 1330.80 NAVD88

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b. All being situated in the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.
Baughman Company, P.A.

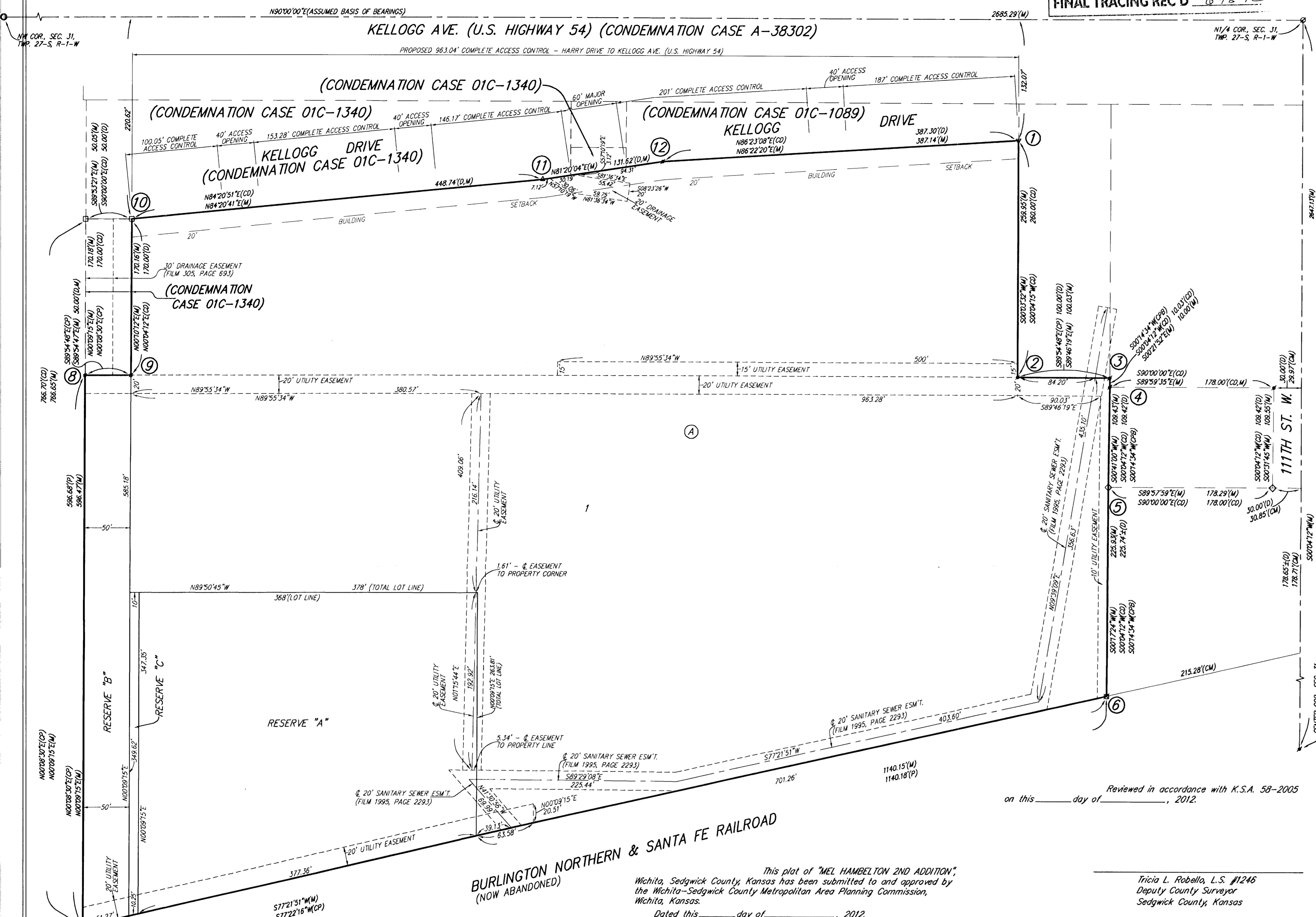
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "MEL HAMBELTON 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for open space, lakes, berms, landscaping, drainage purposes, and utilities as confined to easements. Reserves "B" and "C" are hereby reserved for open space, landscaping, private drives, public access purposes including drainage maintenance equipment, drainage purposes, and utilities as confined to easements. Private drives and public access purposes shall be restricted to the east 20.00 feet of said Reserve "B" provided, however, that one public access crossing shall be allowed over the west 30.00 feet of said Reserve "B". Drainage structures shall be allowed within said Reserves "A" and "B" provided, however, that no drainage structure within said Reserve "A" or within the east 20.00 feet of said Reserve "B" shall restrict or deny any access purposes. Any open drainage channels in said Reserve "B" shall be restricted to the west 30.00 feet of said Reserve "B". Reserves "A", "B" and "C" shall be owned by the owner of Lot 1, Block A. Reserves "A" and "C" shall be maintained by the City of Wichita, Kansas. At the time of site development the City of Wichita, Kansas shall retain the right to continue the maintenance of said Reserve "B" or to relinquish the responsibility of all or part of the maintenance of said Reserve "B" to the owner of Lot 1, Block A. The City of Wichita, Kansas shall have the right to assume the responsibility for all or part of the maintenance of said Reserve "B" at any time. 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 Elevation for the lowest opening to the structures on Lot 1, Block A, shall be 1330.0 NAVD88.
Out of the Box Investments, LLC

State of Kansas) SS
Sedgwick County) SS
The foregoing instrument acknowledged before me, this _____ day of _____, 2012, by Lisa A. Hambleton, Member of Out of the Box Investments, LLC, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____



Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2012.

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

Entered on transfer record this _____ day of _____, 2012.

Shawn Farney, Chair
John L. Schlegel, Secretary
Kelly B. Arnold, County Clerk

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2012.

Carl Brewer, Mayor
Karen Sublett, City Clerk
Tonya Buckingham, Deputy

State of Kansas) SS
Sedgwick County) SS
The foregoing instrument acknowledged before me, this _____ day of _____, 2012, by _____, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

NOTE:
A drainage plan has been developed for this addition and is on file with the City of Wichita, Kansas. Drainage inlets 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.

Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

NOTE:
EXISTING 10" K.&E. RIGHT-OF-WAY EASEMENT, (FILM 312, PAGE 589), TO BE RELEASED AND HAVE UTILITIES REMOVED UPON SITE DEVELOPMENT.