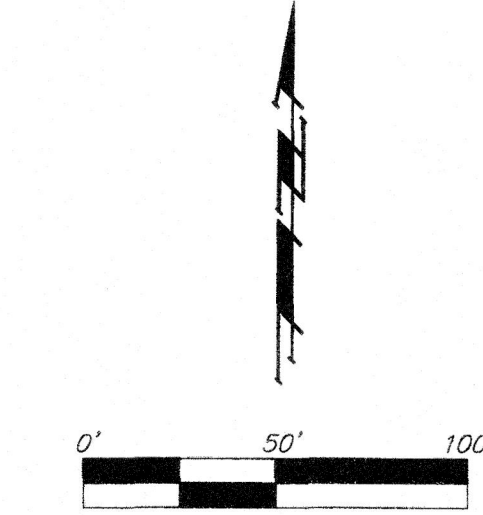
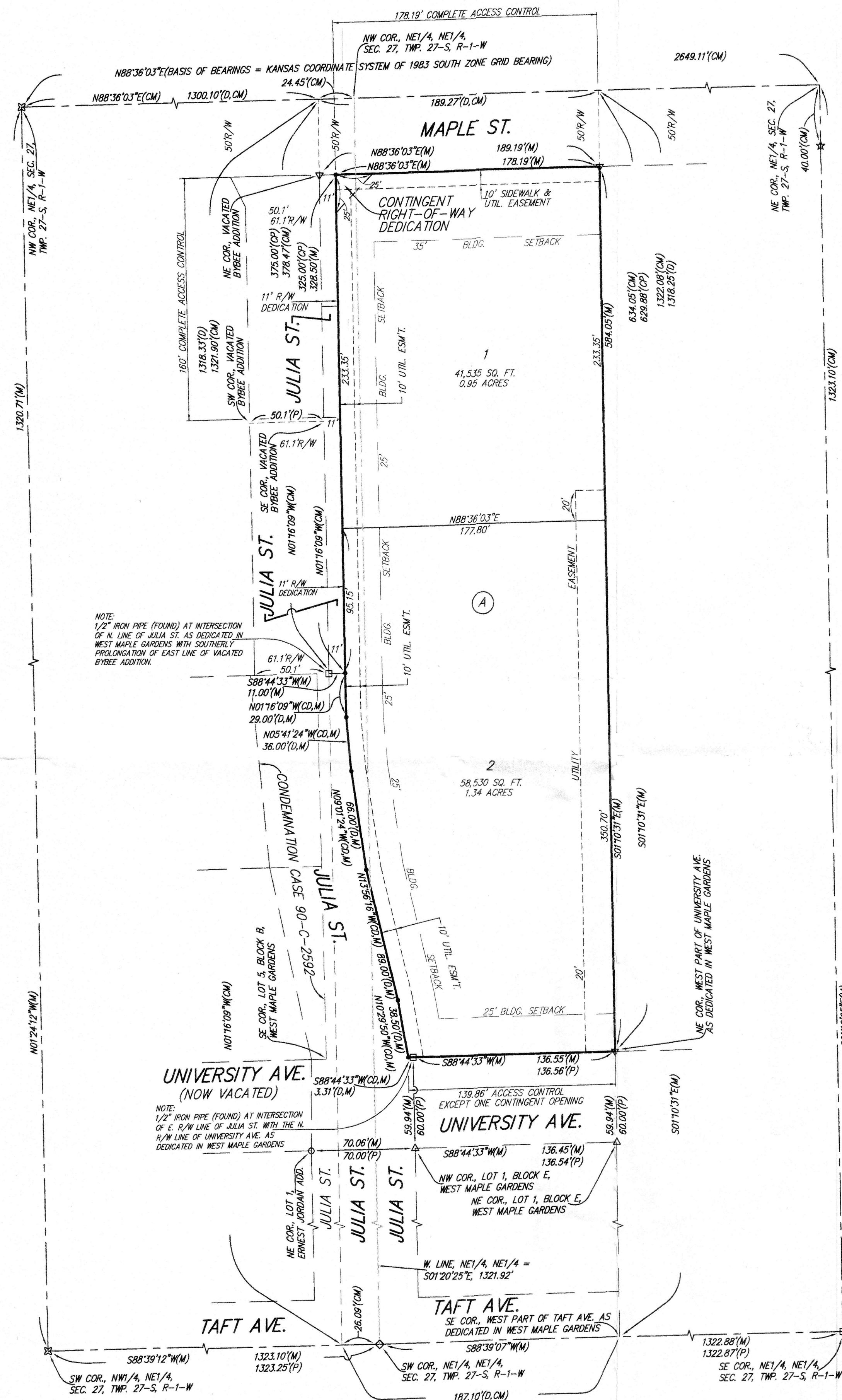


TRU-BUILDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND
RESTRICTIONS PER TRU-BUILDING COMMERCIAL
PLANNED UNIT DEVELOPMENT PUD-71.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ▽ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = #4 REBAR W/ "SRB" CAP (FOUND)
- ⊗ = 3/4" IRON PIPE IN THIMBLE (FOUND) (ORIGIN UNKNOWN)
- ★ = ALUMINUM CAP ON 40' OFFSET S. OF NE COR., NE 1/4, SEC. 27, TWP. 27-S, R-1-W (FOUND) (ORIGIN UNKNOWN)
- ◇ = #4 REBAR IN THIMBLE (FOUND) (ORIGIN UNKNOWN)

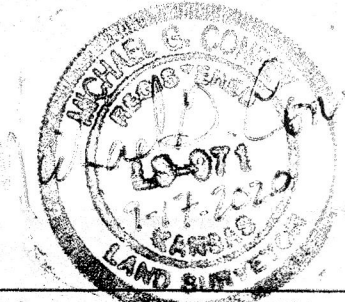
(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.

