

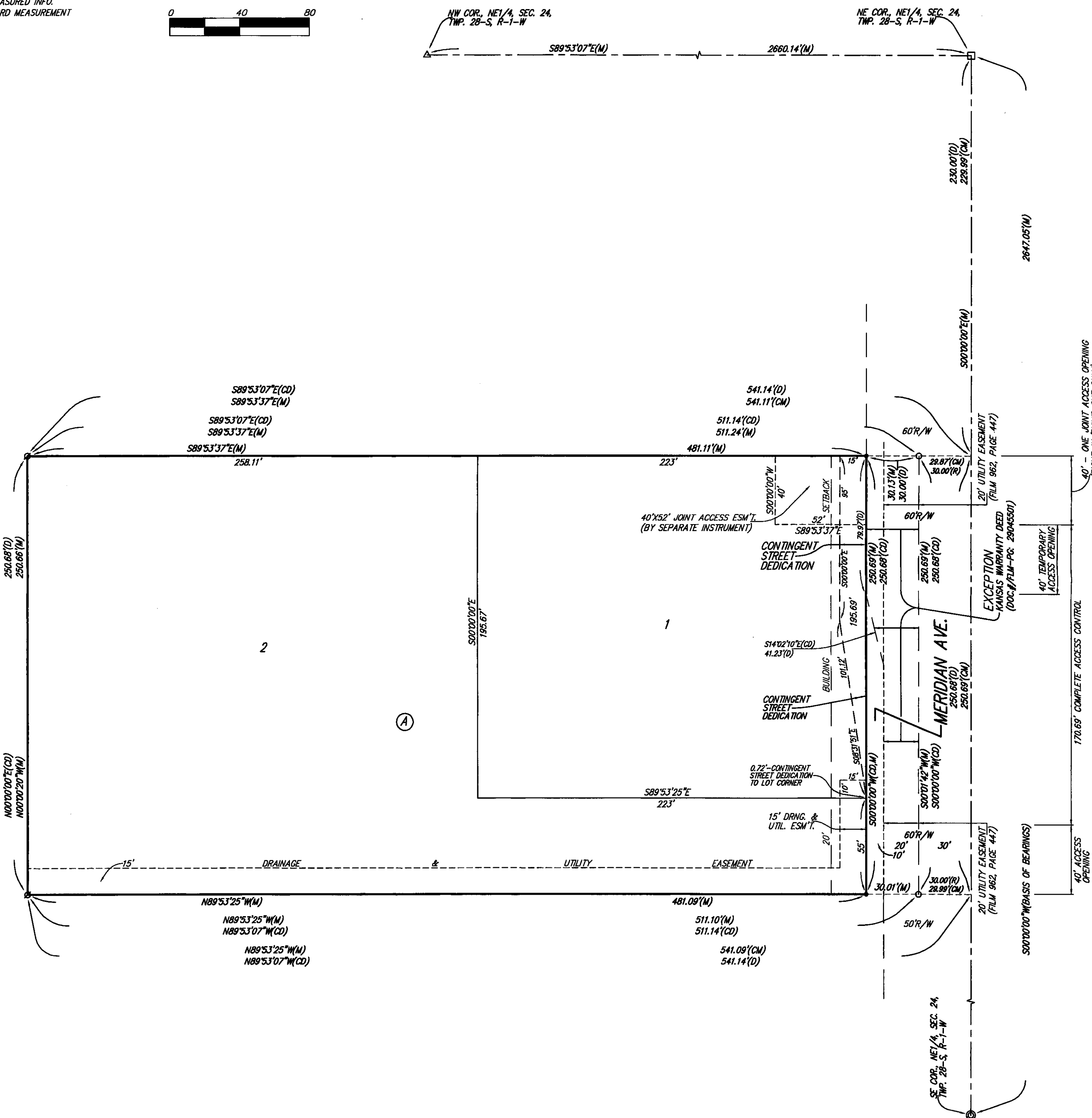
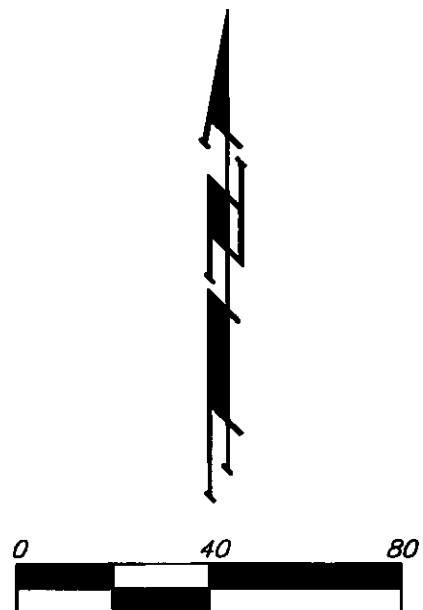
7-19-10
JUL 19 2010

