

TIDEMANN ESTATES

SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED OCT 26 2023

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 "TIDEMANN ESTATES", Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as a tract in the south half of the southeast quarter of Section
24, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County,
Kansas, described as commencing at the northwest corner of the said
south half; thence S89°53'54"E, along the north line of said south half,
280.10 feet for a point of beginning; thence continuing S89°53'54"E along
the north line of said south half, 473.90 feet; thence S40°49'40"E, 529.44
feet; thence S32°47'28"E, 303.65 feet; thence N81°53'58"W, 106.50 feet;
thence S69°29'40"W, 158.00 feet; thence N89°57'40"W, being parallel with
the south line of said southeast quarter, 736.04 feet; thence N00°24'33"E,
696.58 feet to the point of beginning.

This plat of "TIDEMANN 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 _____, 2023.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Robert Dool

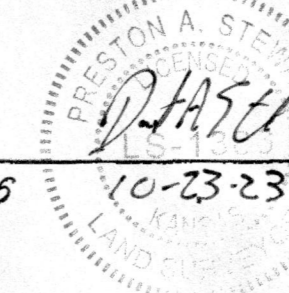
_____, Secretary
Scott A. Wadle

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southeast Quarter of Section
24, Township 25 South, Range 1 East of the Sixth
Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Preston A. Stewart, P.S. #1386



This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 20____.

_____, Chairman
Peter F. Meitzner, First District

ATTEST: _____, County Clerk
Kelly B. Arnold

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 "TIDEMANN 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.

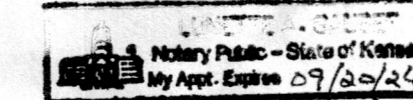
Grant Tidemann Anita Tidemann
Grant Tidemann Anita Tidemann

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2023.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 25th day of October, 2023, by Grant and Anita Tidemann,
husband and wife.

Lucretia A. Sauber
Lucretia A. Sauber, Notary Public

My App't. Exp. 09/20/2026



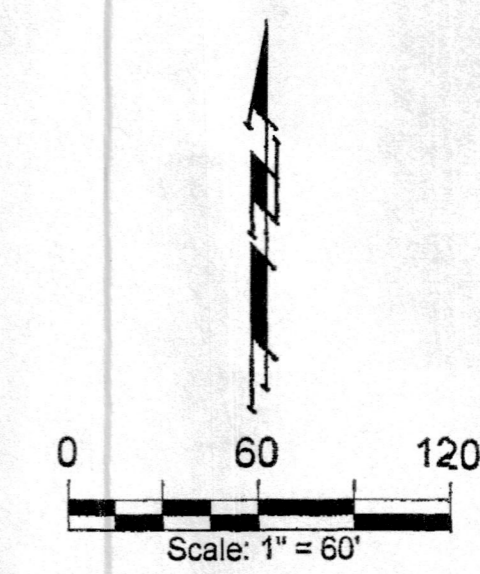
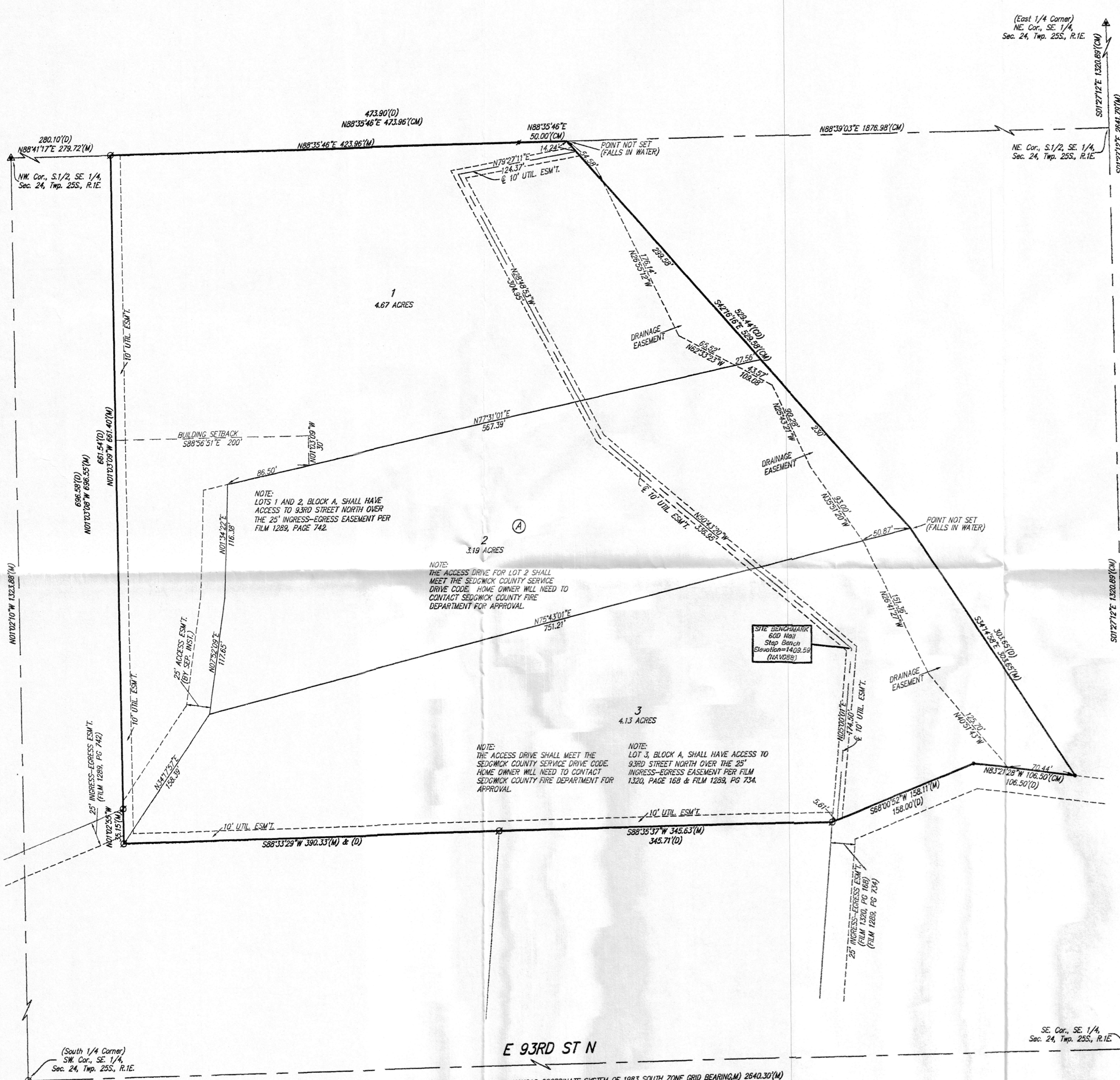
Entered on transfer record this _____ day
of _____, 20____.

_____, County Clerk
Kelly B. Arnold

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 _____, 20____ at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ "SEDGWICK" CAP (FOUND)
- = 3/4" IRON (FOUND)
- ▲ = #6 REBAR (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED (Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.
- (CD) = CALCULATED PER DEED INFO.
- (DEED) = DEED DESCRIPTION

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.

TIDEMANN ESTATES

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

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