

WESCEN 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "WESCEN 2ND ADDITION, Block 8, Parkville 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 _____, 2021.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

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 "WESCEN 2ND ADDITION", Wichita, Sedgwick County, Kansas and
 that the accompanying plat is a true and correct exhibit of the property
 surveyed, described as a portion of Lot 3, Block 8, Parkville Addition to
 Wichita, Sedgwick County, Kansas, described as commencing at the
 Southeast corner of said Lot 3; thence S88°45'30"W along the South
 line of said Lot 3, 30.00 feet to the point of beginning; thence continuing
 S88°45'30"W along the South line of said Lot 3, 249.33 feet; thence
 N01°09'56"W 50.96 feet; thence S88°45'30"W 12.54 feet; thence
 N01°09'56"W 69.11 feet to a point on the North line of said Lot 3; thence
 N88°46'18"E along the North line of said Lot 3, 261.48 to a point on the
 North line of said Lot 3 and 30.00 feet West of the Northeast corner of
 said Lot 3; thence S01°21'06"E 120.01 feet to the point of beginning;
 TOGETHER with a portion of Lot 3, Block 8, Parkville Addition to Wichita,
 Sedgwick County, Kansas, described as commencing at the southeast
 corner of said Lot 3; thence S 88°45'30" W along the south line of said
 Lot 3, a distance of 279.33 feet to the point of beginning; thence
 continuing S 88°45'30" W, a distance of 12.54 feet; thence N 01°09'56" E,
 a distance of 50.96 feet; thence N 88°45'30" E a distance of 12.54 feet;
 thence S 01°09'56" W, a distance of 50.96 feet to the point of beginning;
 TOGETHER with a portion of Lot 1, Wescen Addition, Wichita, Sedgwick
 County, Kansas, more particularly described as commencing at the
 Southeast corner of Lot 3, in said Block 8, Parkville Addition to Wichita,
 Sedgwick County, Kansas; thence S88°45'30"W along the South line of said
 Lot 3, 30.00 feet; thence N01°21'06"W 120.01 feet to a point on the
 South line of said Lot 1, said point being 10.00 feet West of the
 Southeast corner of said Lot 1, said point being the point of beginning;
 thence S88°46'18"W along the South line of said Lot 1, 261.48 feet;
 thence N01°09'56"W 334.21 feet; thence N88°38'54"E perpendicular to the
 East line of said Lot 1, 260.39 feet to a point 10 feet West of the East
 line of said Lot 1; thence S01°21'06"E parallel with the East line of said
 Lot 1, 334.77 feet to the point of beginning, all being subject to road
 rights of way of record.

Michael C. Greene, Chair
 Scott A. Wadle, Secretary

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 2021.

Brandon J. Whipple, Mayor,
 City of Wichita
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
 on this _____ day of _____, 2021.

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

Entered on transfer record this _____ day
 of _____, 2021.

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 _____, 2021 at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds
 Kenly Zehring, Deputy

We the undersigned holders of a mortgage on the
 above described property, do hereby consent to this plat of "WESCEN 2ND
 ADDITION", Wichita, Sedgwick County, Kansas.

Southwest National Bank
 John Lawrence, Vice President

State of Kansas) SS The foregoing instrument acknowledged before
 Sedgwick County) me, this 11 day of AUGUST, 2021, by JOHN LAWRENCE,
 Vice President of Southwest National Bank, on behalf of the bank.

Jordyn T. McCue, Notary Public
 My App't. Exp. 04-08-25

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

All being situated in the Northeast Quarter of
 Section 23, Township 27 South, Range 1 West of the
 Sixth Principal Meridian, Sedgwick County, Kansas.

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 and a Block to be known as "WESCEN 2ND ADDITION",
 Wichita, Sedgwick County, Kansas. The utility easement is hereby granted to
 the public 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.
 Access controls shall be as depicted on the face of the plat and are
 hereby granted to the City of Wichita, Kansas.

Plaza Partners, LLC,
 a Kansas limited liability company
 J. Douglas Malone, Manager

