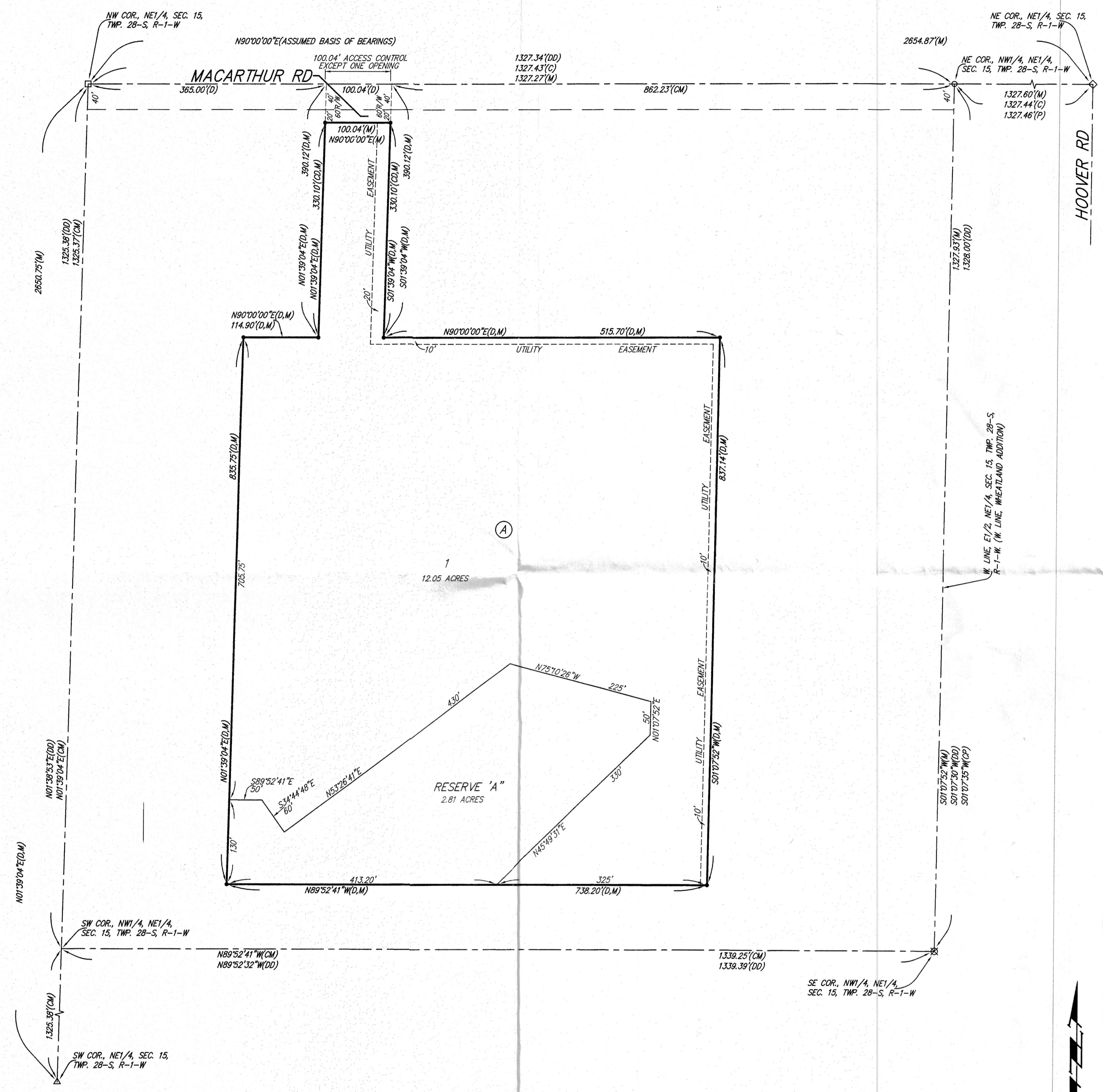


WICHITA UNION STOCKYARDS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

PW-ENGINEERING 1-71
Arcefi Rosas
FOR YOUR FILES



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD83
1	A	1293.1

BENCHMARK:
CITY OF WICHITA BENCHMARK DISK - 63.8' E. & 63.7' N. OF THE NW COR., NE 1/4, SEC. 15, TWP. 28-S, R-1-W. ELEV. = 1305.04 NAVD83

