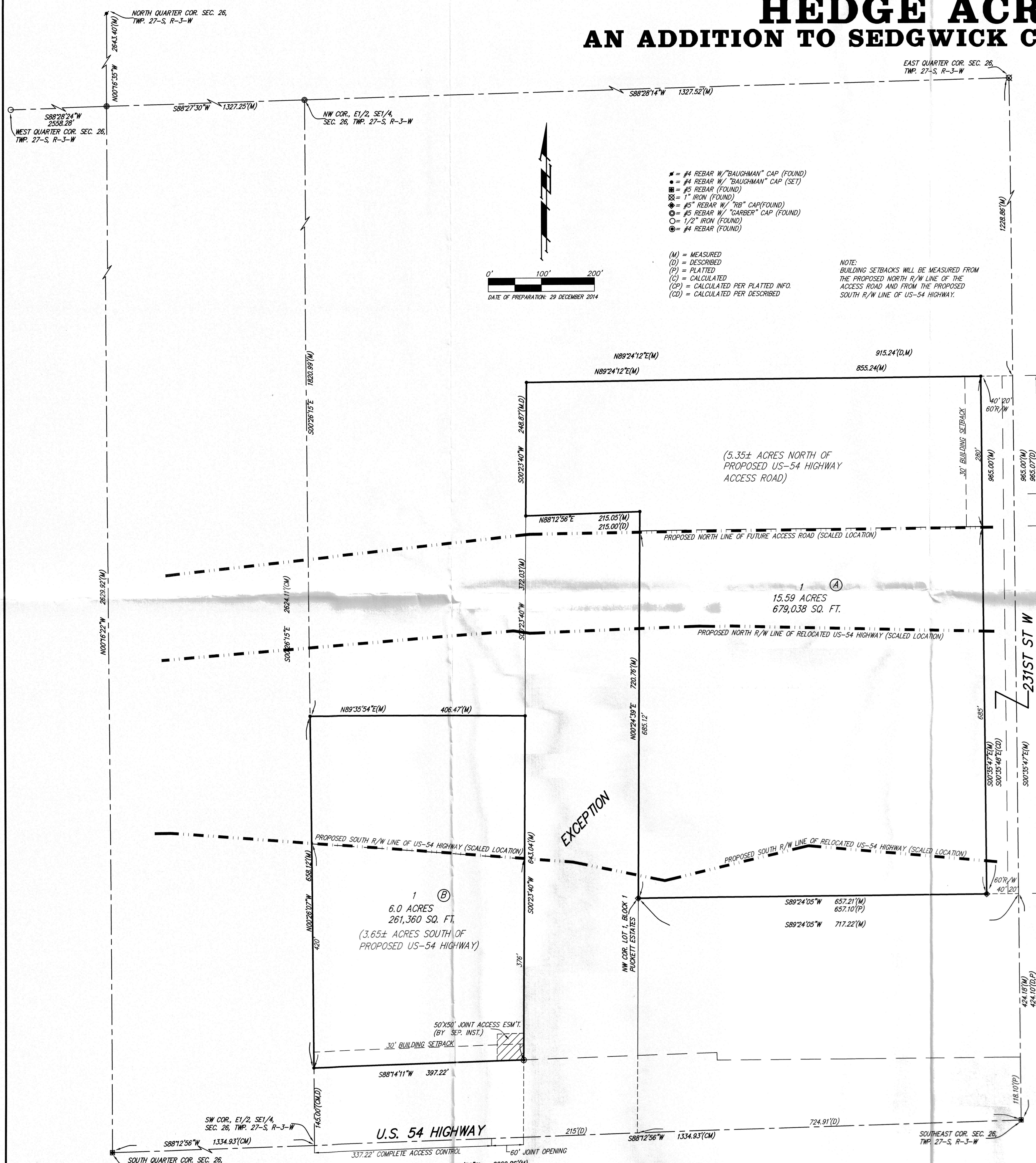


HEDGE ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #5 REBAR (FOUND)
 - ⊗ = 1" IRON (FOUND)
 - = #5 REBAR W/ "RB" CAP (FOUND)
 - = #5 REBAR W/ "CARBER" CAP (FOUND)
 - = 1/2" IRON (FOUND)
 - = #4 REBAR (FOUND)
- (M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (C) = CALCULATED
 (CP) = CALCULATED PER PLATTED INFO.
 (CD) = CALCULATED PER DESCRIBED
- NOTE: BUILDING SETBACKS WILL BE MEASURED FROM THE PROPOSED NORTH R/W LINE OF THE ACCESS ROAD AND FROM THE PROPOSED SOUTH R/W LINE OF US-54 HIGHWAY.
- DATE OF PREPARATION: 29 DECEMBER 2014