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 "TRU-BUILDING ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: Beginning at a point 310.1 feet East of
the Northwest corner of the East 10 acres of the West 40 acres of the
North Half of the Northeast Quarter of Section 27, Township 27 South,
Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas,
said point being 1300.1 feet East of the Northwest corner of said
Northeast Quarter, thence South 1318.33 feet to the South line of said
North Half; thence East 187.1 feet; thence North 1318.25 feet to the
Section line; thence West 189.27 feet to point of beginning, except that
part platted into a part of West Maple Gardens, all of the above being
subject to road rights-of-way of record, TOGETHER with that part of
Julia St. as dedicated in West Maple Gardens, Wichita, Sedgwick County,
Kansas described as follows: Beginning at the intersection of the east
right-of-way line of said Julia St. with the north right-of-way line of
University Ave. as dedicated in said West Maple Gardens; thence north
coincident with the east right-of-way line of said Julia St., 254.88 feet
(platted information), 255.12 feet (calculated from measured information),
to the northeast corner of said Julia St.; thence west coincident with the
north right-of-way line of said Julia St., 40.42 feet; thence south
with a deflection angle to the left of 90°00'42", 29.00 feet; thence
southerly with a deflection angle to the left of 04°25'14", 36.00 feet;
thence southerly with a deflection angle to the left of 03°20'01", 66.00
feet; thence southerly with a deflection angle to the left of 04°54'52",
89.00 feet; thence southerly with a deflection angle to the right of
03°26'26", 38.50 feet to the intersection with the north right-of-way
line of said University Ave.; thence easterly with a deflection angle to
the left of 80°45'38" and coincident with the north right-of-way line of
said University Ave., 3.31 feet to the point of beginning.

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

All being situated in the Northeast Quarter of
Section 27, Township 27 South, Range 1 West of
the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Michael G. Conrey, P.S. #971, Surveyor

This plat of "TRU-BUILDING 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 _____, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Michael C. Greene

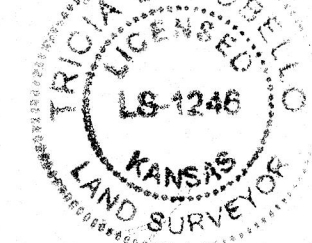
_____, Secretary
Scott A. Wadle

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 of Wichita

_____, City Clerk
Karen Sublett

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



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

_____, Register of Deeds
Tonya Buckingham

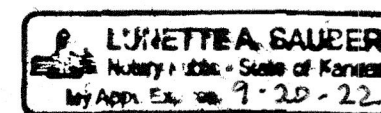
_____, Deputy
Kenly Zehring

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

First National Bank of Hutchinson

_____, VP (Commercial Lender)
KYLE NATION (Title)

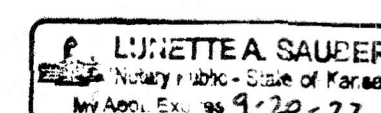
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this _____ day of _____, 2020, by Jeffrey C. Jones, Member of
Tru-Ridge, L.L.C., a Kansas limited liability company, on behalf of the
limited liability company.



_____, Notary Public
LUNETTE A. SAUBER

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

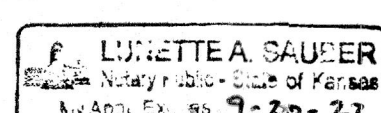
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this _____ day of _____, 2020, by Kimberly A. Jones, Member of
Tru-Ridge, L.L.C., a Kansas limited liability company, on behalf of the
limited liability company.



_____, Notary Public
LUNETTE A. SAUBER

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

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this _____ day of _____, 2020, by Rune Larneng, Manager of
Valkyrie Resources, LLC, a Kansas limited liability company, on behalf of the
limited liability company.



_____, Notary Public
LUNETTE A. SAUBER

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

Know all men by these presents that we,
the undersigned, have caused the land in the surveys certificate to be
platted into Lots, a Block, and a Street to be known as "TRU-BUILDING
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
hereby granted to the public as indicated for the construction and
maintenance of all public utilities. The sidewalk and utility easement is
hereby granted to the public as indicated for the construction and
maintenance of a public sidewalk 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 street is hereby dedicated to and for the
use of the public. The Contingent Right-of-Way Dedication is for public
uses such as streets, sidewalks, drainage, or utilities and shall become
effective if the City Engineer of the City of Wichita, Kansas determines
a need for such dedications. 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 location to or from University Ave. over
and across the south line of Lot 2, Block A shall be as determined by
the City Engineer of the City of Wichita, Kansas contingent upon the
paving of said University Ave.

Tru-Ridge, L.L.C.,
a Kansas limited liability company

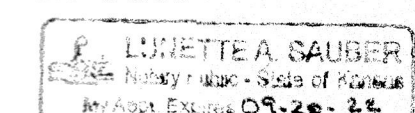
_____, Member
Jeffery C. Jones

_____, Member
Kimberly A. Jones

Valkyrie Resources, LLC,
a Kansas limited liability company

_____, Manager
Rune Larneng

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2020, by KYLE NATION
VP-Commercial LENDER of First National Bank of Hutchinson, on behalf of
the bank.



_____, Notary Public
LUNETTE A. SAUBER

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

GROUNDWATER NOTE:
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.

NOTE:
THAT PART OF THE EAST-WEST SEGMENT OF THE
EXISTING KANSAS GAS & ELECTRIC COMPANY
RIGHT-OF-WAY EASEMENT, (MISC. BOOK 243, PAGE 237),
THAT AFFECTS THIS PLAT IS IN THE PROCESS OF BEING
RELEASED THIS 17TH DAY OF SEPTEMBER, 2020.

FINAL TRACING REC'D

10-13-20

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