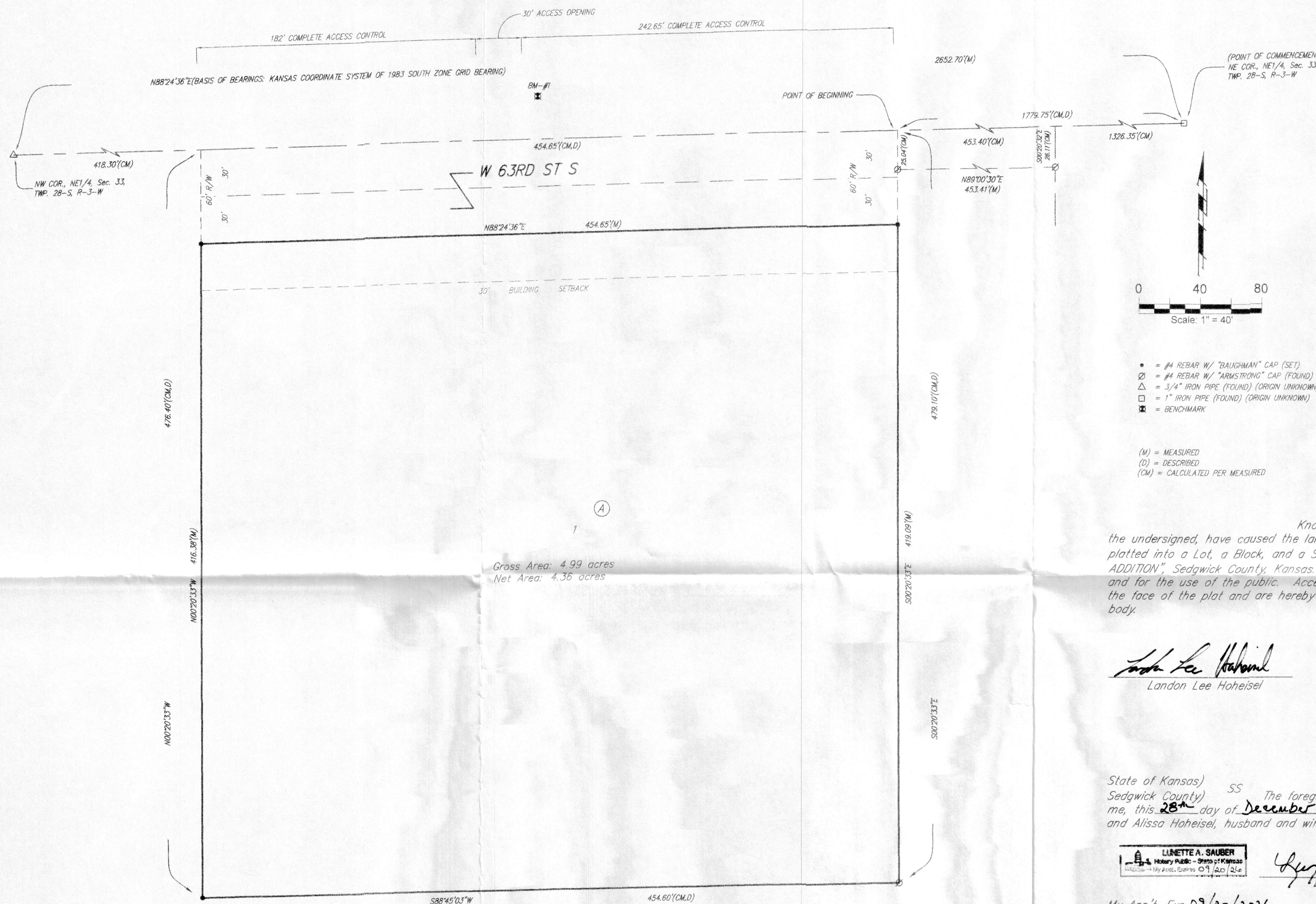


HOHEISEL ADDITION SEDGWICK COUNTY, KANSAS

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

FINAL TRACING REC'D
RECEIVED JAN 02 2024



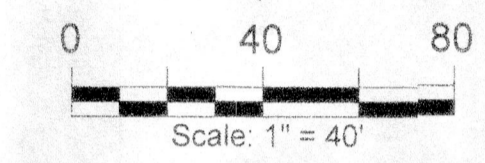
BENCHMARK #1:
RAILROAD SPIKE IN POWER POLE NORTH SIDE OF W 63RD STREET S, 638.8' E. AND 27.4' N. OF NW COR., NE 1/4, SEC. 33, TWP. 28-S, R-3-W. ELEV. 1352.38 (NAVD88)

