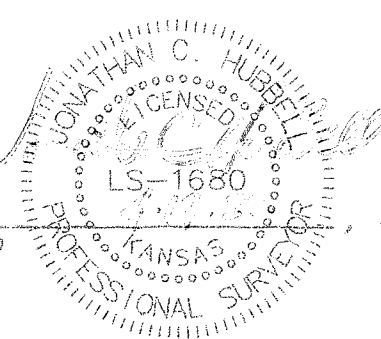


WESTWIND ESTATES SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A.,
Surveyors in aforesaid county and state do hereby certify that
have surveyed and platted "WESTWIND ESTATES", Sedgwick County,
Kansas and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as The North Half of
the Southwest Quarter of Section 17, Township 27 South, Range
2 West of the 6th P.M., Sedgwick County, Kansas.
Existing public easements, dedications, building
setbacks and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.



Jonathan C. Hubbell, PS #1680

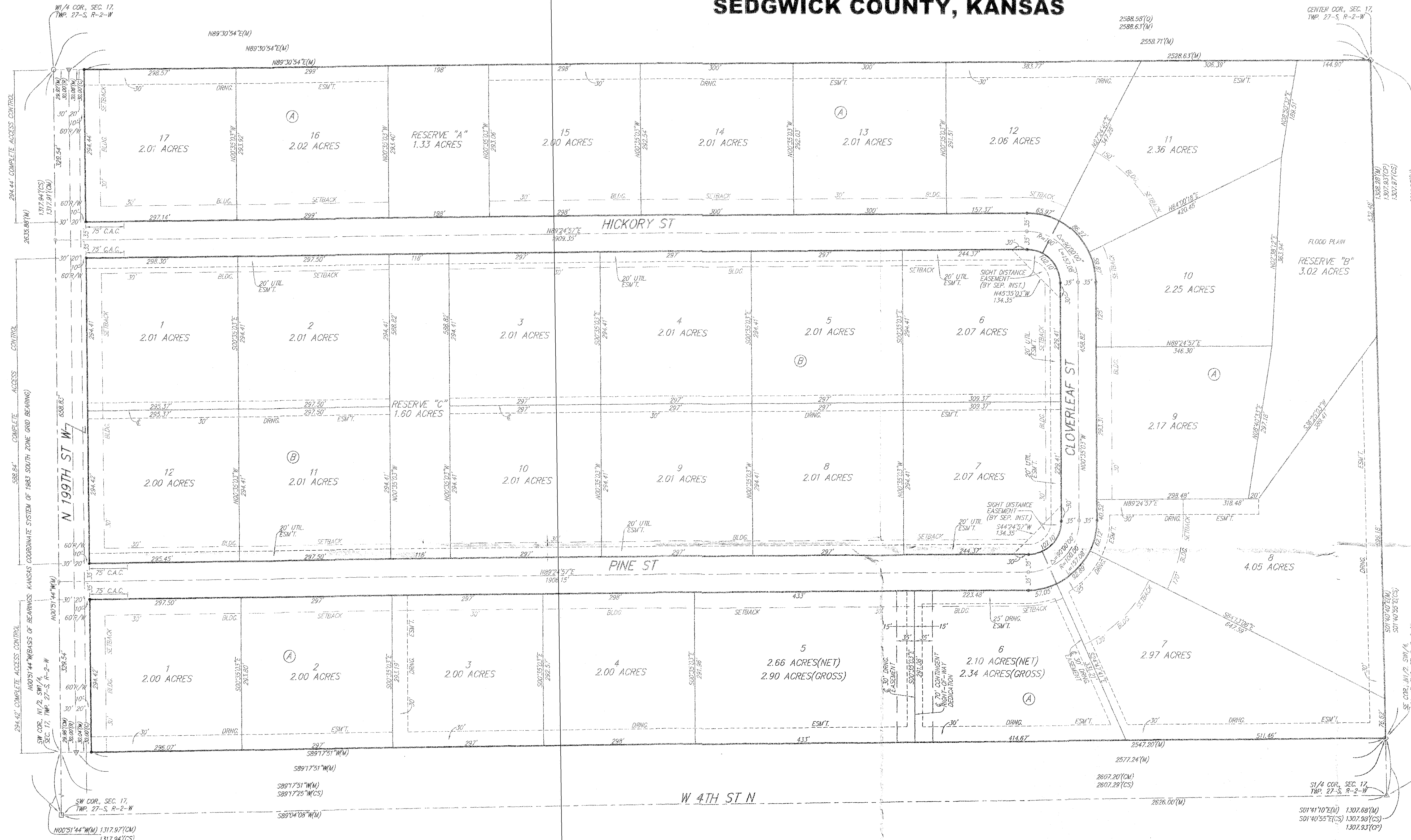
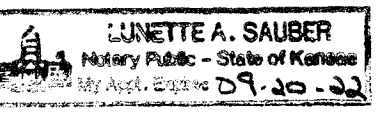
Know all men by these presents
that we, the undersigned, have caused the land in the surveyor's
certificate to be platted into Lots, Blocks, Streets, and Reserves
to be known as "WESTWIND ESTATES", Sedgwick County, Kansas.
The utility easements are hereby granted to the public as
indicated for the construction and maintenance of all public
utilities. The drainage easements are hereby granted to the
public as indicated for drainage purposes. The streets are
hereby dedicated to and for the use of the public. Reserve "A"
is hereby reserved for open space, landscaping, lakes, berms, or
drainage purposes. Reserve "B" is hereby reserved for open
space, landscaping, lakes, berms, flood plain, drainage purposes,
and utilities as confined to easements. Reserve "C" is hereby
reserved for open space, landscaping, lakes, berms, drainage
purposes, and utilities as confined to easements. Reserves "A",
"B", and "C" shall be owned and maintained by the current
owner and/or the homeowners association for the addition
and/or any successors, heirs, or assigns. Compliance with any
platted restrictions and applicable restrictive covenants affecting
said Reserves shall be binding on any owners, successors, heirs,
or assigns. The contingent right-of-way dedication shall become
effective upon the filing of the plat. The construction of the
street within the contingent right-of-way dedication shall be
required upon the platting of any adjacent subdivision having a
street connecting thereto. The costs of constructing said street
are to be borne by the person(s) or agency that owns said
adjacent subdivision. 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.

