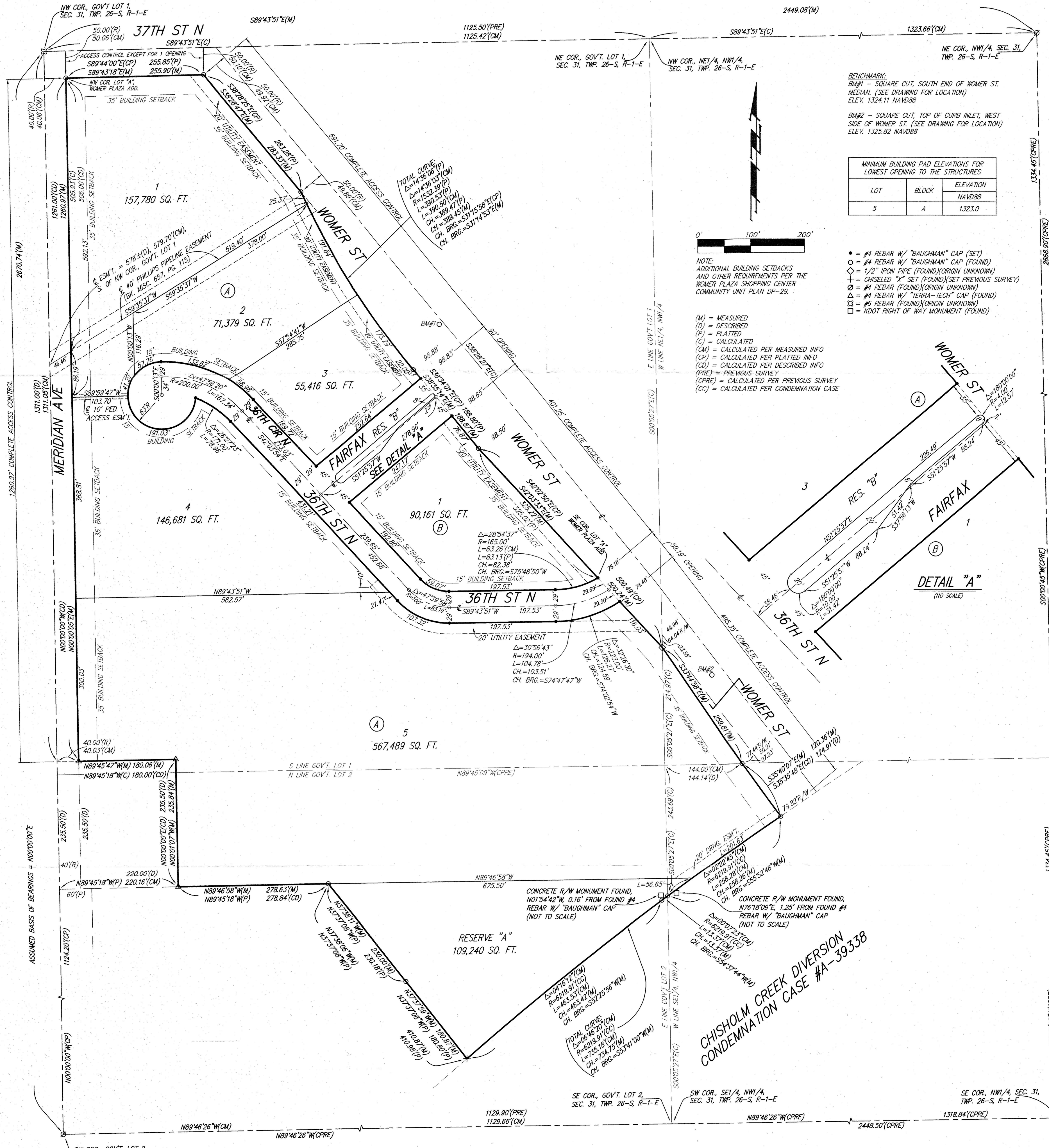


FINAL TRACING REC'D 3-13-18

WOMER PLAZA 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County and state do hereby certify that we have surveyed and
platted the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The North 25 acres of the
Southeast quarter of the Northwest quarter except the South 10 acres
and except roadway taken out in CCA-39338 and except that part
platted to the City for Roadway Section 31, Township 26 South, Range 1
East of the Sixth Principal Meridian, Sedgwick County, Kansas, TOGETHER
with that portion of the West 212.0 feet of the Northeast Quarter of the
Northwest Quarter of Section 31, Township 26 South, Range 1 East of the
6th P.M., Sedgwick County, Kansas, lying South and West of the existing
Westerly right-of-way line of K-96 Highway, TOGETHER with that part of
Government Lots 1 and 2 in the Northwest Quarter of Section 31, Township
26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying
North of the Westerly right-of-way line of K-96 Highway and West
of the West R/W line of Womer (K-96 Highway), except that part platted
as Womer Plaza Addition and except a tract described as beginning 1371
feet South of the Northwest corner of said Government Lot 1; thence
East 220 feet; thence South 235.5 feet; thence West 220 feet; thence
North 235.5 feet to beginning; and except existing road right-of-way,
and except that part described as: Beginning at a point 1546.50 feet
South and 30 feet East of the Northwest corner of the Northwest Quarter
of Section 31, Township 26 South, Range 1 East of the Sixth Principal
Meridian, Sedgwick County, Kansas; thence South along the East
right-of-way of Meridian Avenue, having an assumed bearing of
S00°00'00"E, a distance of 1033.26 feet to the Westerly right-of-way of
the Chisholm Creek Diversion, as acquired in Condemnation Case No.
39338; thence N43°00'48"E, a distance of 472.62 feet; thence
N47°31'09"E, a distance of 500.33 feet; thence N52°22'54"E, a distance of
36.00 feet; thence N37°37'06"W, a distance of 411.34 feet; thence
N89°45'24"W, a distance of 468.84 feet to the point of beginning
TOGETHER with Lot A, Womer Plaza Addition to Wichita, Sedgwick County,
Kansas, TOGETHER with Lots 1, 2 and 3, Block 1, Womer Plaza Addition to
Wichita, Sedgwick County, Kansas, and TOGETHER with all of 35th Street
North, Conlock and Conlock Court all as dedicated in said Womer Plaza
Addition.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
voted by virtue of K.S.A. 12-512b, as amended,
Baughman Company, P.A.

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves, and Streets, to be known as "WOMER
PLAZA 2ND 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 drainage easements
are hereby granted as indicated for drainage purposes. The pedestrian
access easement is hereby granted as indicated for pedestrian access
purposes between 36th St N and Meridian Ave, and no fences or other
obstructions shall be constructed or placed within this easement. The
