

FINAL TRACING REC'D
RECEIVED AUG 11, 2023

ALLMETAL RECYCLING 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
FROM YOUR FILES

Scale: 1" = 40'

- (M) = MEASURED
 - (P) = PLATTED
 - (D) = DESCRIBED
 - (CM) = CALCULATED PER MEASURED INFO
 - (CP) = CALCULATED PER PLATTED INFO
 - (CD) = CALCULATED PER DESCRIBED INFO
- = #4 REBAR W/ "DAUGMAN" CAP (SET)
 - = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
 - = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
 - = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 - = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - △ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - △ = 3/4" IRON PIPE IN THIMBLE (FOUND)(ORIGIN UNKNOWN)
 - = BENCHMARK

BENCHMARK

BM-#1
SQUARE CUT ON TOP OF CURB, W. SIDE OF N. EMPORIA CIR,
5.7' NORTH OF FIRE HYDRANT, 21.2' NORTH AND 62.0' WEST
OF NW CORNER, LOT 1, BLOCK 3, NORTH INDUSTRIAL ADDITION
ELEV. = 1324.47 NAVD83

BM-#2
SQUARE CUT ON TOP OF CURB, W. SIDE OF N. EMPORIA CIR,
34.4' SOUTH AND 80.6' WEST OF SW CORNER, LOT 3, BLOCK
3, NORTH INDUSTRIAL ADDITION
ELEV. = 1314.58 NAVD83

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 APPLICABLE CITY OR COUNTY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid
Sedgwick County) county and state do hereby certify that we have surveyed and platted "ALLMETAL RECYCLING 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 1, except the West 102.45 feet thereof, Block 2, North Industrial Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH the West 102.45 feet of said Lot 1, TOGETHER WITH Lots 2 and 3, of said Block 2, TOGETHER WITH a tract of land described as: Beginning at a point on the north line of the Northwest Quarter of Section 4, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; 491.5 feet east of the northwest corner of said Northwest Quarter; THENCE south parallel to the easterly right-of-way of the A.T. & S.F. Railroad as condemned in Miscellaneous Book 1, Page 615, 620 feet; THENCE east 243.3 feet; THENCE north 620 feet to the north line of said Northwest Quarter; THENCE west 243.3 feet to the point of beginning, EXCEPT a 125 foot by 125 foot lease area described as follows: Commencing at the Southwest corner of a tract of land as described in Special Warranty Deed recorded on Film 2769, Page 3446 and recorded in the Sedgwick County Recorders Office (Frd. "V" Notch) said point bears S00°58'47"E, a distance of 638.75 feet from a found 3/4" iron pipe; THENCE N74°34'30"E, a distance of 68.84 feet to the point of beginning of said 125 foot by 125 foot lease area; THENCE N01°56'45"W, a distance of 125 feet; THENCE N88°03'15"E, a distance of 30 feet to a point; THENCE continuing N88°03'15"E, a distance of 75 feet; THENCE S01°56'45"E, a distance of 125 feet; THENCE S88°03'15"W, a distance of 125 feet to the point of beginning; TOGETHER WITH a 125 foot by 125 foot lease area described as follows: Commencing as the Southwest corner of a tract of land as described in Special Warranty Deed recorded on Film 2769, Page 3446 and recorded in the Sedgwick County Recorders Office (Frd. "V" Notch) said point bears S00°58'47"E, a distance of 638.75 feet from a found 3/4" iron pipe; THENCE N74°34'30"E, a distance of 68.84 feet to the point of beginning of said 125 foot by 125 foot lease area; THENCE N01°56'45"W, a distance of 125 feet; THENCE N88°03'15"E, a distance of 30 feet to a point; THENCE continuing N88°03'15"E, a distance of 75 feet; THENCE S01°56'45"E, a distance of 125 feet; THENCE S88°03'15"W, a distance of 125 feet to the point of beginning.

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, P.S. #1680
8-1-23
Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street to be known as "ALLMETAL RECYCLING 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 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Allmetal Recycling, LLC,
a Kansas limited liability company

Ronald J. Carnejo, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this
Sedgwick County) day of August, 2023, by Ronald J. Carnejo, Manager of Allmetal
Recycling, LLC, a Kansas limited liability company, on behalf of the limited liability
company.

My App't. Exp. 08/30/2026

This plot of "ALLMETAL RECYCLING 2ND ADDITION", Wichita, Sedgwick County, Kansas has been recycled to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this day of August, 2023
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ann M. Fox, Chair

Scott A. Wodde, Secretary

This plot approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of August, 2023.

Mayor,
Brandon J. Whipple, City of Wichita

Jamie Buster, City Clerk

Reviewed in accordance with K.S.A. 58-2025 on this day of August, 2023

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

Entered on transfer record this day of August, 2023.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record
Sedgwick County) in the office of the Register of Deeds, this day of August, 2023
at o'clock M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

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