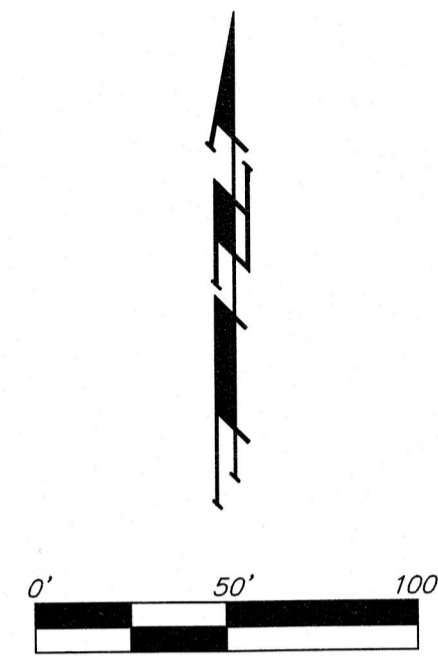


MCCORMICK ACRES

SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 9-15-17

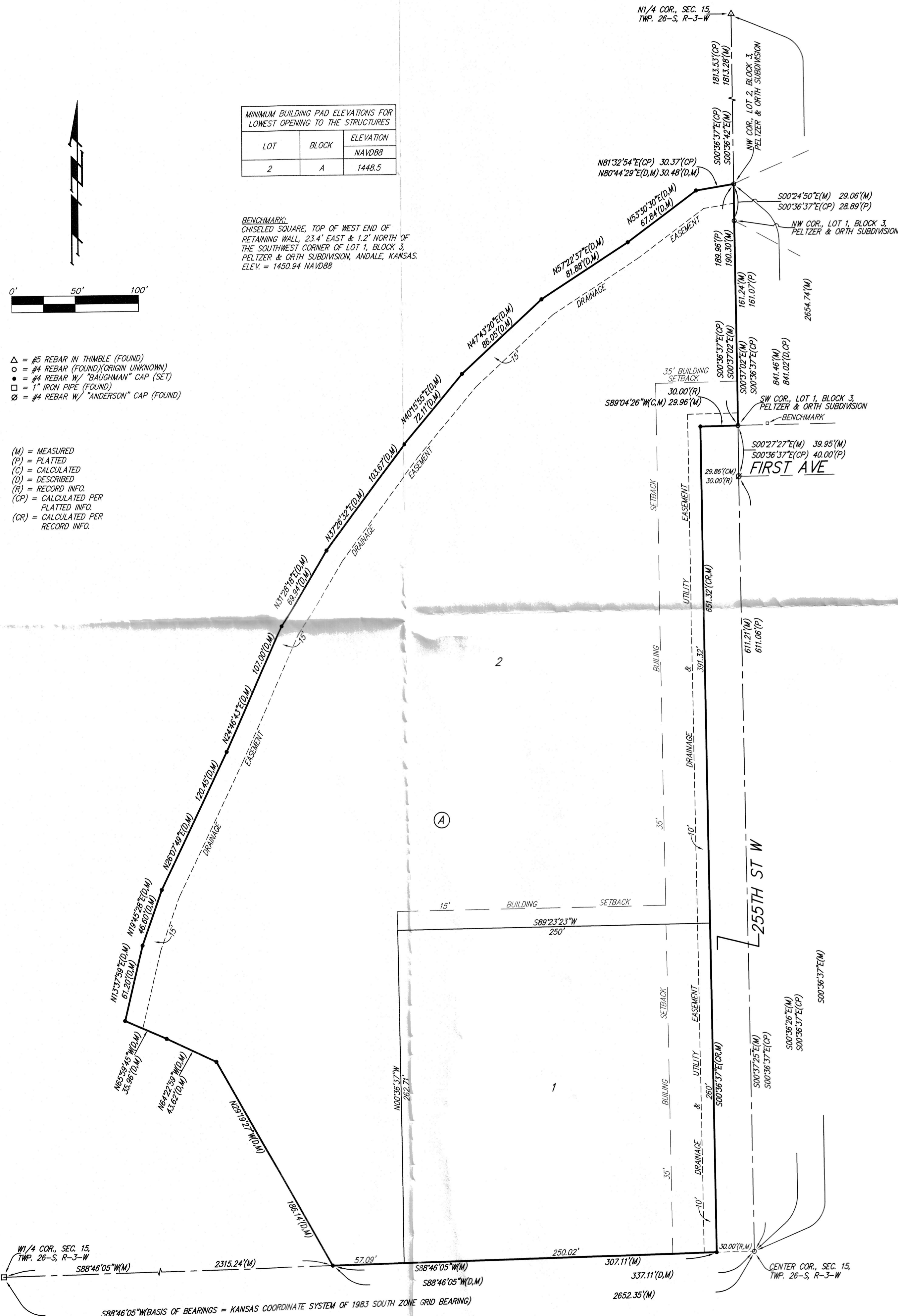


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
2	A	1448.5

BENCHMARK:
CHISELED SQUARE, TOP OF WEST END OF
RETAINING WALL, 23.4' EAST & 1.2' NORTH OF
THE SOUTHWEST CORNER OF LOT 1, BLOCK 3,
PELTZER & ORTH SUBDIVISION, ANDALE, KANSAS.
ELEV. = 1450.94 NAVD88