pedestrian access easement is hereby granted to the public and repairs
and condemnations shall be made as if the sidewalks were located on
public property. Sidewalks shall be allowed within the pedestrian access
easements. The streets are hereby dedicated to and for the use of the
public. The radius of the pavement in the 36th St N cur-de-sac shall be
48 feet. Reserve "A" is reserved for open space, lakes, landscaping, and
drainage purposes. Reserve "B" is reserved for entry monuments, streets,
signage, open space, landscaping, utilities, and drainage purposes.
Reserves "A" and "B" shall be owned and maintained by the lot owners
association for the duration. 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
Elevations for the lowest opening to the structures shall be as indicated
on the face of the plat. FEMA floodplain and regulatory floodway
boundaries are subject to periodic change and such change may affect
the intended land use within the subdivision.

Broadmoor One, LLC,
a Kansas limited liability company
Max Cole, Manager

State of Kansas) SS The foregoing instrument acknowledged before
me, this 7th day of March, 2018, by Max Cole, Manager of
Broadmoor One, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

JUDITH M. TERHUNE, Notary Public
My App. Expires 11-1-21

We the undersigned holders of a mortgage on the
above described property, do hereby certify that this plat of "WOMER
PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Rose Hill Bank
CUY MAUCK, PRES + CEO

State of Kansas) SS The foregoing instrument acknowledged before
me, this 9th day of March, 2018, by CUY MAUCK,
PRES + CEO of Rose Hill Bank, on behalf of the bank.

ROBERTA J. WAMPLER, Notary Public
My App. Exp. 1-6-2019

This plat of "WOMER 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 _____,
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 _____, 2018.

Jeff Longwell, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2018.

Tricia L. Robello, P.S. #1246
Sedgwick County Surveyor

Entered on transfer record this _____ day
of _____, 2018.

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 _____, 2018 at _____ o'clock _____ M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Poget, Deputy

NOTE:
THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S
OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN
TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH
SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR
OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING
BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE
DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE
VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

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
UNRESTRICTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

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

FILED: Womer Plaza 2nd Addition, 17407-P388 (Plan) Drawings, Womer Plaza 2nd, File#388