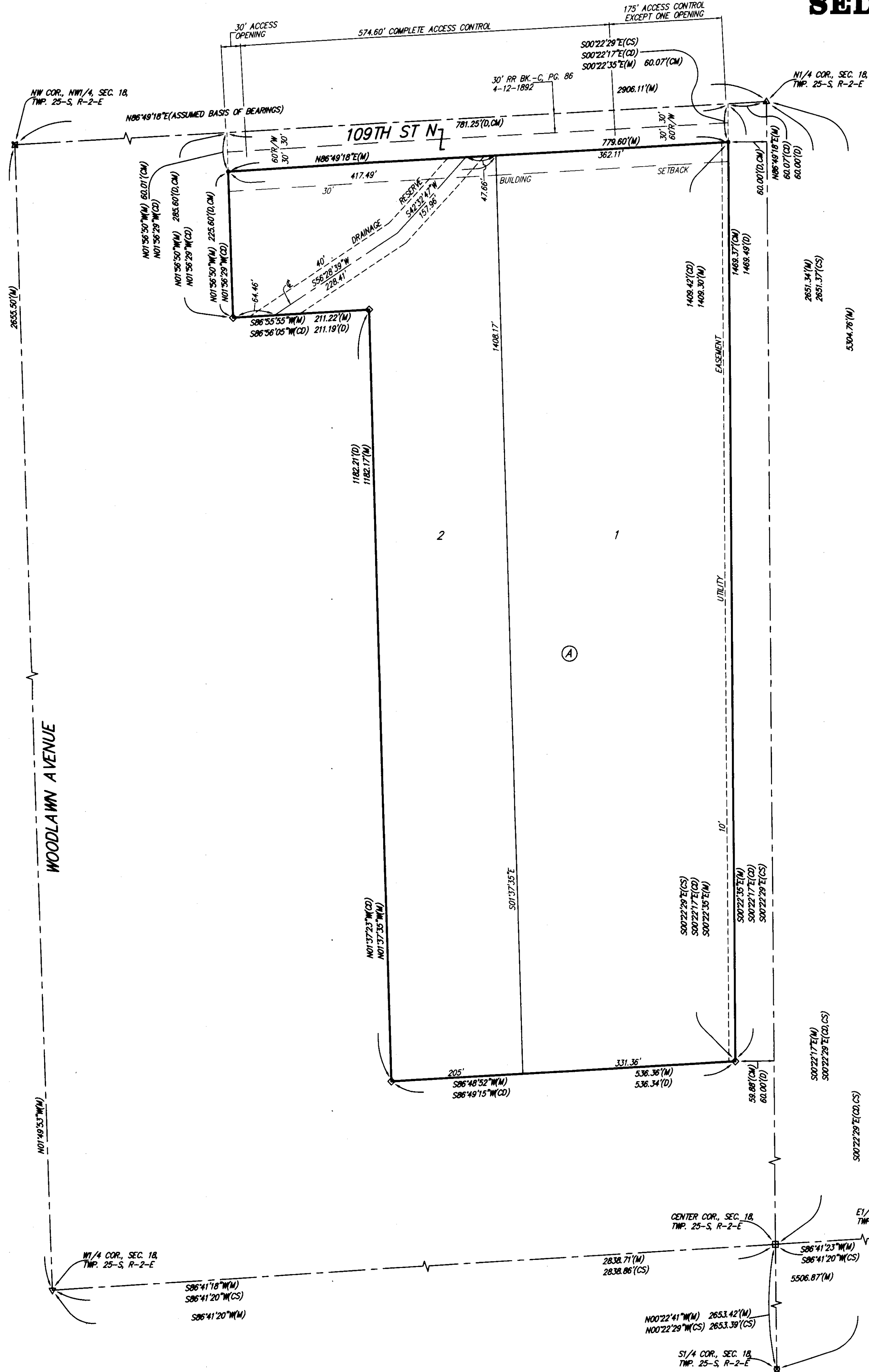


COWEL ADDITION SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING REC'D 2-6-13

SUB 2012-39



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 1-1/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = #5 REBAR W/ "ACLS" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(CS) = CALCULATED PER SECTION MEASUREMENT

