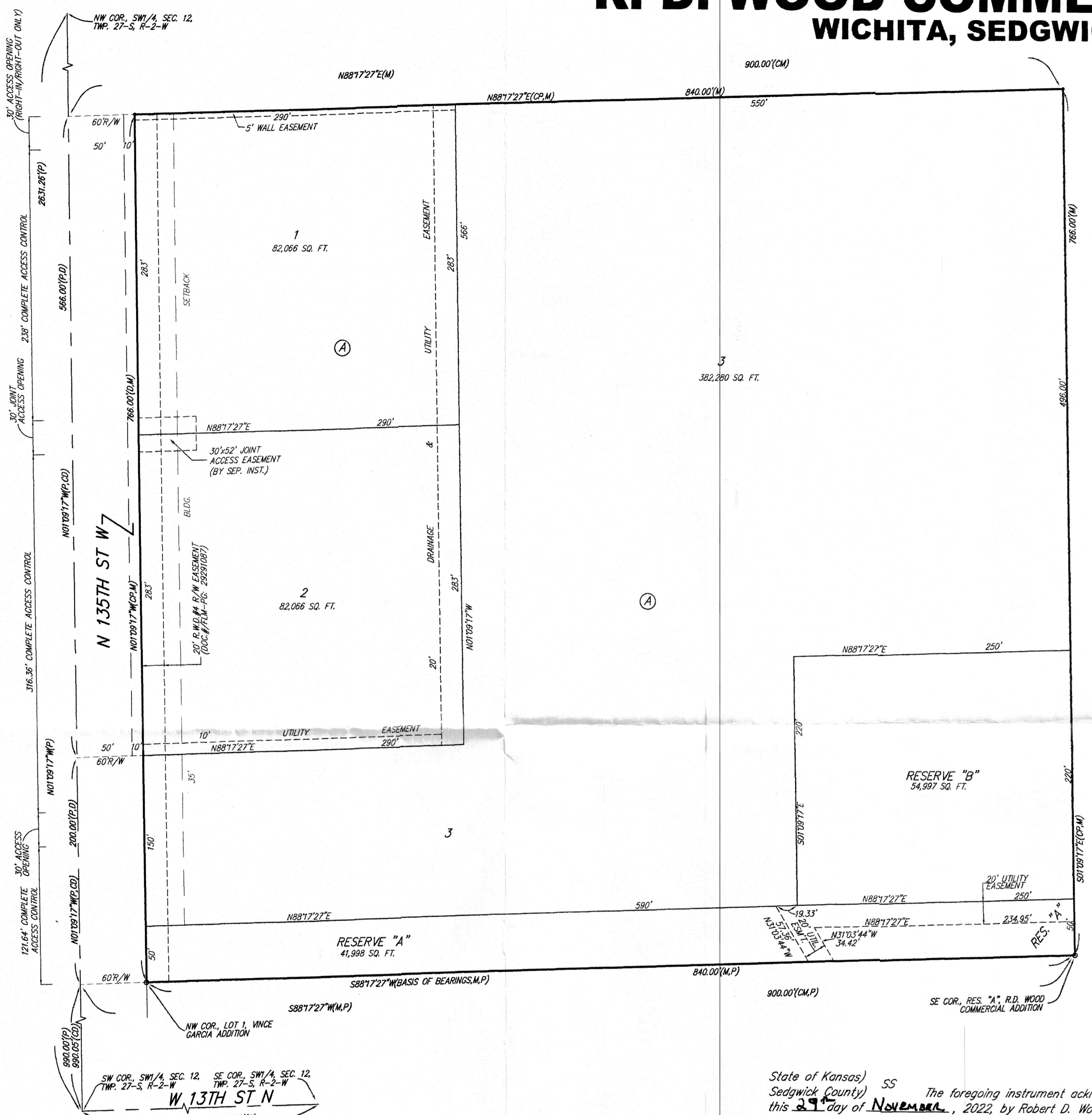


R. D. WOOD COMMERCIAL 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

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

BENCHMARK:
 CHISELED CROSS ON FACE OF WALK, 578.1' N. OF THE MOST WESTERLY NW COR. LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION, (SAID MOST WESTERLY NW COR. BEING A POINT ON THE E. R/W LINE OF N 135TH ST. W.), & 44.1' E. OF THE W. LINE, SW 1/4, SEC. 12, TWP. 27-S, R-2-W.
 ELEV. = 1357.30 NAVD88

CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION.
 ELEV. = 1353.98 NAVD88

LOT	BLOCK	ELEVATION
3	A	1354.2

GRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plot. 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 unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