Morrison Development, LLC,
a Kansas limited liability company
James B. Morrison, Manager

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledges
before me, this 19th day of May, 2022, by James
Morrison, Manager of Morrison Development, LLC, a Kansas limited
liability company, on behalf of the limited liability company.

Lucretia A. Sauber, Notary Public
LUNETTE A. SAUBER

My App'l. Exp. 09-20-2022



This plat of "WESTWIND ESTATES", Sedgwick
County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.
Dated this _____ day of _____, 2022.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
William M. Johnson
_____, Secretary
Scott A. Wadle

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 2022.

_____, Chairman
David T. Dennis, Third District
_____, County Clerk
Kelly B. Arnold

ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2022.

Entered on transfer record this _____ day
_____ of _____, 2022.

_____, County Clerk
Kelly B. Arnold

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

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 _____, 2022 at _____ o'clock _____ M; and is duly recorded.

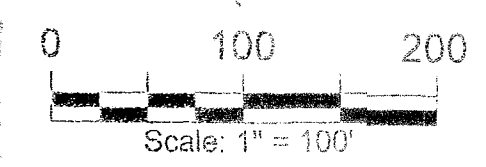
_____, Register of Deeds
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED FROM MEASURED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.
- (CS) = CALCULATED FROM SUBDIVISION
- Q = QUARTER SECTION
- (Q) = INFO. FROM SEDGWICK COUNTY QUARTER SECTION SHEET
- C.A.C. = COMPLETE ACCESS CONTROL

- * = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET) OVER 1/2" IRON PIPE 2.5' DEEP (FOUND)(ORIGIN UNKNOWN)
- ◇ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- △ = CONC. MAIL IN G. STONE (FOUND)(ORIGIN UNKNOWN)
- ▽ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)

Sight Distance Easement Note:
The Sight Distance Easement will prohibit any solid
structures, including but not limited to fences,
landscaping, or any other object within the Sight Distance
Easement more than two (2) feet in height, or that will
interfere with or obstruct the sight distance area.
Additional conditions and requirements are per the
recorded easement.

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 applicable
City or County Engineer) and shall be unobstructed
to allow for the conveyance of stormwater in
accordance with the Stormwater Manual.



LOT	BLOCK	ELEVATION
0-11	A	1426.0
15, 16	A	1436.3
2, 3, 10, 11	B	1439.9

BENCHMARKS:
CROSS CUT INSIDE OF SQUARE CUT, TOP OF S. END OF
15' RCP, 34.6' W. OF W. LINE, SW/4 17-27-2W, 912.5'
OF W/4 COR., 17-27-2W, S. SIDE OF FIELD ENTRANCE
WEST, 36.1' N. & 94.8' W. OF SW COR., LOT 12, BLOCK B,
WESTWIND ESTATES.
ELEV. = 1438.92 NAVD88
CROSS CUT INSIDE OF SQUARE CUT, TOP OF N. END OF
15' RCP, 34.2' E. OF W. LINE, SW/4 17-27-2W, 922.4'
OF W/4 COR., 17-27-2W, N. SIDE OF FIELD ENTRANCE
EAST, 36.9' N. & 26.8' W. OF SW COR., LOT 1, BLOCK B,
WESTWIND ESTATES.
ELEV. = 1438.75 NAVD88
CROSS CUT INSIDE OF SQUARE CUT, TOP OF S. END OF
15' RCP, 30.9' W. OF #4 REBAR AT W/4 COR.,
17-27-2W, 4.0' N. TO S. EDGE OF ASPHALT DRIVE
ENTRANCE WEST.
ELEV. = 1435.28 NAVD88

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