

PFAFF ADDITION SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- ⊙ = #4 REBAR W/ "TERRA TECH" CAP (FOUND)
- ⊕ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 1" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = BENCHMARK

(M) = MEASURED
 (D) = DESCRIBED
 (DT) = DESCRIBED PER TERRA TECH SURVEY
 (DATED AUGUST 2, 1991)
 (CM) = CALCULATED PER MEASURED INFO.
 C.A.C. = COMPLETE ACCESS CONTROL

BENCHMARK:
 BM-#1: RAILROAD SPIKE IN POWER POLE SOUTH
 SIDE OF W 23RD STREET S, 485.4± EAST AND
 28.7± SOUTH OF NW COR., NW 1/4, SEC. 3, TWP.
 28-S, R-2-W
 ELEV. = 1426.31 NAVD83

**BM-#2: CENTER JOINT AT EDGE OF CONCRETE
 SLAB, WEST GARAGE ENTRANCE OF COMMERCIAL
 BUILDING, 308.0± EAST AND 388.2± SOUTH OF
 NW COR., NW 1/4, SEC. 3, TWP. 28-S, R-2-W
 ELEV. = 1426.30 NAVD83**

FINAL TRACING REC'D
 RECEIVED AUG 14 2024

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 "PFAFF ADDITION", Sedgwick County, Kansas and that the
 accompanying plat is a true and correct exhibit of the property surveyed,
 described as a tract in the Northwest Quarter of Section 3, Township 28
 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described
 as follows: Beginning at a point 314.68 feet east of the Northwest corner
 of said Northwest Quarter; THENCE east along the North line of said
 Northwest Quarter, 175.3 feet; THENCE south parallel with the West line of
 said Northwest Quarter, 804 feet; THENCE west parallel with the North line
 of said Northwest Quarter, 325.3 feet; THENCE north parallel with the West
 line of said Northwest Quarter, 513.6 feet; THENCE east parallel with the
 North line of said Northwest Quarter, 150 feet; THENCE north 290.4 feet
 to the point of beginning, Sedgwick County, Kansas.
 Existing public easements, building setback lines,
 dedications, and access controls, if any, being
 vacated by virtue of K.S.A. 12-512b, as amended.
 All being situated in the Northwest Quarter of
 Section 3, Township 28 South, Range 2 West of the
 Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

 Surveyor
 Jonathan C. Hubbell, P.S. #1680

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 "PFAFF ADDITION",
 Sedgwick County, Kansas. 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 signs, light poles,
 private drainage systems, masonry fences, masonry trash enclosures or
 other structures shall be located within public utility easements unless a
 Street Use Easement Permit is obtained from the City of Wichita Public Works &
 Utilities Department. No private drainage systems shall be located within
 public drainage easements unless a Residential Drainage Relief Permit is
 obtained from the City of Wichita Public Works & Utilities Department. 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.

William R. Pfaff

 Tammy M. Pfaff

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this 13th day of August, 2024, by William R. Pfaff and
 Tammy M. Pfaff, husband and wife.

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

This plat of "PFAFF 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

_____, Chair
 Robert Doal
 _____, Secretary
 Scott A. Wadle

This plat approved and all dedications shown
 hereon accepted by the City Council of the City of Wichita, Kansas, this
 _____ day of _____, 2024.

_____, Mayor
 Lily Wu, City of Wichita
 _____, City Clerk
 Jamie Buster

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

_____, Chairman
 Ryan Baty, Fourth District
 ATTEST: _____, County Clerk
 Kelly B. Arnold

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

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

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

_____, County Clerk
 Kelly B. Arnold

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 _____, 2024 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
 Tonya Buckingham
 _____, Deputy
 Kenly Zehring

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before me
 this 13th day of August, 2024, by Andrew Prigmore,
 AWP Business Banker of Emprise Bank, on behalf of the bank.

We the undersigned holders of a mortgage on the
 above described property, do hereby consent to this plat of "PFAFF
 ADDITION", Sedgwick County, Kansas.
 Emprise Bank

 Andrew Prigmore, AWP Business Banker

Clare Garcia, Notary Public

My App't. Exp. 5/1/2028

CLARE GARCIA
 Notary Public - State of Kansas
 My App't. Expires 5/1/2028

PFAFF ADDITION

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

CITY HALL - ENGINEERING
 MAIL STOP 4-71
 Andrew Prigmore

PLAN NOTE:
 This plan has been developed for the plat and all drainage
 easements, rights-of-way, and reserves shall remain as established
 as modified with the approval of the applicable City or
 engineer and unobstructed to allow for the conveyance of
 in accordance with the Stormwater Manual.