

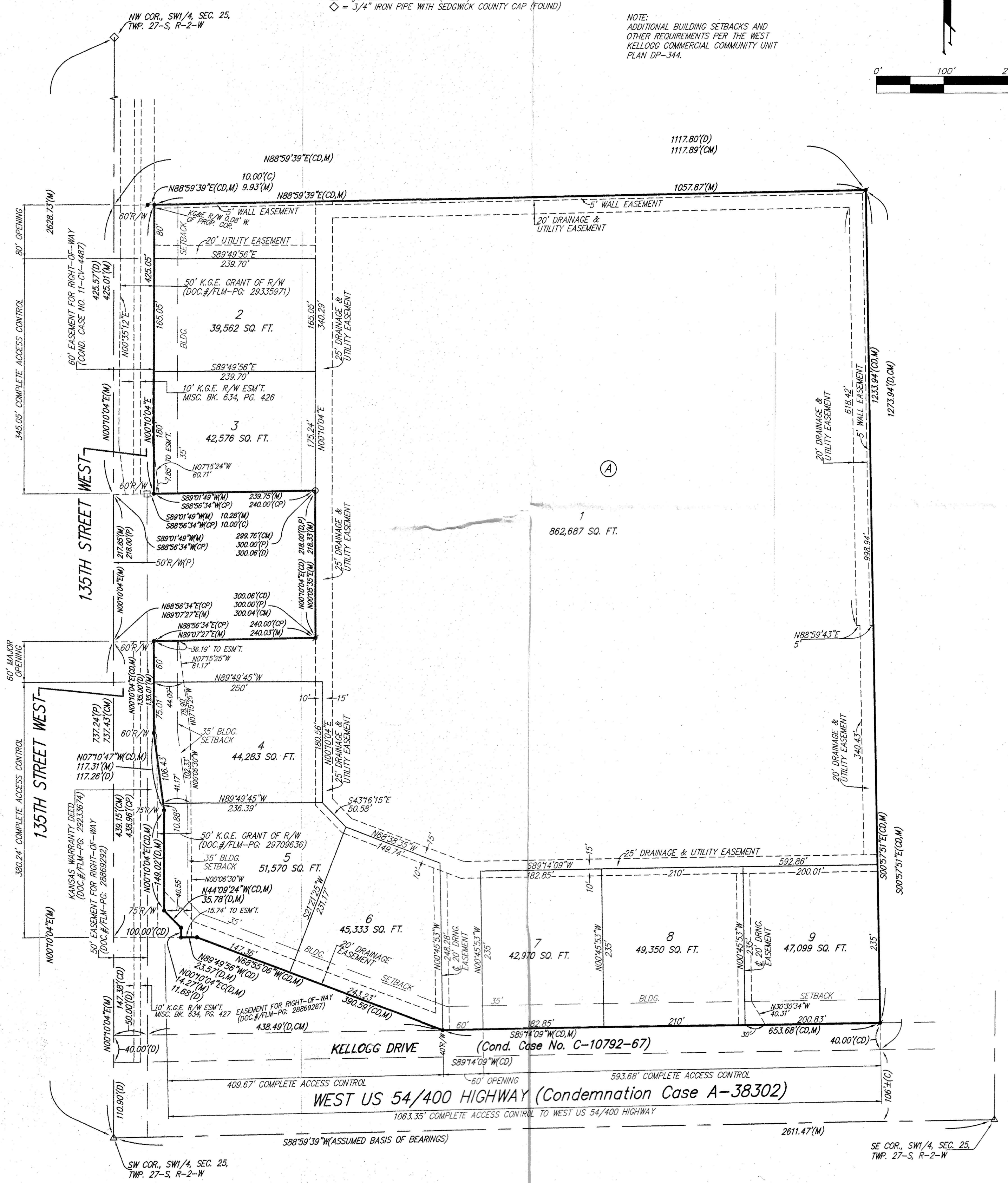
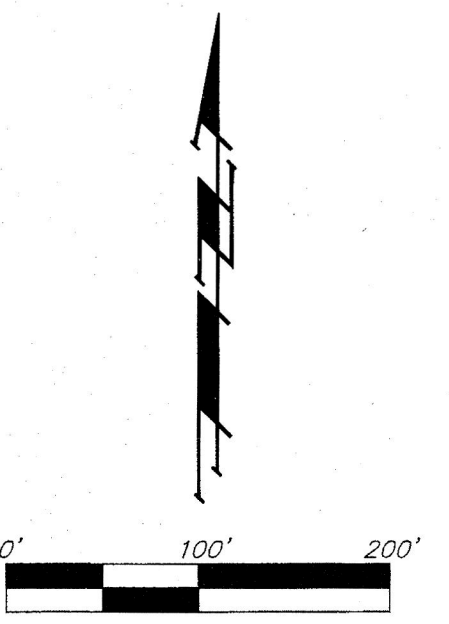
WEST KELLOGG COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 3/4" IRON PIPE W/ "REC" CAP (FOUND)
- △ = #5 REBAR IN THIMBLE (FOUND)
- ◇ = 3/4" IRON PIPE WITH SEDGWICK COUNTY CAP (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (CP) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (CM) = CALCULATED PER MEASURED INFO.

