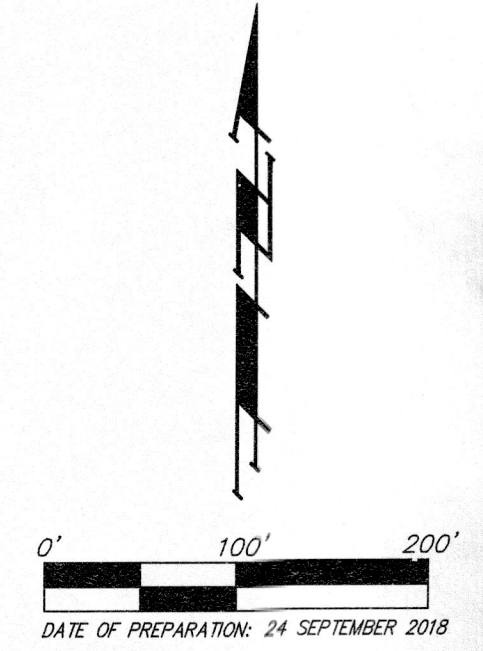
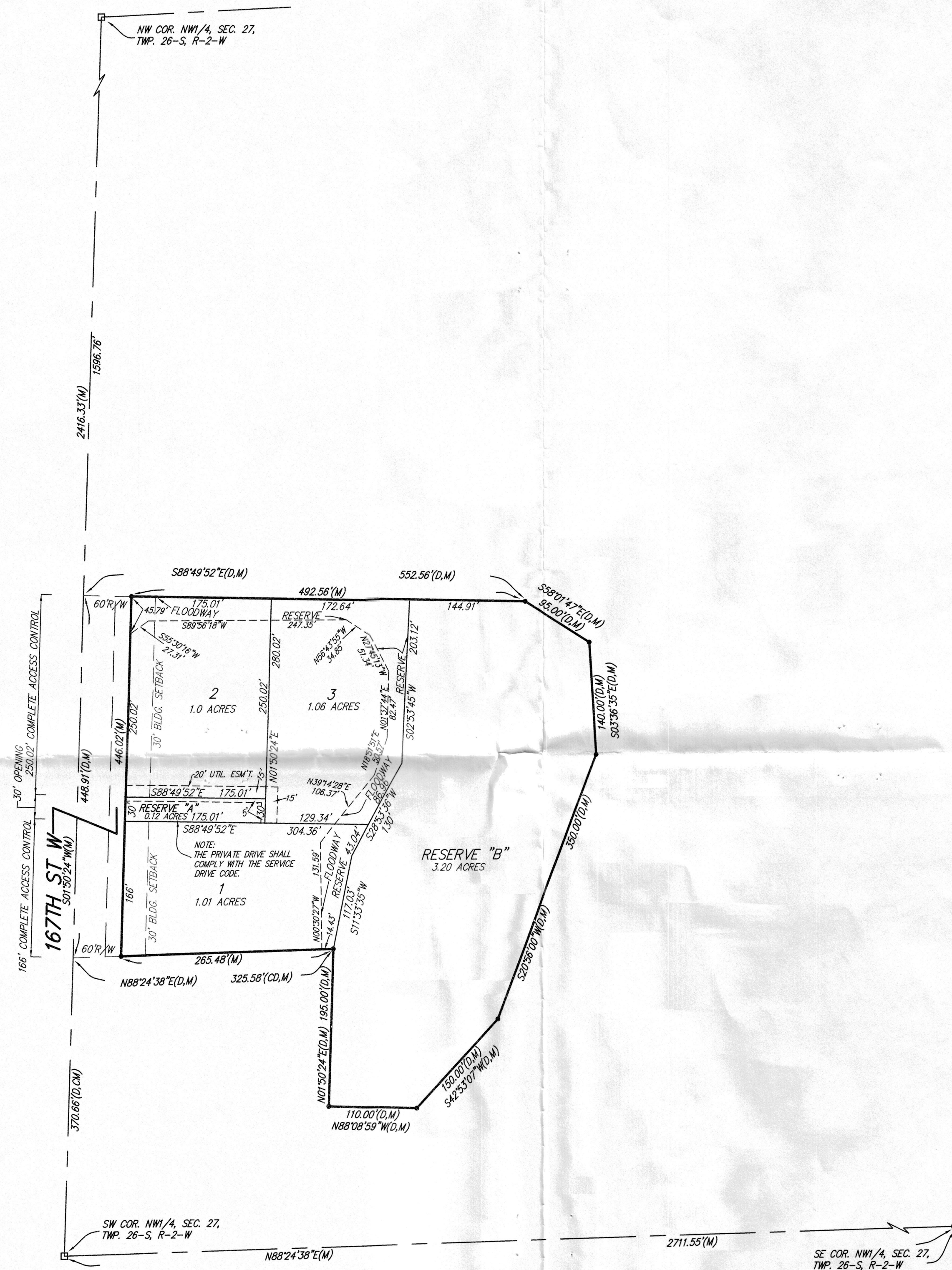


SEILER 3RD ADDITION SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = #5 REBAR (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED
- (CD) = CALCULATED PER DESCRIBED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1,2,3	A	1372.0

BENCHMARK:
CROWS FOOT SW CORNER OF THE SW WINGWALL
167TH ST WEST BRIDGE OVER COWSKIN CREEK
ELEV. 1367.20 NAVD88

RAILROAD SPIKE IN POWER POLE WEST SIDE
167TH ST WEST FIRST POLE SOUTH OF
ENTRANCE TO LOT 1
ELEV. 1372.52 NAVD88

NOTE:
A drainage plan has been developed for the plot and all drainage easements, rights-of-way, and 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 in accordance with the Stormwater Manual.

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 "SEILER 3RD ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as That part of the Northwest Quarter of Section 27, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the southwest corner of said Northwest Quarter; thence N01°50'24"E, (Kansas Coordinate System of 1983 South Zone Grid Bearing), along the west line of said Northwest Quarter, 370.66 feet to a point 370.00 feet normally distant north of the south line of said Northwest Quarter, said point also being the northwest corner of the tract of land described and conveyed in the Trustee's Deed recorded in DOC.#/FLM-PG: 29592257 at the Office of the Sedgwick County Register of Deeds, and for a point of beginning; thence continuing N01°50'24"E along the west line of said Northwest Quarter, 448.91 feet; thence S88°49'52"E, 552.56 feet; thence S58°01'47"E, 95.00 feet; thence S03°36'35"E, 140.00 feet; thence S20°56'00"W, 350.00 feet; thence S42°53'07"W, 150.00 feet; thence N88°08'59"W, 110.00 feet to a point 325.00 feet normally distant east of the west line of said Northwest Quarter, said point also being on the east line of said tract of land, (DOC.#/FLM-PG: 29592257); thence N01°50'24"E along the east line of said tract of land, 195.00 feet to a point 370.00 feet normally distant north of the south line of said Northwest Quarter, said point also being the northeast corner of said tract of land; thence S88°24'38"W along the north line of said tract of land, 325.58 feet to the point of beginning, all 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, a Block, Reserves and a Street, to be known as "SEILER 3RD ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserve "A" is reserved for open space, landscaping, a private drive, drainage purposes and utilities as confined to easement. Reserve "A" shall provide access to or from Lots 1, 2, and 3, Block A. Reserve "B" is reserved for open space, landscaping, lakes, and drainage purposes. Reserve "A" and "B" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Home Owners Association. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. 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. The floodway reserve is hereby reserved for drainage purposes and each portion of said floodway reserve shall be the responsibility of the corresponding owners of Lots 1, 2 and 3, Block A, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserve, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for said appropriate governing body.

Daniel J. & Maria J. Seiler Revocable Trust
Daniel J. Seiler, Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2018, by Daniel J. Seiler, Trustee of the Daniel J. & Maria J. Seiler Revocable Trust, on behalf of the trust.
Notary Public

My App't. Exp. _____

This plat of "SEILER 3RD ADDITION", 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

Cindy Miles, Chair
Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2018.
David Dennis, Chairman
Kelly B. Arnold, County Clerk

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

Tricia L. Robella, 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
Sedgwick County) 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. Paget, Deputy

SEILER 3RD ADDITION
17 September 2018

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\Projects\Seiler 3rd Addition\Plat\Drawings\Seiler 3rd Edwg.RBK