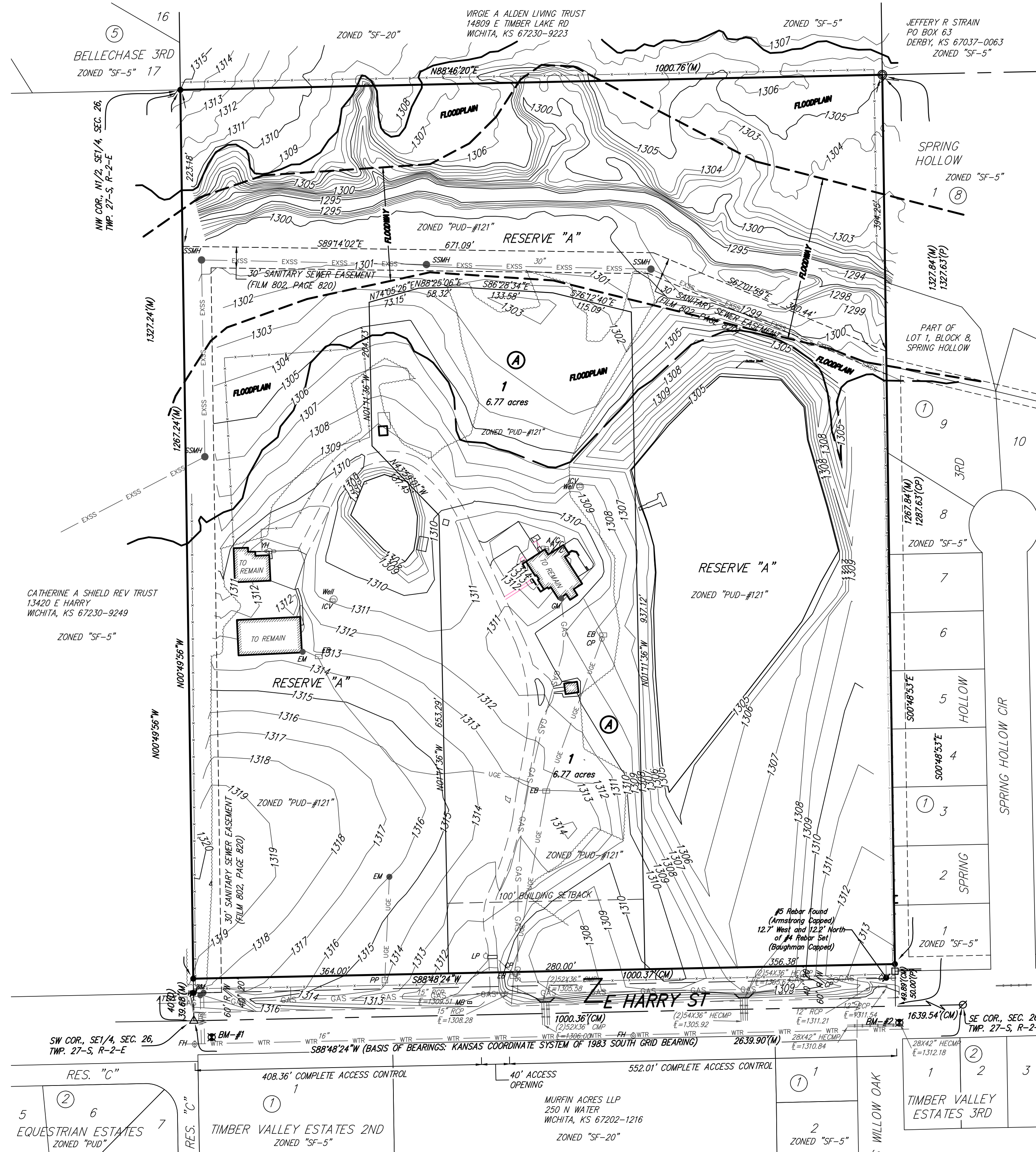


ONE-STEP FINAL PLAT

TGC ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TGC ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the South Half of the West 60 acres of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the South 40 feet thereof for road TOGETHER WITH that part of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Southwest corner of the East 50 acres of the South Half of said Southeast Quarter; thence North 1327.63 feet to the Northwest corner of said East 50 acres; thence West 16.05 feet to the Northeast corner of the South Half of the West 60 acres of said Southeast Quarter; thence South along the East line of said South Half of the West 60 acres 1327.59 feet to the South line of said Southeast Quarter; thence East along the South line of said Southeast Quarter to the point of beginning.

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 a Lot, a Block, a Street, and a Reserve to be known as "TGC ADDITION", Sedgwick County, Kansas. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement 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. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, agricultural uses and agricultural structures, berms, floodplain and floodway, walking paths, and sanitary sewer lines and related appurtenances as confined to easement. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

13800 LLC, a Kansas limited liability company

Managing Member
Nicholas James Esterline

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2024, by Nicholas James Esterline, Managing Member of 13800 LLC, a Kansas limited liability company, on behalf of the limited liability company.

My App't. Exp. _____

_____, Notary Public

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

Central National Bank

This plat of "TGC 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. 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.

_____, City of Wichita
Ryan Baty, Fourth 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. #1246
Deputy County Surveyor
Sedgwick County, Kansas

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

_____, County Clerk
Kelly B. Arnold

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.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

TGC ADDITION
July 24, 2024



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