BENCHMARK:
RAILROAD SPIKE IN SOUTH FACE OF
POWER POLE, NORTH SIDE OF 109TH ST N,
103.8' EAST AND 82.3' NORTH OF THE
NORTHWEST CORNER OF LOT 2, BLOCK A.
ELEV. = 1442.36 NAVD88

LOT	BLOCK	ELEVATION
2	A	NAVD88 1438.0

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION
AND IS ON FILE WITH THE SEDGWICK COUNTY ENGINEER OR THE
ENGINEER FOR THE APPROPRIATE GOVERNING BODY. DRAINAGE
INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE
APPROVAL OF THE SEDGWICK COUNTY ENGINEER OR THE ENGINEER
FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

NOTE:
EXISTING BLANKET EASEMENT FOR TELEPHONE AND TELEGRAPH LINES
AND RELATED APPURTENANCES IN FAVOR OF SHEL PIPE LINE
CORPORATION, (MISC. BOOK 92, PAGE 63), AND LAST ASSIGNED TO
CONOCO PIPE LINE COMPANY, (FILM 1864, PAGE 308), AFFECTS THE
NW 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE
SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS. SAID
TELEPHONE AND TELEGRAPH LINES AND RELATED APPURTENANCES ARE
DESIGNATED TO RUN ALONG, UNDER, AND UPON THE SOUTH SIDE OF
THE PUBLIC ROAD AND PARALLEL WITH THE NORTH PROPERTY LINE OF
SAID NORTHWEST QUARTER, INCLUDING A GUY WIRE AND ANCHOR ON
PRIVATE PROPERTY. NO TELEPHONE AND TELEGRAPH LINES AND
RELATED APPURTENANCES, NOR A GUY WIRE OR ANCHOR, AS DESCRIBED
IN THIS EASEMENT ARE PRESENT IN THE LOCATION DESIGNATED AS IT
PERTAINS TO THAT PART OF SAID NORTHWEST QUARTER CONTAINED IN
THIS PLAT AS OF THIS 21ST DAY OF JANUARY, 2013.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "COWEL ADDITION", Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as follows: Beginning at a point on the north line of the
Northwest Quarter of Section 18, Township 25 South, Range 2 East of the
6th P.M., Sedgwick County, Kansas, said point being 60 feet west of the
northeast corner of said Northwest Quarter; thence south on an assumed
bearing of S00°00'00"E parallel to and 60 feet west of the east line of
said Northwest Quarter, a distance of 1469.49 feet; thence S87°11'32"W,
536.34 feet; thence N01°15'06"W, 1182.21 feet; thence S87°18'22"W, 211.19
feet; thence N01°34'12"W, 285.60 feet to a point on the north line of said
Northwest Quarter; thence N87°11'32"E, 781.25 feet to the point of
beginning.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

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 "COWEL
ADDITION", Sedgwick County, Kansas. The utility easement is hereby
granted as indicated for the construction and maintenance of all public
utilities. The drainage reserve is hereby reserved for drainage purposes
and shall be the responsibility of the owner of Lot 2, Block A, until such
time as the appropriate governing body elects to assume the responsibility
for maintenance and improvements to the drainage. No buildings shall be
constructed or placed on or within said drainage reserve, nor shall any fill,
change of grade, creation of channel, or any other work be carried on
without the permission of the Engineer for said appropriate governing body.
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. The permitted opening
locations shall be as determined by the Engineer for the appropriate
governing body. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Steve Alan Cowel, Chris Lary-Cowel

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 5th day of JANUARY, 2013, by Steve Alan Cowel and
Chris Lary-Cowel, husband and wife.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 4-7-13

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

Home Bank & Trust Company
Ben Detwiler, AVP

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 4th day of February, 2013, by Ben Detwiler,
AVP of Home Bank & Trust Company, on behalf of the bank.

PATRICIA L. WISE, Notary Public
My App't. Exp. 4-20-16

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

Dated this 2nd day of February, 2013,
Wichita-Sedgwick County Metropolitan Area Planning Commission

David Dennis, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this 2nd day of February, 2013.

James B. Skelton, Chairman

ATTEST: Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 2nd day of February, 2013.

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

Entered on transfer record this 2nd day
of February, 2013.

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 4th day
of February, 2013 at 10 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\PROJECTS\COWEL ADDITION 1211P13\PLAT\DRAWINGS\COWEL F.DWG-MGC