NOTE:
ADDITIONAL BUILDING SETBACKS AND
OTHER REQUIREMENTS PER THE WEST
KELLOGG COMMERCIAL COMMUNITY UNIT
FLAN DP-344.



NOTE:
A drainage plan has been developed for the plot and all
drainage easements, rights-of-way, and 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
Sedgwick County) do hereby certify that we have surveyed and
platted "WEST KELLOGG COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A tract in the Southwest Quarter of
Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick
County, Kansas described as beginning at the intersection of the north line
of U.S. 54 Highway (Case No. A-38302) and the west line of said Southwest
Quarter; thence east along said north line of said U.S. 54 Highway, 1144.10
feet more or less to a point 1468.75 feet west of the east line of said
Southwest Quarter, also measured along said highway right-of-way; thence
north with a deflection angle to the left of 90°12' a distance of 630.5 feet to
a point 736.6 feet north of the south line of said Southwest Quarter, (being
the west line of the property described in deed recorded in Deed Book 1355,
Page 416); thence west parallel with the south line of said Southwest Quarter,
1131.21 feet more or less to the west line of said Southwest Quarter; thence
south 626.39 feet more or less to the place of beginning, EXCEPT therefrom
the south 40 feet which has been condemned in Case C-10792-67, and
EXCEPT the east 80 feet, and EXCEPT that part conveyed to the City of
Wichita in the Kansas Warranty Deed recorded on DOC.#/FLM-PG: 29233674,
TOGETHER with a tract in the SW1/4 of Section 25, Township 27 South,
Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas
described as: Beginning at a point on the north right of way line of U.S.
Highway 54, as condemned in District Court Case No. A-38302 and 1468.75
feet west of the east line of said SW1/4 (measured along said Highway right
of way); thence west along said Highway right of way, a distance of 80 feet;
thence north with a deflection angle to the right of 89°48', a distance of
630.17 feet to a point 736.6 feet north of the south line of said SW1/4;
thence west parallel with the south line of said SW1/4, a distance of 750.49
feet to a point 300 feet east of the west line of said SW1/4, said point
being the SE corner of Lot 1, Block A, Weber Addition, Sedgwick County,
Kansas; thence north parallel with the west line of said SW1/4 and along the
east line of said Lot 1, a distance of 218 feet to the NE. corner of said Lot
1; thence west parallel with the south line of said SW1/4 and along the north
line of said Lot 1, a distance of 300.06 feet to the west line of said SW1/4;
thence north along the west line of said SW1/4, a distance of 425.57 feet to
a point 1380.00 feet normally distant north of the south line of said SW1/4;
thence easterly parallel with and 1380.00 feet normally distant north of the
south line of said SW1/4, 1117.80 feet to the intersection with the northerly
extension of the west line of that part of said SW1/4 described and
conveyed in the Kansas Warranty Deed recorded in DOC.#/FLM-PG: 28778360;
thence southerly along said extended west line, 1273.94 feet to the point of
beginning, EXCEPT that part condemned for Highway right of way in
Condemnation Case C-10792. All of the above being subject to road right
of ways 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 17-22-2017, 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, a Block, and Streets, to be known as "WEST KELLOGG
COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility
easement is 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. 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 drainage easements are
hereby granted as indicated for drainage purposes. The wall easements are
hereby granted as indicated for the construction and maintenance of
private screening walls 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. 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. FEMA floodplain and
regulatory floodway boundaries are subject to periodic change and such
change may affect the intended land use within the subdivision.

West Kellogg, LC,
a Kansas limited liability company
W. E. Lusk, Jr., Manager
135 West Investments, LC,
a Kansas limited liability company
W. E. Lusk, Jr., Managing Member

This plat of "WEST KELLOGG COMMERCIAL
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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Joseph A. Johnson, 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 _____,
Mayor,
Jeff Longwell, City of Wichita

Karen Sublett, City Clerk

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

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

Entered on transfer record this _____ day
of _____,
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 _____ at _____ o'clock _____ M, and is duly recorded.

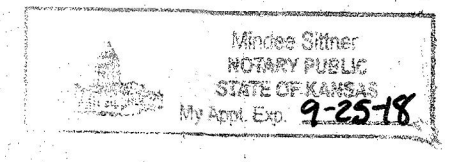
Tonya Buckingham, Register of Deeds
Judy J. Paget, Deputy

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 12th day of January, 2018, by W. E. Lusk Jr., Manager of
West Kellogg LC, a Kansas limited liability company, on behalf of the
limited liability company.

My App't. Exp. 9/25/18
MINDIE SITTNER, Notary Public
MINDIE SITTNER

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 12th day of January, 2018, by W. E. Lusk Jr., Managing
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on behalf of the limited liability company.

My App't. Exp. 9/25/18
MINDIE SITTNER, Notary Public
MINDIE SITTNER



Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-1271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE