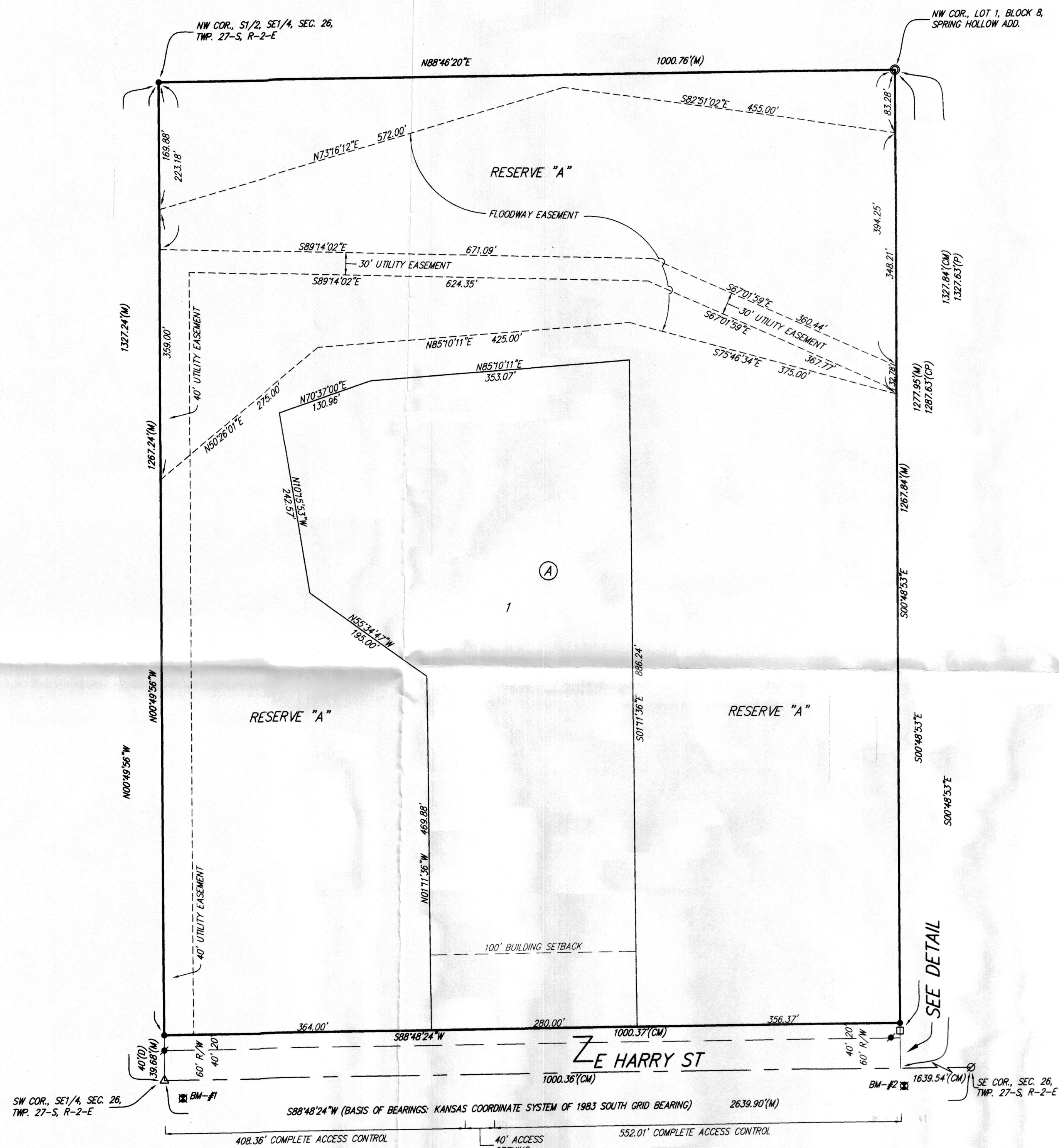


# TGC ADDITION SEDGWICK COUNTY, KANSAS

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

FINAL TRACING RECORD

RECEIVED NOV 14 2024



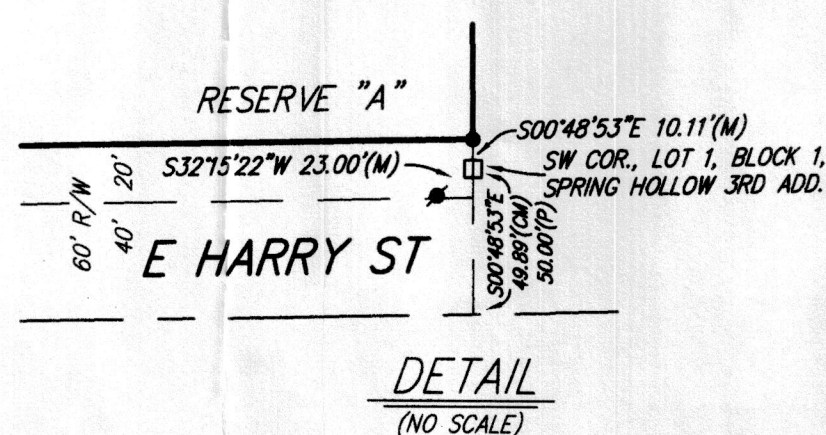
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ◇ = 3/4" IRON PIPE IN THIMBLE (FOUND) (ORIGIN UNKNOWN)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.

BENCHMARK:  
BM-#1: #4 REBAR, SOUTH SIDE OF E HARRY ST., 24.8± EAST AND 24.1± SOUTH OF SW COR., SE1/4, SEC. 26, TWP. 27-S, R-2-E. ELEV. = 1316.05 NAVD88

Benchmark: "X" SET, SOUTH SIDE OF E HARRY ST., 5.2± EAST AND 73.5± SOUTH OF SW COR., LOT 1, BLOCK 1, SPRING HOLLOW 3RD ADDITION. ELEV. = 1315.10 NAVD88

LOT	BLOCK	ELEVATION
1	A	1310.1



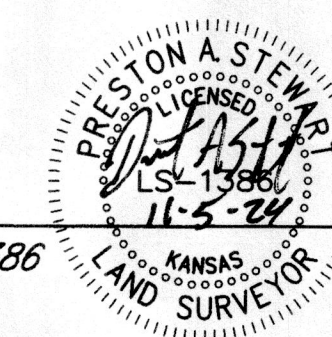
State of Kansas) SS  
Sedgwick County) SS  
The foregoing instrument acknowledged before me, this 8th day of November, 2024, by Jeff A. Conway, Commercial Loan Officer of Central National Bank, on behalf of the bank.

Lauren E. Miller, Notary Public  
My App't. Exp. 3/8/27

State of Kansas) SS  
Sedgwick County) 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 floodway easement is hereby granted to the public as indicated for flood protection purposes and preserving the natural drainage. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. 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 utilities 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. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve "A". The berms cannot impact access to or bury manholes, water valves, and/or water meters. 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

Nicholas James Esterline, Managing Member

State of Kansas) SS  
Sedgwick County) SS  
The foregoing instrument acknowledged before me, this 6th day of November, 2024, by Nicholas James Esterline, Managing Member of 13800 LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. SAUBER, Notary Public  
My App't. Exp. 09/20/2026

LUNETTE A. SAUBER, 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

Jeff A. Conway, Commercial Loan Officer

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

Bryan K. Frye, Chairman

Scott A. Wadle, Secretary

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

Lily Wu, Mayor  
Jamie Buster, City Clerk

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

Ryan Baty, Fourth District, Chairman

ATTEST: Kelly B. Arnold, County Clerk

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

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

Entered on transfer record this          day of         ,

Kelly B. Arnold, County Clerk

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

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

TGC ADDITION

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