RIGHT-OF-WAY NOTE:
 No roadway within adjoining rights-of-way shall be allowed with the construction of the berms allowed within Reserves A and B. The berms cannot impact access to or bury manholes, water valves and/or water meters.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) do hereby certify that we have surveyed and platted "R. D. WOOD COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lot 1, Block A, TOGETHER with all of Reserves "A" and "B", all as platted in R. D. Wood Commercial Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of the Southwest Quarter of Section 12, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at the northern most northeast corner of Lot 1, Block A, R. D. Wood Commercial Addition, Wichita, Sedgwick County, Kansas; thence N88°17'27"E coincident with the easterly extension of the north line of Lot 1 in said Block A, 250.00 feet to the northerly extension of the east line of Reserve "B" in said R.D. Wood Commercial Addition; thence S01°09'17"E coincident with the northerly extension of the east line of said Reserve "B", 496.00 feet to the northeast corner of said Reserve "B"; thence S88°17'27"W coincident with the north line of said Reserve "B", 250.00 feet to the northwest corner of said Reserve "B" and to a point in the east line of Lot 1 in said Block A; thence N01°09'17"W coincident with the east line of Lot 1 in said Block A, 496.00 feet to the point of beginning, TOGETHER with that part of the Southwest Quarter of Section 12, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the southwest corner of the Southwest Quarter thence north coincident with the west line of the Section 12, 1190.00 feet to the point of beginning; thence north coincident with the west line of the Section 12, 566.00 feet; thence east 350.00 feet to the northern most northwest corner of Lot 1, Block A, R. D. Wood Commercial Addition; thence south coincident with the west line of Lot 1, in said Block A, 566.00 feet; thence west coincident with the north line of Lot 1, in said Block A, 350.00 feet to the point of beginning, EXCEPT the west 50.00 feet for road right-of-way.

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

Baughman Company, P.A.

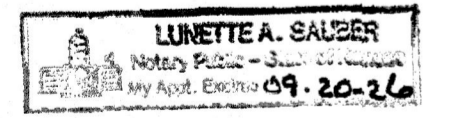


Preston A. Stewart, P.S. #1386

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, a Street, and Reserves to be known as "R. D. WOOD COMMERCIAL 2ND 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 drainage and utility easement is hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, waterlines and related appurtenances as confined to easement, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, and berms. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 3, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. 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.

Uneeda Storage LLC, a Kansas Limited Liability Company

State of Kansas) SS The foregoing instrument acknowledged before me, this 29th day of NOVEMBER, 2022, by Robert D. Wood a/k/a R. D. Wood, and Betty Jo Wood a/k/a B.J. Wood, Manager and Manager of Uneeda Storage LLC, a Kansas limited liability company, for and on behalf of the limited liability company.

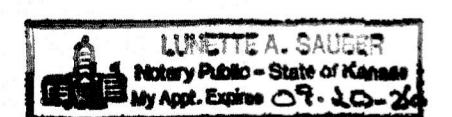


Lunette A. Sauber, Notary Public
 My App't. Exp. 09-20-2026

Robert D. Wood, Manager
 Robert D. Wood a/k/a R.D. Wood

Betty Jo Wood, Manager
 Betty Jo Wood a/k/a B.J. Wood

State of Kansas) SS The foregoing instrument acknowledged before me, this 4th day of NOVEMBER, 2022, by Earl L. Mies, as Trustee of the Earl L. Mies Living Trust Under Agreement Dated November 16, 2010, Sole Member of Mies Land Development, LLC, a Kansas limited liability company, for and on behalf of the said company.



Lunette A. Sauber, Notary Public
 My App't. Exp. 09-20-2026

Mies Land Development LLC, a Kansas Limited Liability Company
 By: Earl L. Mies Living Trust Under Agreement Dated November 16, 2010, Sole Member

Earl L. Mies, Trustee

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

Central National Bank

Travis Boles, Commercial Loan Officer

State of Kansas) SS The foregoing instrument acknowledged before me, this 30th day of November, 2022, by Travis Boles, Commercial Loan Officer of Central National Bank, on behalf of the bank.



SAFE A. GUNWAY, Notary Public

My App't. Exp. 12/1/2024

This plat of "R. D. WOOD COMMERCIAL 2ND 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 _____, Wichita-Sedgwick County Metropolitan Area Planning Commission

Ann M. Fox, Chairman

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 _____,

Brandon J. Whipple, Mayor
 City of Wichita

Jamie Buster, City Clerk

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

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

Entered on transfer record this _____ day of _____,

Kelly B. Arnold, County Clerk

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

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

R. D. WOOD COMMERCIAL 2ND ADDITION

CITY HALL - ENGINEERING MAIL STOP 1-71
 Arceli Rosas

FINAL TRACING RECORD RECEIVED DEC 02 2022

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