NEAL-CLINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = BRASS DISC IN CONCRETE (FOUND)
□ = 3/4" IRON IN THIMBLE (FOUND)
○ = 3/4" IRON (FOUND)
⊙ = #4 REBAR W/ "S-E CLASS" CAP (FOUND)
○ = 1/2" IRON (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(CD) = CALCULATED PER
DESCRIBED INFO.
(CM) = CALCULATED PER
MEASURED INFO.
(R) = RECORD MEASUREMENT



NOTE:
DRAINAGE EASEMENT FOR THE BENEFIT OF
THIS PLAT AND OTHER LAND OVER A PORTION
OF THE NW1/4 OF THE SE1/4 OF SEC. 24,
TWP. 28-S, R-1-W, (FILM 680, PAGE 1424).

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "NEAL-CLINE ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: Part of the Northeast Quarter of Section
24, Township 28 South, Range 1 West of the Sixth Principal Meridian,
Sedgwick County, Kansas described as follows: Commencing at the
Northeast corner of said Northeast Quarter; thence south along the East
line of said Northeast Quarter, 230 feet for a point of beginning; thence
south 250.68 feet; thence west parallel with the North line of said
Northeast Quarter, 541.14 feet; thence north 250.68 feet; thence east
541.14 feet to the point of beginning, EXCEPT that part described as
commencing at the Northeast corner of the Northeast Quarter of Section
24, Township 28 South, Range 1 West of the Sixth Principal Meridian,
Sedgwick County, Kansas; thence south along the East line of said
Quarter Section, a distance of 230.00 feet; thence west parallel to the
North line of said Northeast Quarter, a distance of 30.00 feet to the
point of beginning; thence continuing west parallel to the North line, a
distance of 30.00 feet; thence south parallel to the East line of said
Northeast Quarter, a distance of 79.97 feet; thence southeasterly a
distance of 41.23 feet to a point 50.00 feet normally distant west of the
East line of said Northeast Quarter, and 349.95 feet normally distant
south of the north line of said Northeast Quarter; thence south parallel
to the East line of said Northeast Quarter, a distance of 130.73 feet; thence
east parallel to the North line of said Northeast Quarter, a distance of
20.00 feet; thence north parallel to the East line of said Northeast
Quarter, a distance of 250.68 feet to the point of beginning, all being
subject to road rights-of-way of record.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor
18-071-
7-2-2010

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street to be known as "NEAL-CLINE
ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility
easements are hereby granted as indicated for drainage purposes and for
the construction and maintenance of all public utilities. The street is
hereby dedicated to and for the use of the public. The contingent street
dedication shall become effective in the event that the City of Wichita
determines a need for the right-of-way for any street related purposes.
This contingent street dedication shall be a covenant running with the
land and shall be binding on all heirs and subsequent owners of all parts
of said Lot 1 covered by said contingent street dedication. Access
controls shall be as depicted on the face of the plat and are hereby
granted to the appropriate governing body. The permitted opening
locations shall be as determined by the City Engineer of the City of
Wichita, Kansas. The 40 foot temporary access opening shall expire at
such time as Lot 1, Block A, is redeveloped for commercial use, and at
the time of said commercial redevelopment, the right-in/right-out joint
access opening shall become effective.

Teresa L. Neal-Cline
1/4/a Teresa L. Neal
Craig A. Cline
Craig A. Cline

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 16th day of JULY, 2010, by Teresa L. Neal-Cline,
1/4/a Teresa L. Neal, and Craig A. Cline, wife and husband.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-13

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-13

This plat of "NEAL-CLINE ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this _____ day of _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

G. Nelson Van Fleet, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2010.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2010.

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

Entered on transfer record this _____ day
of _____, 2010.

Kelly B. Arnold, County Clerk

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 _____, 2010 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

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

Credit Union of America

Eileen L. Phelps, Vice President
Eileen L. Phelps

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19 day of July, 2010, by ~~Teresa L. Neal-Cline~~,
1/4/a V.P. of Credit Union of America, on behalf of the credit union.

Teresa L. Soria, Notary Public
TERESA L. SORIA

My App't. Exp. 12-20-2011

NOTARY PUBLIC - State of Kansas
TERESA L. SORIA
My App't. Expires 12-20-2011

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316262-7211 F 316262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\NEAL-CLINE ADDITION_0609P978\PLAT\DRAWINGS\NEAL-CLINE.DWG-MGC