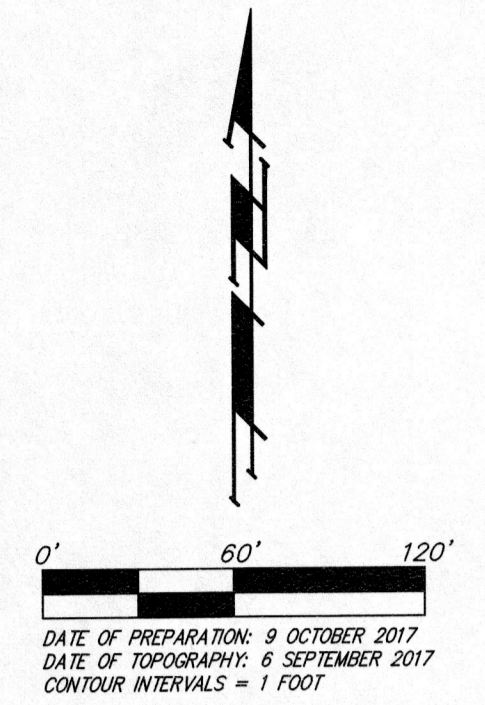


ONE-STEP FINAL PLAT

FARMERS COOP-CLONMEL ADDITION

SEDGWICK COUNTY, KANSAS

NE COR. SE 1/4, SEC. 32
TWP. 28-S, R-2-W

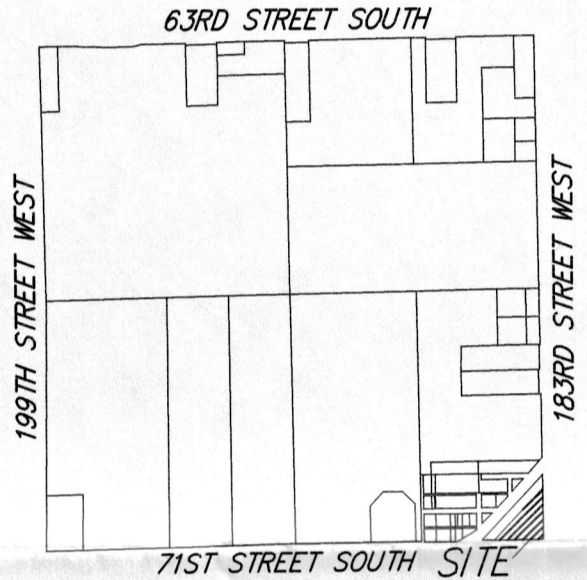


- PP □ = Power Pole
- Sign □ = Sign
- GP ○ = Guy Pole
- GU ○ = Guard Post (Ballard)
- Guy ⊥ = Guy Anchor
- LP ○ = Light Pole
- Well ○ = Cased Well
- WM ● = Water Meter
- WH ⊕ = Ward Hydrant (Spigot)
- SP = STEEL PIPE
- ⊙ = #4 REBAR (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 1" IRON (FOUND)
- = NAIL (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED MEASURED
- SP = STEEL PIPE

OWNER/DEVELOPER:
FARMERS COOPERATIVE ELEVATOR COMPANY
106 EAST SOUTH AVENUE
CHENEY, KANSAS 67025

LEGAL DESCRIPTION:
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; FIRST COURSE, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 50 SECONDS WEST, 630.49 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT THAT IS 50.00 FEET PERPENDICULAR TO THE CENTERLINE OF THE ABANDONED RAILROAD; SECOND COURSE, THENCE SOUTH 43 DEGREES 03 MINUTES 45 SECONDS WEST, 862.22 FEET PARALLEL TO SAID RAILROAD TO THE SOUTH LINE OF SAID QUARTER SECTION; THIRD COURSE, THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, 589.79 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 4.27 ACRES WHICH INCLUDES 1.05 ACRES OF PUBLIC ROAD RIGHT OF WAY, RESULTING IN A NET ACREAGE OF 3.22 ACRES, MORE OR LESS.

