

HARRY AND WEBB COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County, Kansas do hereby certify that we have surveyed and
platted "HARRY AND WEBB COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of all of Lot 1, Block 1,
Nguyen Addition, an addition to Sedgwick County, Kansas, TOGETHER with
that part of Lot 3, Block 1, Webb Road Addition, Sedgwick County, Kansas
described as follows: Beginning at the SW corner of said Lot 3; thence
N00°56'18"W (calculated per platted information), N00°56'34"W (measured),
along the west line of said Lot 3, 212.93 feet (calculated per platted
information), 213.03 feet (measured), to a point 213.75 feet (calculated per
platted information), 213.66 feet (calculated per measured information),
south of the NW corner of said Lot 3, said corner also being the SW corner
of a tract of land described and conveyed in Kansas Statutory Warranty
Deed recorded in Film 2016 at Page 1465; thence N88°52'03"E (calculated
per description in Kansas Statutory Warranty Deed recorded in Film 2016 at
Page 1465), N88°53'56"E (measured), along the south line of said tract of
land, 150.00 feet (calculated per description in Kansas Statutory Warranty
Deed recorded in Film 2016 at Page 1465 and measured), to the SE corner
of said tract of land; thence S00°56'18"E (calculated per description in
Kansas Statutory Warranty Deed recorded in Film 2016 at Page 1465),
S00°56'34"E (measured), along the southerly extension of the east line of
said tract of land, (described and conveyed in Kansas Statutory Warranty
Deed recorded in Film 2016 at Page 1465), 15.00 feet (measured); thence
N88°52'03"E (calculated per platted information), N88°53'56"E (measured),
198.67 feet (calculated per platted information), 198.61 feet (measured), to
a point on the east line of said Lot 3, said point being 240.00 feet
(calculated per platted information), 240.18 feet (measured), south of the
NE corner of said Lot 3; thence S00°56'18"E (calculated per platted
information), S00°53'31"E (measured), along the east line of said Lot 3,
35.00 feet (calculated per platted information), 34.99 feet (measured), to a
deflection corner in said east line; thence N88°52'03"E (calculated per
platted information), N88°54'35"E (measured), along the east line of said
Lot 3, 39.085 feet (platted), 39.13 feet (measured), to a deflection corner
in said east line; thence S00°50'21"E (calculated per platted information),
S00°51'02"E (measured), 197.00 feet (platted), 196.80 feet (measured), to
the SE corner of said Lot 3; thence S88°52'03"W (calculated per platted
information), S88°50'52"W (measured), along the south line of said Lot 3,
220.685 feet (platted), 220.66 feet (measured), to a deflection corner in
said south line; thence N00°56'18"W (calculated per platted information),
N00°56'43"W (measured), along the south line of said Lot 3, 34.07 feet
(platted), 34.09 feet (measured), to a deflection corner in said south line;
thence S88°52'03"W (calculated per platted information), 166.72 feet
(platted), S88°51'41"W (measured to a non-platted deflection corner in the
north line of Lot 1, Block 1, Subway Addition to Wichita, Sedgwick County,
Kansas), 124.93 feet (measured to a non-platted deflection corner in the
north line of Lot 1, Block 1, in said Subway Addition), and S88°50'25"W
(measured to the SW corner of said Lot 3), 41.80 feet (measured to the
SW corner of said Lot 3), to the point of beginning, TOGETHER with that
part of Lot 1, Block 1, Subway Addition to Wichita, Sedgwick County, Kansas
described as follows: Beginning at the SE corner of said Lot 1; thence
S88°52'34"W (calculated per platted information), S88°52'33"W (measured),
along the south line of said Lot 1, 381.66 feet (platted), 381.84 feet
(measured), to the SW corner of said Lot 1; thence N00°56'18"W (calculated
per platted information), N00°55'19"W (calculated per measured information),
along the west line of said Lot 1, 60.00 feet; thence N88°52'34"E
(calculated per platted information), N88°52'33"E (calculated per measured
information), parallel with the south line of said Lot 1, 75.50 feet; thence
S46°07'27"E (calculated per measured information), 14.14 feet (calculated
per measured information), to a point 50.00 feet normally distant north of
the south line of said Lot 1; thence N88°52'34"E (calculated per platted
information), N88°52'33"E (calculated per measured information), parallel
with the south line of said Lot 1, 171.14 feet (calculated per platted
information), 171.35 feet (calculated per measured information), to a point
125.00 feet (calculated per platted information), 124.93 feet (calculated per
measured information), normally distant west of the east line of said Lot 1;
thence N00°55'27"W (calculated per platted information), N00°56'43"W
(calculated per measured information), parallel with the east line of said
Lot 1, 200.37 feet (calculated per platted information), 200.36 feet
(measured) to a non-platted deflection corner in the north line of said Lot 1,
said non-platted deflection corner being 125.00 feet (calculated per
platted information), 124.93 feet (measured), west of the NE corner of said
Lot 1, said non-platted deflection corner also being on the westerly portion
of the south line of Lot 3, Webb Road Addition, Sedgwick County, Kansas;
thence N88°51'37"E (calculated per platted information from said Subway
Addition), N88°52'03"E (calculated per platted information from Webb Road
Addition), N88°51'41"E (measured), 125.00 feet (calculated per platted
information), 124.93 feet (measured) to the NE corner of Lot 1, Block 1, in
said Subway Addition; thence S00°55'27"E, (calculated per platted
information), S00°56'43"E (measured), along the east line of said Lot 1,
250.40 feet (platted), 250.39 feet (measured), to the point of beginning,
TOGETHER with a tract of land in the NW1/4 of Sec. 33, Twp. 27-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas described as follows:
Beginning at a point 441.83 feet east and 532 feet south (described in
Deed Book 1527, Page 382), 441.69 feet east and 532 feet south
(calculated per measured information), of the NW corner of said NW1/4;