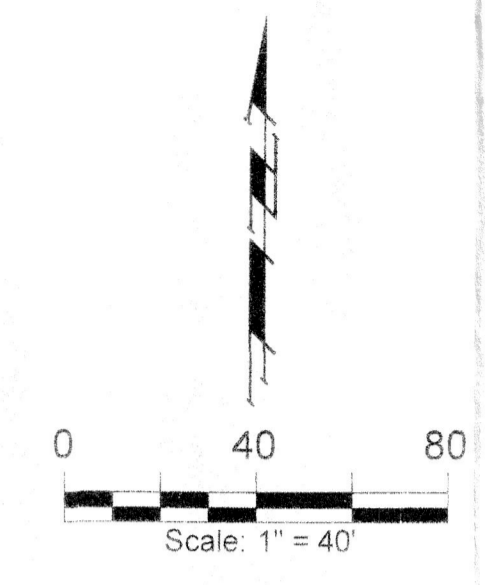
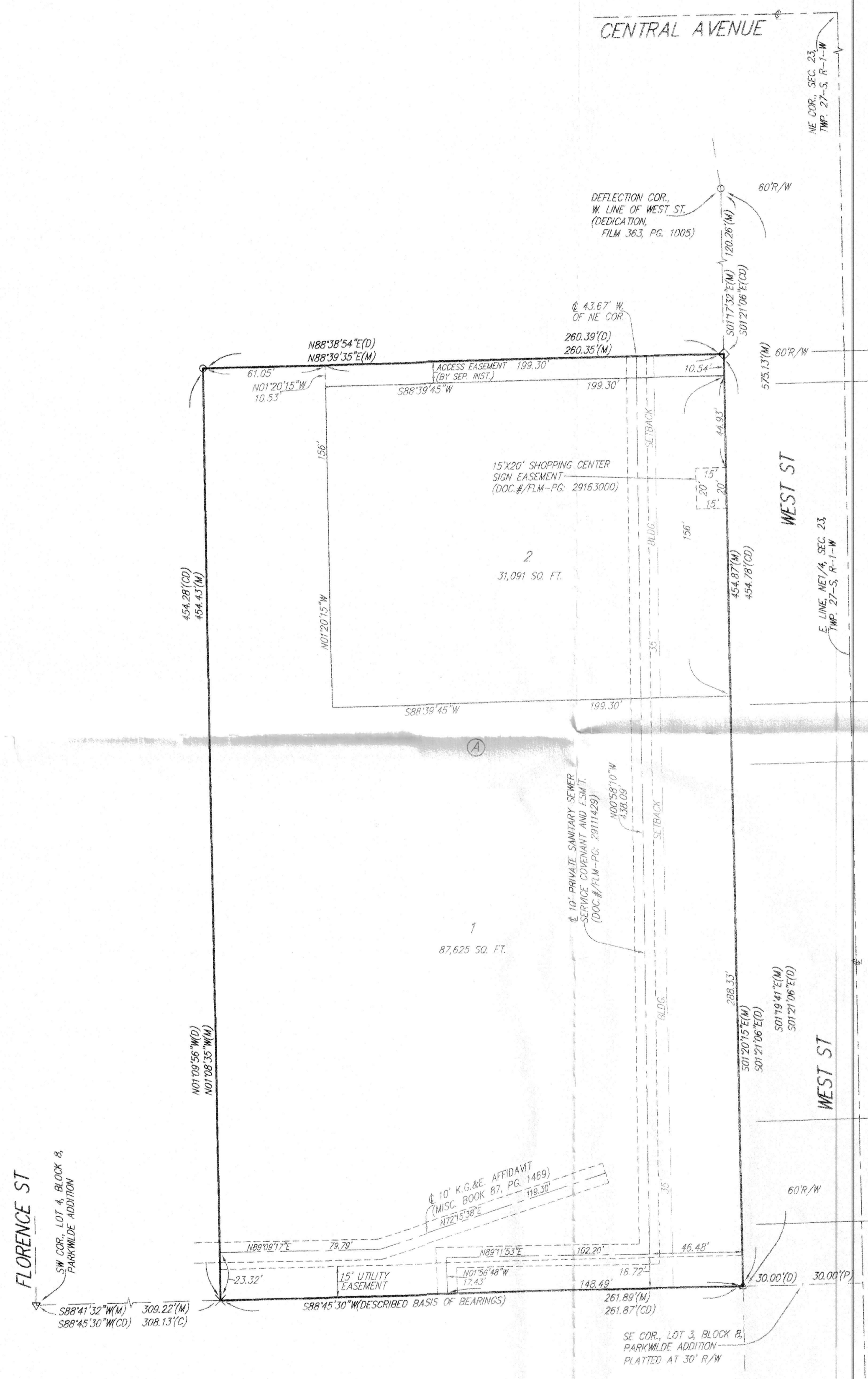
State of Kansas) SS The foregoing instrument acknowledged before
 Sedgwick County) me, this 10 day of AUGUST, 2021, by J. Douglas Malone, Manager
 of Plaza Partners, LLC, a Kansas limited liability company, on behalf of the
 limited liability company.

Philip J. Meyer, Notary Public

My App't. Exp. 10/31/21

PHILIP J. MEYER
 Notary Public - State of Kansas
 My App't. Expires 10/31/21

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com



- X = CHISELED CROSS ON TOP OF WALL (FOUND)(ORIGIN UNKNOWN)
 - ◇ = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
 - = MAG NAIL (FOUND)(ORIGIN UNKNOWN)
 - △ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
 - ▽ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
 - (P) = PLATTED
 - (C) = CALCULATED
 - (D) = DESCRIBED
 - (CD) = CALCULATED FROM DESCRIBED INFO.
- NOTE:
 ADDITIONAL BUILDING SETBACKS AND
 OTHER REQUIREMENTS PER THE PLAZA
 WEST SHOPPING CENTER COMMUNITY UNIT
 PLAN DP-04.

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.

DRAINAGE PLAN NOTE:
 A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL
 DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT
 ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE CITY
 ENGINEER) AND SHALL BE UNOBSERVED TO ALLOW FOR THE CONVEYANCE
 OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

NOTE:
 K.G.A.E. AFFIDAVIT, (FILM 241, PAGE 353), TO SUPPLY ELECTRIC SERVICE TO
 THAT PART OF LOT 1, WESCEN ADDITION COMMONLY KNOWN AS 801 NORTH
 WEST STREET MAY OR MAY NOT AFFECT THIS PLAT. AFFIDAVIT PROVIDES
 NO SPECIFIC EASEMENT WIDTH OR SPECIFICALLY DEFINED ROUTE. FIELD
 EVIDENCE AS OF 7-30-2021 INDICATES THAT ELECTRIC SERVICE TO 801
 NORTH WEST STREET IS PROVIDED FROM A SOURCE NORTH OF THIS PLAT.