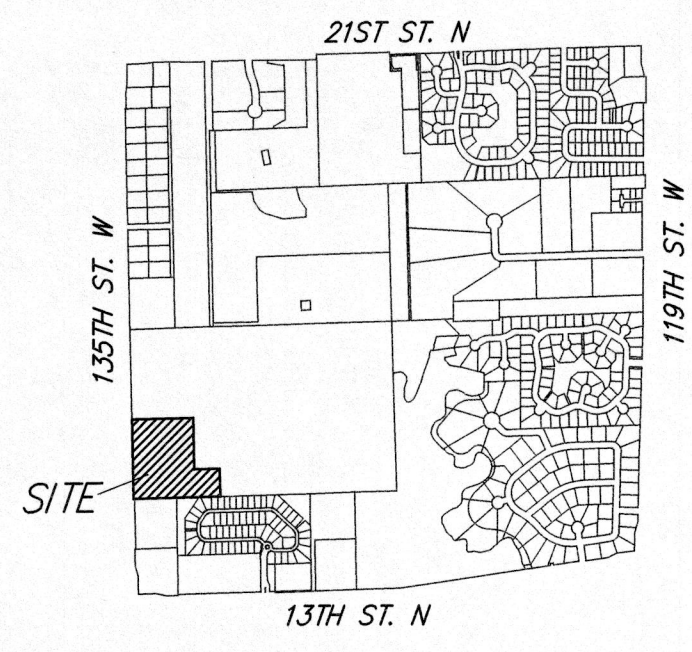


R. D. WOOD COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

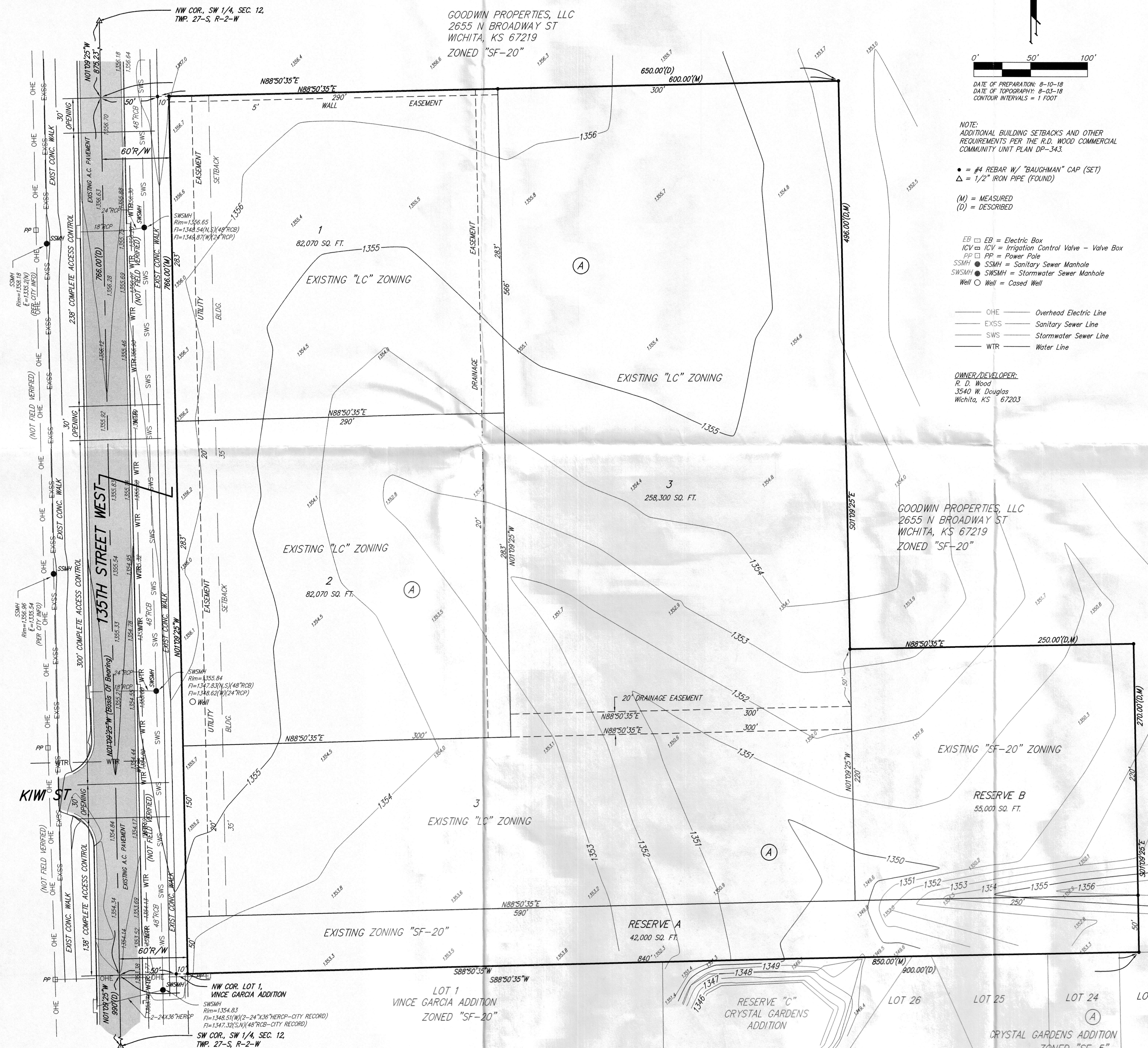


VICINITY MAP
SEC. 12, T27S, R2W

| LOT | BLOCK | ELEVATION |
|-----|-------|-----------|
| 3 | A | 1352.0 |

BENCHMARK:
CHISELED CROSS ON FACE OF WALK,
12.4' N. & 16.2' W. OF THE NW COR.,
LOT 1, BLOCK A, R. D. WOOD
COMMERCIAL ADDITION.
ELEV. = 1357.41 NAVD88

CHISELED CROSS ON CATCH BASIN, 36.2'
W. & 12.2' S. OF SW COR., RESERVE "A",
R. D. WOOD ADDITION.
ELEV. = 1354.00 NAVD88



NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER
REQUIREMENTS PER THE R.D. WOOD COMMERCIAL
COMMUNITY UNIT PLAN 07-343.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = 1/2" IRON PIPE (FOUND)

(M) = MEASURED
(D) = DESCRIBED

EB □ EB = Electric Box
ICV □ ICV = Irrigation Control Valve - Valve Box
PP □ PP = Power Pole
SSMH ● SSMH = Sanitary Sewer Manhole
SWSMH ● SWSMH = Stormwater Sewer Manhole
Well ○ Well = Cased Well

— OHE — Overhead Electric Line
— EXSS — Sanitary Sewer Line
— SWS — Stormwater Sewer Line
— WTR — Water Line

OWNER/DEVELOPER:
R. D. Wood
3540 W. Douglas
Wichita, KS 67203

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "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, 766.00 feet; thence east parallel with the south line
of said Southwest Quarter, 650.00 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.

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, a Block, a Street, and Reserves to be known as "R. D.
WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The
utility easement is 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 drainage easements are hereby granted as indicated for
drainage purposes. The wall easement is 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 this easement. The
street is hereby dedicated to and for the use of the public. Reserves "A"
and "B" are hereby reserved for open space, landscaping, drainage
purposes, lakes, berms, sidewalks, and utilities as confined to easements.
Reserves "A" and "B" shall be owned and maintained by the lot owners
association for the addition. 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.

R. D. Wood Betty Jo Wood
Goodwin Properties, LLC
a Kansas limited liability company
Michelle Goodwin, Manager
Ronald A. Goodwin, Manager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this ___ day of ___, 2018, by R. D. Wood and Betty Jo
Wood, husband and wife.

Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this ___ day of ___, 2018, by Michelle Goodwin,
Manager, and Ronald A. Goodwin, Manager, of Goodwin Properties, LLC, a
Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. _____

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 ___, 2018.
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
City of Wichita

Karen Sublett, City Clerk

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

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

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
Sedgwick County) 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. Paget, Deputy