BENCHMARK #2:
RAILROAD SPIKE IN POWER POLE NORTH SIDE OF W 63RD STREET S, 1217.9' E. AND 27.1' N. OF NW COR., NE 1/4, SEC. 33, TWP. 28-S, R-3-W. ELEV. 1345.05 (NAVD88)

EASEMENT NOTE:
Existing blanket Right-of-Way Grant for pipeline over the West Half of the East Half of Sec. 33, Twp. 28-S, R-3-W of the Sixth Principal Meridian, Sedgwick County, Kansas, in favor of Everett L. Ayers and Louise A. Ayers (Film 205, Page 1063), no record of assignment and no evidence of pipeline within plot legal description.

EASEMENT NOTE:
Existing blanket assignment of interest, if any, of Right-of-Way and pipeline over the West Half of the East Half of Sec. 33, Twp. 28-S, R-3-W of the Sixth Principal Meridian, Sedgwick County, Kansas, in favor of Anadarko Production Company (Film 192, Page 402, relied on Film 205, Page 1063), no record of assignment and no evidence of pipeline within plot legal description.

NOTE:
A drainage plan has been developed for the plot and all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- △ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 1" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ⊠ = BENCHMARK

(M) = MEASURED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2024.

_____, Chairman
Peter F. Meitzner, First District

ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2024.

Tricia L. Robello, P.S. #11246
Deputy County Surveyor
Sedgwick County, Kansas

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 "HOHEISEL ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

Landon Lee Hoheisel

Alissa Hoheisel

Entered on transfer record this _____ day of _____, 2024.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS The foregoing instrument acknowledged before me, this 28th day of December, 2023, by Landon Lee Hoheisel and Alissa Hoheisel, husband and wife.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My App't. Exp. 09/20/2024

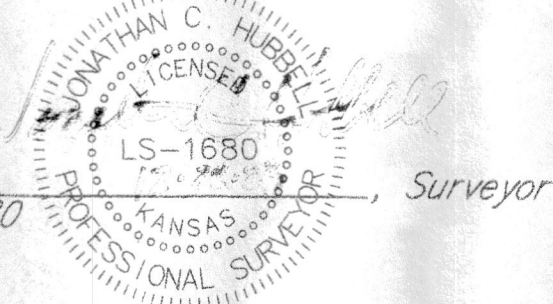
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2024 at _____ o'clock _____ M. and is duly recorded.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HOHEISEL ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the West Half of the Northeast Quarter of Section 33, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter; THENCE S88°24'36" W, coincident with the north line of said Northeast Quarter, a distance of 1779.75 feet, to the northwest corner of a tract of property as described in Quitclaim Deed, Doc.#/Film-Pg: 30245739 as filed in the Office of the Register of Deeds, Sedgwick County, Kansas, for a Point of Beginning; THENCE S00°20'33" E, coincident with the west boundary line as described in said deed, a distance of 479.10 feet, to the southwest corner of the land as described in aforementioned deed; THENCE S88°45'03" W, coincident with the westerly prolongation of the south boundary line of said deed, a distance of 454.60 feet;

THENCE N00°20'33" W, a distance of 476.40 feet, to the north boundary line of said Northeast Quarter; THENCE N88°24'36" E, coincident with said boundary line, a distance of 454.65 feet, to the point of beginning. Subject to road rights-of-way of record. Subject property contains 217,157.4 sq. ft. or 4.99 acres.

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.



_____, Surveyor
Jonathan C. Hubbell, PLS #1680

This plat of "HOHEISEL 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 _____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Robert Dool

_____, Secretary
Scott A. Wade

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

HOHEISEL ADDITION

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