NOTE:
EXISTING BLANKET CITIES SERVICE GAS COMPANY RIGHT-OF-WAY AGREEMENT OVER THIS AND OTHER PROPERTY, (MISC. BOOK 152, PAGE 521).
EXISTING 4" CITIES SERVICE OIL COMPANY RIGHT-OF-WAY AGREEMENT, (ORIGINAL LOCATION APPROXIMATE PER DOCUMENT AND LOCATION CAN NO LONGER BE REPRODUCED), (MISC. BOOK 372, PAGE 42), AND LAST ASSIGNED TO SEMINOLE TRANSPORTATION AND GATHERING, INC.
BLANKET EASEMENT FOR TELECOMMUNICATION RIGHTS TRANSFERRED TO SBA BREEZE COMMUNICATION COMPANY OVER THE NE 1/4 OF SEC. 15, TWP. 28-S, R-1-E IN THE DOCUMENT ENTITLED "MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS" RECORDED IN FILM 2333, PAGE 11.

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WICHITA UNION STOCKYARDS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the Northeast Quarter of Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the northwest corner of the Northwest Quarter of said Northeast Quarter; thence S90°00'00"E along the north line of the Northwest Quarter of said Northeast Quarter, 365.00 feet for a point of beginning; thence continuing S90°00'00"W along the north line of the Northwest Quarter of said Northeast Quarter, 100.04 feet; thence S01°39'04"W, 390.12 feet; thence S90°00'00"E, 515.70 feet; thence S01°07'52"W, 837.14 feet; thence N89°52'41"W, 738.20 feet; thence N01°39'04"E, 835.75 feet; thence S90°00'00"E, 114.90 feet; thence N01°39'04"E, 390.12 feet to the point of beginning.
Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
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 a Lot, a Block, a Street, and a Reserve to be known as "WICHITA UNION STOCKYARDS ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, lakes, cabin/gazebo structures, drainage purposes, and floodplain. No fill, change of grade, creation of channel, or any other work shall be carried on within said Reserve "A" without the permission of the Engineer for the appropriate governing body. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A, and/or their successors/assigns, and/or 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 permitted opening location shall be as determined by the 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 as indicated on the face of the plat.

Michael J. Andra and Tina M. Andra
Living Trust dated May 24, 2004

Michael J. Andra, Trustee
Tina M. Andra, Trustee

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of JUNE, 2017, by Michael J. Andra, Trustee of the Michael J. Andra and Tina M. Andra Living Trust dated May 24, 2004 on behalf of the trust.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-17
Judith M. Terhune, Notary Public
My App't. Exp. 11-7-17

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of JUNE, 2017, by Tina M. Andra, Trustee of the Michael J. Andra and Tina M. Andra Living Trust dated May 24, 2004 on behalf of the trust.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-17
Judith M. Terhune, Notary Public
My App't. Exp. 11-7-17

This plat of "WICHITA UNION STOCKYARDS 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 _____, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster, Chairman
Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2017.

Jeff Longwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2017.

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

Entered on transfer record this _____ day of _____, 2017.
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2017 at _____ o'clock _____ M, and is duly recorded.

Tonya Buckingham, Register of Deeds
Judy J. Paget, Deputy

We the undersigned holders of a mortgage on the above described property do hereby consent to this plat of "WICHITA UNION STOCKYARDS ADDITION", Wichita, Sedgwick County, Kansas.
Simmons First National Bank

RAY BURFORD, V.P.

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of JUNE, 2017, by RAY BURFORD, V.P. of Simmons First National Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-17
Judith M. Terhune, Notary Public
My App't. Exp. 11-7-17