thence N88°52'03"E (calculated per description in Deed Book 1527, Page
382), N88°50'52"W (calculated per measured information), along a line of
said tract of land, 421.6 feet, more or less (described in Deed Book 1527,
Page 382), 421.99 feet (calculated per measured information), to a corner
of said tract of land; thence N00°56'18"W (calculated per description in
Deed Book 1527, Page 382), N00°56'57"W (calculated per measured
information), along a line of said tract of land, 472 feet (calculated per
description in Deed Book 1527, Page 382), 471.89 feet (calculated per
measured information), to the SW corner of that part of said tract of land
dedicated for street in Film 100, Page 459; thence N88°52'03"E (calculated
per description in Film 100, Page 459), N88°52'31"E (measured), along the
south line of said street dedication, (Film 100, Page 459), 20.00 feet
(described in Film 100, Page 459), 20.01 feet (measured), to the SE corner
of said street dedication, (Film 100, Page 459), said SE corner also being a
point on the east line of said tract of land; thence S00°56'18"E (calculated
per description in Deed Book 1527, Page 382), S00°54'10"E (measured),
along the east line of said tract of land, 936.15 feet (calculated per
description in Deed Book 1527, Page 382), 936.18 feet (measured), to the
SE corner of said tract of land; thence S88°53'13"W (calculated per
description in Deed Book 1527, Page 382), S88°50'44"W (measured), along
the south line of said tract of land, 441.6 feet (described in Deed Book
1527, Page 382), 441.31 feet (measured), to the SW corner of said tract
of land; thence N00°56'18"W (calculated per description in Deed Book 1527,
Page 382), 464 feet (described in Deed Book 1527, Page 382),
N00°56'14"W (measured to the SE corner of Lot 1, Block 1, Subway Addition
to Wichita, Sedgwick County, Kansas), 248.01 feet (measured to the SE
corner of Lot 1, Block 1, in said Subway Addition), and N00°56'43"W
(measured to a corner in said tract of land), 216.31 feet (measured to a
corner in said tract of land), to the point of beginning, EXCEPT that part
lying south of and abutting the south line of the North 30 acres of the
NW1/4 of the NW1/4 of Sec. 33, Twp. 27-S, R-2-E of the 6th P.M.,
Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 33, Twp. 27-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements, dedications, building setback lines,
and access controls being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

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 Reserves, to be known as "HARRY AND
WEBB COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The wall easements are hereby granted
as indicated for the construction and maintenance of private screening
walls and utility main lines and service lines shall be allowed to cross
these easements. The sanitary sewer easements are hereby granted as
indicated for the construction and maintenance of sanitary sewer systems
and related appurtenances. Reserve "A" is hereby reserved for open
space, lakes, berms, signage, entry monuments, sidewalks, landscaping,
drainage purposes, and utilities as confined to easement. Reserve "B" is
hereby reserved for driveways, access purposes, signage, entry monuments,
sidewalks, open space, berms, landscaping, drainage purposes, and utilities
as confined to easement. Reserve "C" is hereby reserved for open space,
sidewalks, landscaping, berms, and drainage purposes. Reserve "D" is
hereby reserved for driveways, access purposes, signage, entry monuments,
sidewalks, open space, landscaping, berms, drainage purposes, walls as
confined to easement, utilities as confined to easement, and pipelines and
related appurtenances as confined to easement. Reserves "A", "B", "C",
and "D" shall be owned and maintained by the owner of Lot 1, Block A.
Access controls shall be as depicted on the face of the plat and are
hereby granted to the City of Wichita, Kansas. The permitted opening
locations shall be as determined by the City Engineer of the City of
Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Wal-Mart Stores, Inc., a Delaware corporation

Vice President-
Real Estate

John Clarke

This plat of "HARRY AND WEBB COMMERCIAL
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_____, 2010.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
G. Nelson Van Fleet

_____, Secretary
John L. Schlegel

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

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

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.

_____, Surveyor
Michael G. Conrey

State of Kansas) SS This is to certify that this plat has been filed
Sedgwick County) for record in the office of the Register of Deeds, this_____day of
_____, 2010 at_____o'clock_____M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of _____) SS The foregoing instrument acknowledged
County) before me, this_____day of_____, 2010, by John Clarke,
Vice President-Real Estate, of Wal-Mart Stores, Inc., a Delaware
corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____