

# R. D. WOOD COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

FINAL TRACKING REC'D 7-16-19

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and plotted "R. D. WOOD COMMERCIAL 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 Southwest Quarter of Section 12, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the southwest corner of said Southwest Quarter; thence north along the west line of said Southwest Quarter, 990.00 feet to the intersection with the westerly extension of the north line of Lot 1, Vince Garcia Addition, an Addition to Sedgwick County, Kansas, and for a point of beginning; thence continuing north along the west line of said Southwest Quarter, 200.00 feet; thence east parallel with the south line of said Southwest Quarter, 350.00 feet; thence north parallel with the west line of said Southwest Quarter, 566.00 feet; thence east parallel with the south line of said Southwest Quarter, 300.00 feet; thence south parallel with the west line of said Southwest Quarter, 496.00 feet; thence east parallel with the south line of said Southwest Quarter, 250.00 feet; thence south parallel with the west line of said Southwest Quarter, 270.00 feet to a point on the north line of Crystal Gardens Addition, Wichita, Sedgwick County, Kansas; thence west along the north line of said Crystal Gardens and along the north line of Lot 1 in said Vince Garcia Addition, and as extended west, 900.00 feet to the point of beginning, all being 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.

This plat of "R. D. WOOD 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 \_\_\_\_\_, 2019.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
Cindy Miles

\_\_\_\_\_, Secretary  
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, Mayor  
Jeff Longwell

\_\_\_\_\_, City Clerk  
Karen Sublett

\_\_\_\_\_, 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 a Lot, a Block, a Street, and Reserves to be known as "R. D. WOOD COMMERCIAL 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 fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, waterlines and related appurtenances as confined to easement, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, and utilities as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to 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.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, P.S. #1246  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

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 \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

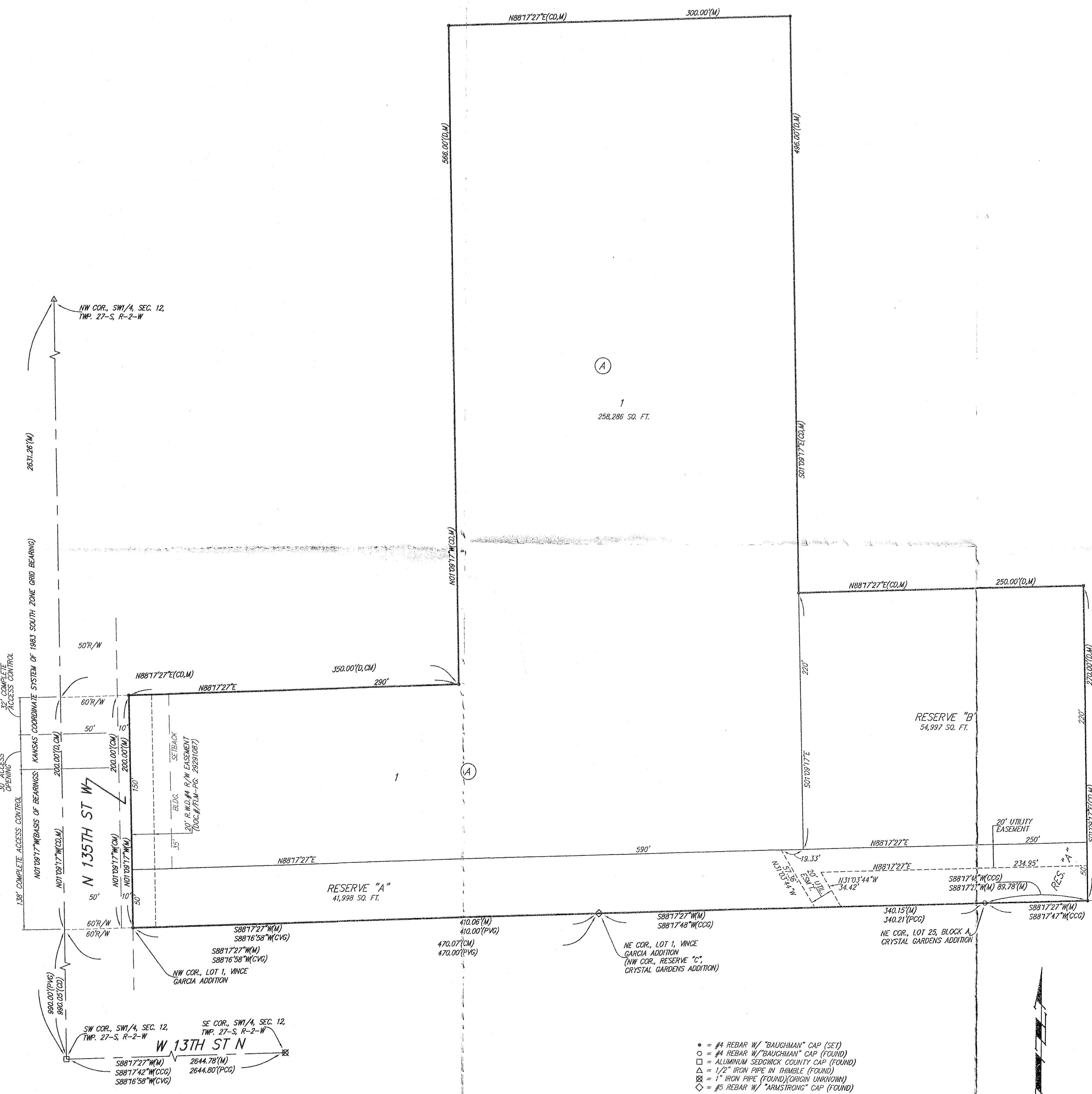
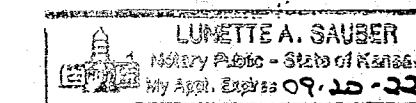
\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

State of Kansas) SS The foregoing instrument acknowledged before me, this 3<sup>rd</sup> day of July, 2019, by R. D. Wood and Betty Jo Wood, husband and wife.

\_\_\_\_\_, Notary Public  
LUNETTE A. SAUER

My App't. Exp. 09-30-22



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = ALUMINUM SEDGWICK COUNTY CAP (FOUND)
- △ = 1/2" IRON PIPE W/ DIMPLE (FOUND)
- ⊗ = 1" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ◇ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)

LOT	BLOCK	ELEVATION
1	A	1354.2

(M) = MEASURED  
(D) = DESCRIBED  
(CM) = CALCULATED FROM MEASURED INFO.  
(CD) = CALCULATED FROM DESCRIBED INFO.  
(PVD) = PLATTED INFO. FROM VINCE GARCIA ADDITION  
(CVG) = CALCULATED FROM VINCE GARCIA ADDITION  
(PCG) = PLATTED INFO. FROM CRYSTAL GARDENS ADDITION  
(CCG) = CALCULATED FROM CRYSTAL GARDENS ADDITION

BENCHMARK:  
CHISELED CROSS ON FACE OF WALK, 578.1' N. OF THE MOST WESTERLY NW COR. LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION. (SAID MOST WESTERLY NW COR. BEING A POINT ON THE E. R/W LINE OF N 135TH ST. W.) & 44.1' E. OF THE W. LINE, SW 1/4, SEC. 12, TWP. 27-S, R-2-W.  
ELEV. = 1357.30 NAVD88

CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION.  
ELEV. = 1353.58 NAVD88