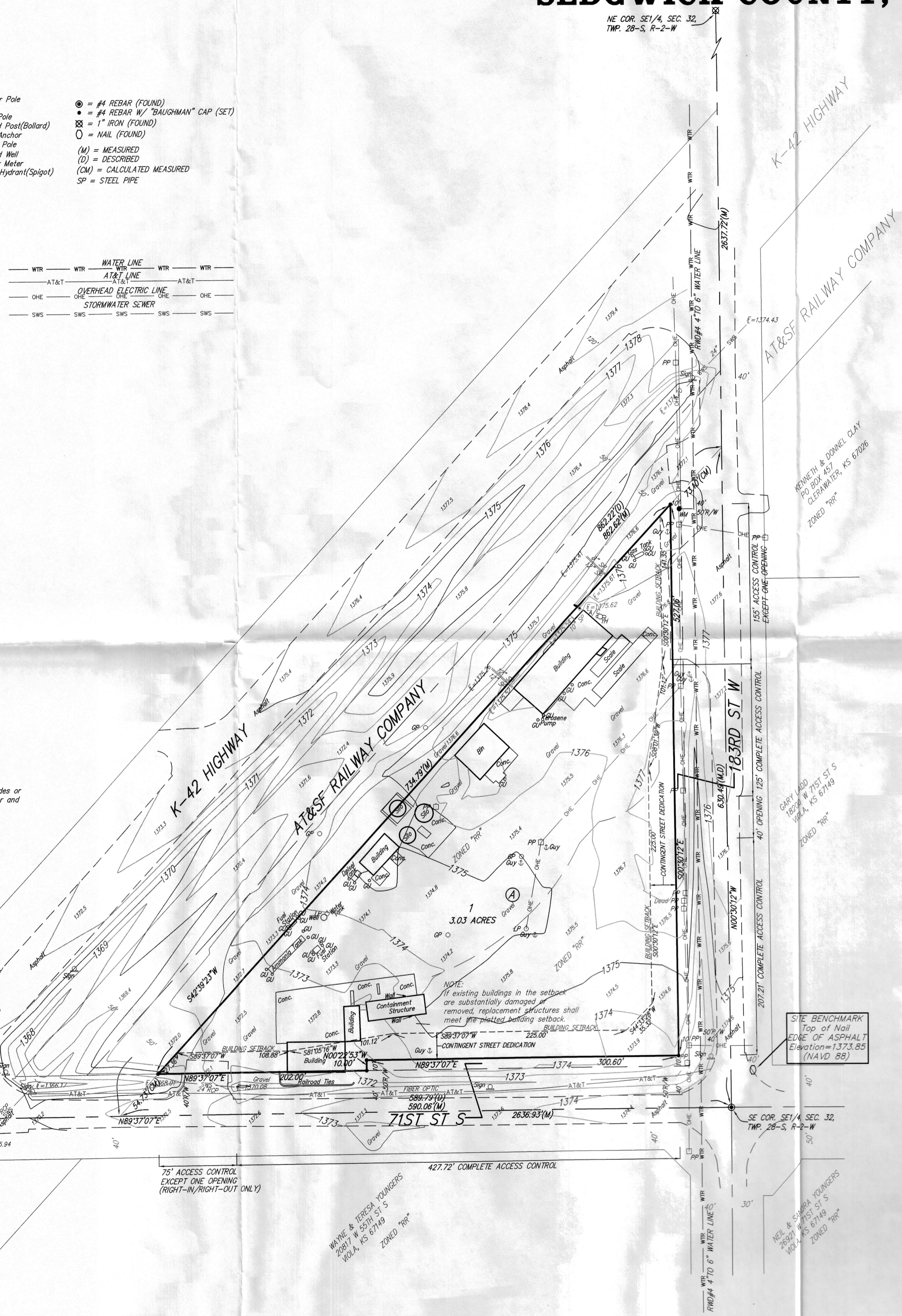
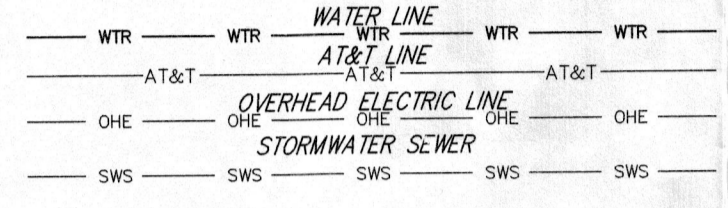
BENCHMARK:
BENCHMARK IS AS DEPICTED ON THE FACE OF THE PLAT.



VICINITY MAP
SEC. 32, T28S, R2W

NOTE:
If existing buildings in the setback are substantially damaged or removed, replacement structures shall meet the platted building setback.

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 Sedgwick County) do hereby certify that we have surveyed and platted "FARMERS COOP-CLONMEL ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as A tract of land in the Southeast Quarter of Section 32, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: BEGINNING at the Southeast corner of said Quarter Section; FIRST COURSE, thence on an assumed bearing of North 00 degrees 05 minutes 50 seconds West, 630.49 feet along the East line of said Quarter Section to a point that is 50.00 feet perpendicular to the centerline of the abandoned railroad; SECOND COURSE, thence South 43 degrees 03 minutes 45 seconds West, 862.22 feet parallel to said railroad to the South line of said Quarter Section; THIRD COURSE, thence South 89 degrees 56 minutes 50 seconds East, 589.79 feet along said South line to the point of beginning. The above described tract contains 4.27 acres which includes 1.05 acres of public road right of way, resulting in a net acreage of 3.22 acres, more or less.

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, and Streets, to be known as "FARMERS COOP-CLONMEL ADDITION, 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 contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. 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 appropriate governing body. The permitted opening locations shall be as determined by the Engineer of the appropriate governing body.

FARMERS COOPERATIVE ELEVATOR COMPANY,
a Kansas cooperative association
Terry Kohler, General Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this day of 2017, by Terry Kohler, General Manager of FARMERS COOPERATIVE ELEVATOR COMPANY, a Kansas cooperative association, on behalf of the cooperative association.

Notary Public
My App't. Exp. _____

This plat of "FARMERS COOP-CLONMEL 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

Joseph A. Johnson, Chairman
Dale Miller, Secretary

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

Dave M. Unruh, First District, Chairman

Kelly B. Arnold, County Clerk

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

Tricia L. Robello, 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

FARMERS COOP-CLONMEL ADDITION

6 October 2017

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE