

PADDOCK INDUSTRIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 2-19-20

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

This plat of "PADDOCK INDUSTRIAL ADDITION", Sedgwick County, Kansas has been submitted to and approved by Sedgwick County Metropolitan Area Planning Commission, Kansas.

Dated this _____ day of _____, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Charles A. Warren
_____, Secretary
Scott Knebel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2020.

_____, Mayor
Brandon J. Whipple
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2020.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PADDOCK INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the West Half of the Northeast Quarter of Section 13, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, TOGETHER with the Northeast Quarter of said Northeast Quarter, EXCEPT that part described as follows: Beginning at the northeast corner of said Northeast Quarter; thence south along the east line of said Northeast Quarter, 880 feet; thence west, 660 feet; thence north 880 feet to a point on the north line of said Northeast Quarter; thence east along the north line of said Northeast Quarter, 660 feet to the point of beginning, and EXCEPT that part deeded to the City of Wichita in Warranty Deed filed as DOC.#/FLM-PG: 28865680, all of the above being subject to road rights-of-way of record.

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conroy
2-5-2020
_____, Surveyor
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "PADDOCK INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and 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 streets are hereby dedicated to and for the use of the public. The property is within a zone identified by the City Engineer's Office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's Office. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, berms, screening walls, signage/entry monuments, and utilities. Reserves "A", "B", and "C" shall be owned and maintained by the lot owners association for the addition. Access controls shall be as indicated on the face of the plat. The permitted access opening locations shall be as determined by the Engineer for 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.

TGRS, LLC, a Kansas limited liability company

Jeff M. Lange
_____, Managing Member

Southborough Partners, a Kansas general partnership

Jeff M. Lange
_____, Partner

State of Kansas) SS The foregoing instrument acknowledged before me, this 10th day of February, 2020, by Jeff M. Lange, Managing Member of TGRS, LLC, a Kansas limited liability company, on behalf of the company.

Lunette A. Sauber
_____, Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09-20-2022

State of Kansas) SS The foregoing instrument acknowledged before me, this 10th day of February, 2020, by Jeff M. Lange, Managing Partner of Southborough Partners, a Kansas general partnership, on behalf of the partnership.

Lunette A. Sauber
_____, Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09-20-2022

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

Entered on transfer record this _____ day of _____, 2020.

_____, 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 _____, 2020 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "PADDOCK INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.

High Plains Farm Credit, FLCA
Weston Goyen
_____, Loan Officer
WESTON GOYEN

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of February, 2020, by Weston Goyen, Loan Officer of High Plains Farm Credit, FLCA, on behalf of the federal land credit association.

Kaylee R. Schiffler
_____, Notary Public
KAYLEE R. SCHIFFLER

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "PADDOCK INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.

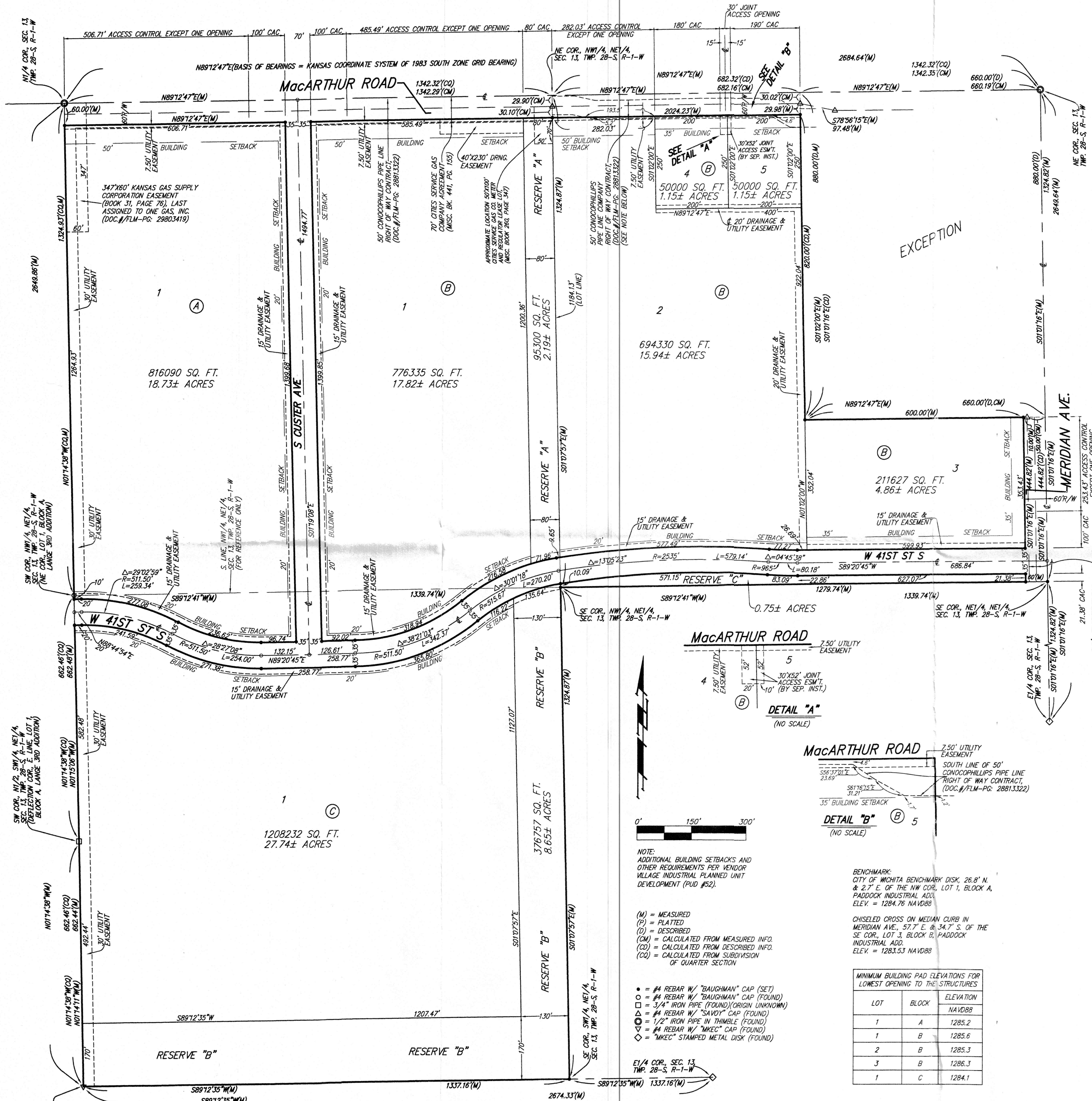
Community National Bank and Trust
Vincent R. Minter
_____, President
VINCENT R. MINTER

State of Kansas) SS The foregoing instrument acknowledged before me, this 18th day of February, 2020, by Vincent R. Minter, President of Community National Bank and Trust, on behalf of the bank and trust.

Zaira Marsal
_____, Notary Public
ZAIRA MARSAL

My App't. Exp. 5-1-2022

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



NOTE: EXISTING BLANKET KANSAS GAS AND ELECTRIC COMPANY PIPELINE RIGHT OF WAY EASEMENT, (MISC. BOOK 160, PAGE 461), AFFECTS THAT PART OF THIS PLAT LYING IN THE NE1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W.

NOTE: EXISTING BLANKET CITIES SERVICE GAS COMPANY PIPELINE RIGHT OF WAY CONTRACT, (MISC. BOOK 122, PAGE 474), AFFECTS THAT PART OF THIS PLAT LYING IN THE NW1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W.

NOTE: EXISTING BLANKET KANSAS GAS AND ELECTRIC COMPANY PIPELINE RIGHT OF WAY CONTRACT, (MISC. BOOK 160, PAGE 461), AFFECTS THAT PART OF THIS PLAT LYING IN THE NE1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W.

NOTE: EXISTING BLANKET CITIES SERVICE GAS COMPANY PIPELINE RIGHT OF WAY CONTRACT, (MISC. BOOK 122, PAGE 474), AFFECTS THAT PART OF THIS PLAT LYING IN THE NW1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W. (ASSIGNED TO ONE GAS, INC. IN DOC.#/FLM-PG: 29803419).

NOTE: EXISTING BLANKET KANSAS GAS SUPPLY CORPORATION CATHODIC PROTECTION LINE AGREEMENT, (MISC. BOOK 122, PAGE 177), AFFECTS THAT PART OF THIS PLAT LYING IN THE NE1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W. LAST ASSIGNED TO ONE GAS, INC. (DOC.#/FLM-PG: 29803419).

NOTE: EXISTING CITIES SERVICE GAS COMPANY PIPELINE RIGHT OF WAY CONTRACT OF UNDEFINED WIDTH CENTERED APPROXIMATELY 945 FEET SOUTH OF AND RUNNING PARALLEL WITH THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W. (MISC. BOOK 152, PAGE 530), AFFECTS THAT PART OF THIS PLAT LYING IN SAID NW1/4 OF THE NE1/4 OF SEC. 13, TWP. 28-S, R-1-W.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1	A	1285.2
1	B	1285.6
2	B	1285.3
3	B	1286.3
1	C	1284.1

NOTE: CHISELED CROSS ON MEDIAN CURB IN MERIDIAN AVE., 57.7' E. @ 34.7' S. OF THE SE COR., LOT 3, BLOCK B, PADDOCK INDUSTRIAL ADDITION. ELEV. = 1283.53 NAVD88

NOTE: BENCHMARK: CITY OF WICHITA BENCHMARK DISK, 26.8' N. & 2.7' E. OF THE NW COR., LOT 1, BLOCK A, PADDOCK INDUSTRIAL ADDITION. ELEV. = 1284.76 NAVD88

NOTE: ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER VENDOR VILLAGE INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD #92)

LEGEND:
 (M) = MEASURED
 (P) = PLATTED
 (D) = DESCRIBED
 (C) = CALCULATED FROM MEASURED INFO.
 (CD) = CALCULATED FROM DESCRIBED INFO.
 (CO) = CALCULATED FROM SUBDIVISION OF QUARTER SECTION

SYMBOLS:
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 ○ = 3/4" IRON PIPE (FOUND/ORIGIN UNKNOWN)
 ○ = #4 REBAR W/ "SAVOY" CAP (FOUND)
 ○ = 1/2" IRON PIPE IN THIMBLE (FOUND)
 ○ = #4 REBAR W/ "MREC" CAP (FOUND)
 ○ = "MREC" STAMPED METAL DISK (FOUND)