State of Kansas) SS
 Sedgwick County) We, Baughman Company, P.A., Surveyors in
 aforesaid county and state do hereby certify that we have surveyed and
 platted "HEDGE ACRES", an Addition to 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 East Half of the Southeast
 Quarter of Section 26, Township 27 South, Range 3 West of the Sixth
 Principal Meridian, Sedgwick County, Kansas described as follows:
 Commencing at the southeast corner of said Southeast Quarter; thence
 northerly along the east line of said Southeast Quarter, 424.10 feet to the
 intersection with the easterly extension of the north line of Lot 1, Block 1,
 Puckett Estates, an Addition to Sedgwick County, Kansas and for a point of
 beginning; thence westerly along the extended north line of said Lot 1,
 717.10 feet to the northwest corner of said Lot 1, said northwest corner
 also being a point on the east line of a tract of land in the East Half of
 said Southeast Quarter described and conveyed in the Warranty Deed
 recorded in DOC.#/FLM-PG: 29129304; thence northerly along the east
 line of said tract of land, (DOC.#/FLM-PG: 29129304), 720.81 feet to the
 northeast corner of said tract of land, (DOC.#/FLM-PG: 29129304);
 thence westerly along the north line of said tract of land, (DOC.#/FLM-PG:
 29129304), 215.00 feet to the northwest corner of said tract of land,
 (DOC.#/FLM-PG: 29129304); thence northerly along the extended west line
 of said tract of land, (DOC.#/FLM-PG: 29129304), 248.87 feet; thence
 easterly perpendicular to the east line of said Southeast Quarter, 915.24
 feet to a point on the east line of said Southeast Quarter; thence
 southerly along the east line of said Southeast Quarter, 965.07 feet to
 the point of beginning, TOGETHER with a tract of land in the East Half of
 said Southeast Quarter described as follows: Beginning at a point on the
 south line of said Southeast Quarter, said point being 939.91 feet westerly
 of the southeast corner of said Southeast Quarter, said point also being
 the intersection of the south line of said Southeast Quarter with the west
 line of said tract of land, (DOC.#/FLM-PG: 29129304); thence westerly
 along the south line of said Southeast Quarter, 395.02 feet to the
 southwest corner of the East Half of said Southeast Quarter; thence
 northerly along the west line of the East Half of said Southeast Quarter,
 803.12 feet; thence easterly perpendicular to the west line of said tract
 of land, (DOC.#/FLM-PG: 29129304), 406.47 feet to a point on the west
 line of said tract of land, (DOC.#/FLM-PG: 29129304); thence southerly
 along the west line of said tract of land, (DOC.#/FLM-PG: 29129304),
 787.97 feet to the point of beginning, all of the above being subject to
 road rights-of-way of record.

Existing public easements and dedications
 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 Lots, Blocks, and a Street, to be known as "HEDGE ACRES",
 an Addition to Sedgwick County, Kansas. The street is 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 opening along 231st St W shall remain in effect until such
 time as the north right-of-way line of the proposed access road lying
 north of and abutting relocated U.S. Highway 54 is established and said
 access road is constructed. At such time the access opening to 231st St
 W shall be closed and one access opening shall be granted across the
 north right-of-way line of said proposed access road for the benefit of
 that part of Lot 1, Block A lying north of and abutting the north
 right-of-way line of said proposed access road. Any existing drive to
 231st St W will need to be relocated to align with the granted access
 opening to the frontage road. Sedgwick County shall not be responsible
 for any costs associated with the relocation of said drive. Any modification
 to the existing access points on US-54 would be subject to KDOT Access
 Management Policy and would require a permit.

Gregory L. Zenner Revocable Trust
 dated August 17, 2004
 Gregory L. Zenner, Trustee

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this ___ day of ___, 2015, by Gregory L. Zenner, Trustee of the
 Gregory L. Zenner Revocable Trust dated August 17, 2004, on behalf
 of the trust.
 Notary Public

This plat of "HEDGE ACRES", an Addition to
 Sedgwick County, Kansas has been submitted to and approved by the
 Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
 Kansas.
 Dated this ___ day of ___, 2015.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Matthew J. Goolsby, Chair
 John L. Schlegel, Secretary

This plat approved and all dedications
 shown hereon accepted by the Board of Commissioners of
 Sedgwick County, Kansas, this ___ day of ___, 2015.

David M. Unruh, First District, Chairman
 Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005
 on this ___ day of ___, 2015.

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

Entered on transfer record this ___ day
 of ___, 2015.
 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 ___, 2015 at ___ o'clock ___ M; and is duly recorded.

Bill Meek, Register of Deeds
 Tonya Buckingham, Deputy

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.

NOTE: LOT 1, BLOCK A AND LOT 1, BLOCK B ARE SUBJECT TO
 ADDITIONAL REQUIREMENTS PER CORRIDOR PRESERVATION
 PLAN OVERLAY DISTRICT, (CP-0).