- △ = #5 REBAR IN THIMBLE (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1" IRON PIPE (FOUND)
- ⊙ = #4 REBAR W/ "ANDERSON" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (D) = DESCRIBED
- (R) = RECORD INFO
- (CP) = CALCULATED PER PLATTED INFO
- (OR) = CALCULATED PER RECORD INFO



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 "MCCORMICK ACRES", Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as follows: A portion of the South Half of the Northwest
Quarter of Section 15, Township 26 South, Range 3 West of the 6th P.M.,
Sedgwick County, Kansas, more particularly described as Beginning at the
southeast corner of said Northwest Quarter; thence S88°46'05"W, along the
south line of said Northwest Quarter, 337.11 feet; thence N29°19'27"W,
186.14 feet; thence N64°22'59"W, 43.62 feet; thence N65°59'45"W, 35.96
feet; thence N13°37'59"E, 61.20 feet; thence N19°45'28"E, 46.60 feet;
thence N26°07'49"E, 120.45 feet; thence N24°46'43"E, 107.00 feet; thence
N31°28'18"E, 69.94 feet; thence N37°26'32"E, 103.67 feet; thence
N40°15'55"E, 72.11 feet; thence N47°43'20"E, 86.05 feet; thence
N57°22'37"E, 81.88 feet; thence N53°30'30"E, 67.84 feet; thence
N80°44'29"E, 30.48 feet to the northernmost northwest corner of Lot 2,
Block 3, Peltzer and Orth Subdivision a Subdivision of Andale, Kansas,
Sedgwick County, Kansas, also being a point on the east line of said
Northwest Quarter; thence S00°36'37"E, along the east line of said
Northwest Quarter, 841.02 feet to the point of beginning. Subject to
Road Rights of Way of Record.

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

Know all men by these presents that we,
the undersigned owners, have caused the land in the surveyors certificate
to be platted into Lots, a Block, and a Street, to be known as
"MCCORMICK ACRES", Sedgwick County, Kansas. The drainage and utility
easement is 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. 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. The
minimum building pad elevation for the lowest opening to the structures
on Lot 2, Block A, shall be as indicated on the face of the plat.

Thomas P. McCormick

Shannon C. McCormick

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2017, by Thomas P. McCormick and
Shannon C. McCormick, husband and wife.

_____, Notary Public

My App't. Exp. _____

This plat of "MCCORMICK ACRES", 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

_____, Chairman
Joseph A. Johnson

_____, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 2017.

_____, Chairman
David M. Unruh, First District

ATTEST: _____, County Clerk
Kelly B. Arnold

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

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

Entered on transfer record this _____ day
of _____, 2017.

_____, County Clerk
Kelly B. Arnold

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 _____, 2017 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

NOTE:
EXISTING BLANKET CITIES SERVICE OIL COMPANY PIPE LINE RIGHT-OF-WAY AGREEMENT
RECORDED IN MISC. BOOK 371, PAGE 418 AFFECTS SUBJECT PROPERTY. LAST ASSIGNED TO
CITY CITIES SERVICE INC. RECORDED ON FILM 868, PAGE 271.
EXISTING BLANKET PIPE LINE ORDER BY THE BOARD OF COUNTY COMMISSIONERS, SEDGWICK
COUNTY, KANSAS FOR THE BENEFIT OF CITIES SERVICE OIL COMPANY ALLOWING FOR THE
LAYING OF A 4 INCH PIPE LINE UNDER AND ACROSS ALL PUBLIC HIGHWAYS ALONG THE ROUTE
OF SAID PIPE LINE RECORDED IN MISC. BOOK 373, PAGE 472 MAY AFFECT SUBJECT PROPERTY.
EXISTING BLANKET ANDALE WATERSHED JOINT DISTRICT NO. 9 EASEMENT FOR IMPROVEMENT
AND/OR RELOCATION OF DRAINAGE CHANNEL, RECORDED IN MISC. BOOK 499, PAGE 520
AFFECTS PART OF SUBJECT PROPERTY.
EXISTING BLANKET ANDALE WATERSHED JOINT DISTRICT NO. 9 EASEMENT FOR CONSTRUCTION
AND MAINTENANCE OF A FLOODWATER RETARDING STRUCTURE RECORDED IN MISC. BOOK 499,
PAGE 522 AFFECTS PART OF SUBJECT PROPERTY.
BLANKET EASEMENT FOR TELECOMMUNICATION RIGHTS TRANSFERRED TO SEA BREEZE
COMMUNICATION COMPANY OVER THE S/2 OF THE NW/4 SEC. 15, TWP. 26-S, R-3-W 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 this subdivision and is on file in the
office of the County Engineer or the Engineer for the appropriate governing
body. All drainage easements, right-of-ways, or reserves shall remain of
established grades or as modified with the approval of the County Engineer
or the Engineer for the appropriate governing body. No obstructions which
impede the flow of this drainage system shall be allowed.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE