

WEST HIGH SCHOOL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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 "WEST HIGH SCHOOL 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as follows: All that part of the
unplatted portion of the Southwest Quarter of Section 29, Township 27
South, Range 1 East of the Sixth Principal Meridian, Sedgwick County,
Kansas, bounded on the north by Lincoln Street, on the west by Osage
Avenue, on the south by the right-of-way of the Kansas City, Mexico,
and Orient Railroad, also known as the Atchison, Topeka, and Santa Fe
Railroad, and on the east by the westerly right-of-way of the
abandoned Midland Valley Railroad, TOGETHER with the westerly half of
said abandoned Midland Valley Railroad abutting the east line of the
above described tract and originally described and conveyed to the City
of Wichita, a Kansas municipality in the Quit Claim Deed recorded in Film
1684 at Page 783, the City of Wichita now releasing any and all right,
title, and interest to that portion of said abandoned Midland Valley
Railroad abutting the east line of the above described tract in the
Disclaimer recorded in DOC.#/FLM-PG: 29344186, TOGETHER with Lots 3,
4, 5, and 6, Block 1, Franklin Yike Addition to Wichita, Kansas, and that
part of the alley as dedicated in said Franklin Yike Addition lying north
of and abutting the north line of said Lots 3, 4, 5, and 6, and lying
westerly of and abutting the southwest right-of-way line of said Lincoln
Street, (said alley now vacated in the Order of Vacation recorded in
Deed Book 833, Page 187), except that part of said Lot 3 and that part
of said alley described and conveyed to the City of Wichita, Kansas, a
municipal corporation, in the Quit Claim Deed recorded in DOC.#/FLM-PG:
29390075 and more particularly described as follows: Commencing at
the intersection of east line of Franklin Avenue as dedicated in said
Franklin Yike Addition, (said Franklin Avenue now known as Osage Avenue),
with the south line of Yike Avenue as dedicated in said Franklin Yike
Addition, (said Yike Avenue now known as Irving Avenue), said intersection
also being the southwest corner of that part of said Irving Avenue
vacated in said Order of Vacation recorded in Deed Book 833, Page 187;
thence N00°06'47"W, (assumed basis of bearings), along the west line of
said vacated Irving Avenue, 60.00 feet to the northwest corner of said
vacated Irving Avenue, said northwest corner also being on the north line
of said Yike Avenue, now Irving Avenue, and for a point of beginning;
thence N89°49'30"W along the north line of said Yike Avenue, now Irving
Avenue, 16.00 feet to the intersection with the east line of relocated
Franklin Avenue, now Osage Avenue, as established in the General
Warranty Deed recorded in Deed Book 601, Page 487; thence
N00°06'47"W (calculated per described information), N00°04'47"W
(measured), along the east line of said relocated Franklin Avenue, now
Osage Avenue, and along the west line of said vacated alley, (Deed Book
833, Page 187), 152.85 feet to the northwest corner of said vacated
alley, said northwest corner also being on the south line of an alley as
dedicated in Glendale, an Addition to Wichita, Kansas, said alley lying
south of and abutting the south line of Lots 78, 80, 82, and 84, on
McCormick Avenue, in said Glendale, (said Lots 78, 80, 82, and 84,
deeded to the City of Wichita in the Deed recorded in Deed Book 388,
Page 228); thence N89°58'20"E along the north line of said vacated
alley, (Deed Book 833, Page 187), and along the south line of the alley
as dedicated in said Glendale, 16.00 feet (calculated per platted
information), 15.91 feet (calculated per measured information), to the
intersection with the northerly extension of the west line of said vacated
Irving Avenue, (Deed Book 833, Page 187); thence S00°06'47"E
(measured) along said extended west line, 152.91 feet to the point of
beginning, TOGETHER with that part of Lots 78, 80, and 82, on
McCormick Avenue, in Glendale, an Addition to Wichita, Kansas, and that
part of an alley as dedicated in said Glendale, said alley lying south of
and abutting the south line of said Lots 78, 80, and 82, and Lot 84, on
said McCormick Avenue, in said Glendale, (said Lots 78, 80, 82, and 84
deeded to the City of Wichita in the Deed recorded in Deed Book 388,
Page 228), and now described and conveyed to Unified School District No.
259, Sedgwick County, Kansas in the Quit Claim Deed recorded in
DOC.#/FLM-PG: 29387054 and more particularly described as follows:
Commencing at the intersection of east line of Franklin Avenue as
dedicated in Franklin Yike Addition to Wichita, Kansas, (said Franklin
Avenue now known as Osage Avenue), with the south line of Yike Avenue
as dedicated in said Franklin Yike Addition, (said Yike Avenue now known
as Irving Avenue), said intersection also being the southwest corner of
that part of said Irving Avenue vacated in said Order of Vacation
recorded in Deed Book 833, Page 187; thence N00°06'47"W, (assumed
basis of bearings), along the west line of said vacated Irving Avenue,
60.00 feet to the northwest corner of said vacated Irving Avenue, said
northwest corner also being on the north line of said Yike Avenue, now
Irving Avenue; thence N89°49'30"W along the north line of said Yike
Avenue, now Irving Avenue, 16.00 feet to the intersection with the east
line of relocated Franklin Avenue, now Osage Avenue, as established in
the General Warranty Deed recorded in Deed Book 601, Page 487; thence
N00°06'47"W (calculated per described information), N00°04'47"W
(measured), along the east line of said relocated Franklin Avenue, now
Osage Avenue, and along the west line of said vacated alley, (Deed Book
833, Page 187), 152.85 feet to the northwest corner of said vacated
alley, said northwest corner also being on the south line of an alley as
dedicated in Glendale, an Addition to Wichita, Kansas, said alley lying
south of and abutting the south line of Lots 78, 80, 82, and 84, on

McCormick Avenue, in said Glendale, said Lots 78, 80, 82, and 84
deeded to the City of Wichita in the Deed recorded in Deed Book 388,
Page 228; thence N89°58'20"E along the north line of said vacated alley,
(Deed Book 833, Page 187), and along the south line of the alley as
dedicated in said Glendale, 16.00 feet (calculated per platted information),
15.91 feet (calculated per measured information), to the intersection with
the northerly extension of the west line of said vacated Irving Avenue,
(Deed Book 833, Page 187), and for a point of beginning; thence
N00°06'47"W (measured), along said extended west line, 22.84 feet;
thence N62°45'04"E, 19.87 feet to a point on the southwest line of
Lincoln Street as described in Condemnation Case No. 59855 and
Ordinance No. 9178; thence S59°47'40"E (calculated per description in
said Condemnation Case No. 59855 and Ordinance No. 9178),
S59°44'09"E (measured), along the southwest line of said Lincoln Street
(per description in said Condemnation Case No. 59855 and Ordinance No.
9178), 63.30 feet to the intersection with the south line of the alley
dedicated in said Glendale, the south line of said alley also being the
north line of the alley in said Franklin Yike Addition vacated in Deed
Book 833, Page 187; thence S89°58'20"W along the south line of the
alley dedicated in said Glendale, (and the north line of the vacated alley,
(Deed Book 833, Page 187)), 72.30 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and
dedications being vacated by virtue of K.S.A. 12-512b, as amended.
All being situated in the Southwest Quarter of
Section 29, Township 27 South, Range 1 East of the
Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.


Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot and a Block to be known as "WEST HIGH SCHOOL 2ND
ADDITION", Wichita, Sedgwick County, Kansas. The drainage easement is
hereby granted as indicated for drainage purposes. The sanitary sewer
easement is hereby granted as indicated for the construction and
maintenance of sanitary sewer systems and related appurtenances.
Access controls shall be as depicted on the face of the plat and are
hereby granted to the City of Wichita, Kansas.

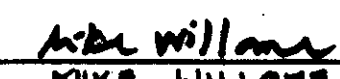
Unified School District No. 259,
Sedgwick County, Kansas

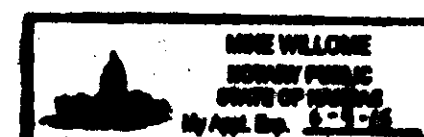

Jeff Davis, President



State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 18th day of June, 2014, by Jeff Davis, President of
Unified School District No. 259, Sedgwick County, Kansas, on behalf of the
unified school district:

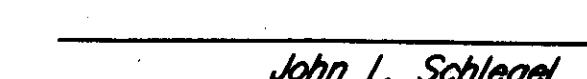
My App't. Exp. 6-9-2015


Mike Willome, Notary Public



This plat of "WEST HIGH SCHOOL 2ND
ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 18th day of June, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission


Don Klausmeyer, Chair

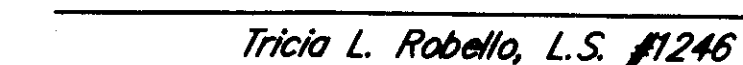

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 18th day of June, 2014.


Carl Brewer, Mayor


Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 18th day of June, 2014.

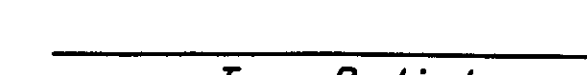

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 18th day
of June, 2014.


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 18th day
of June, 2014 at 2:00 o'clock P.M.; and is duly recorded.


Bill Meek, Register of Deeds


Tonya Buckingham, Deputy

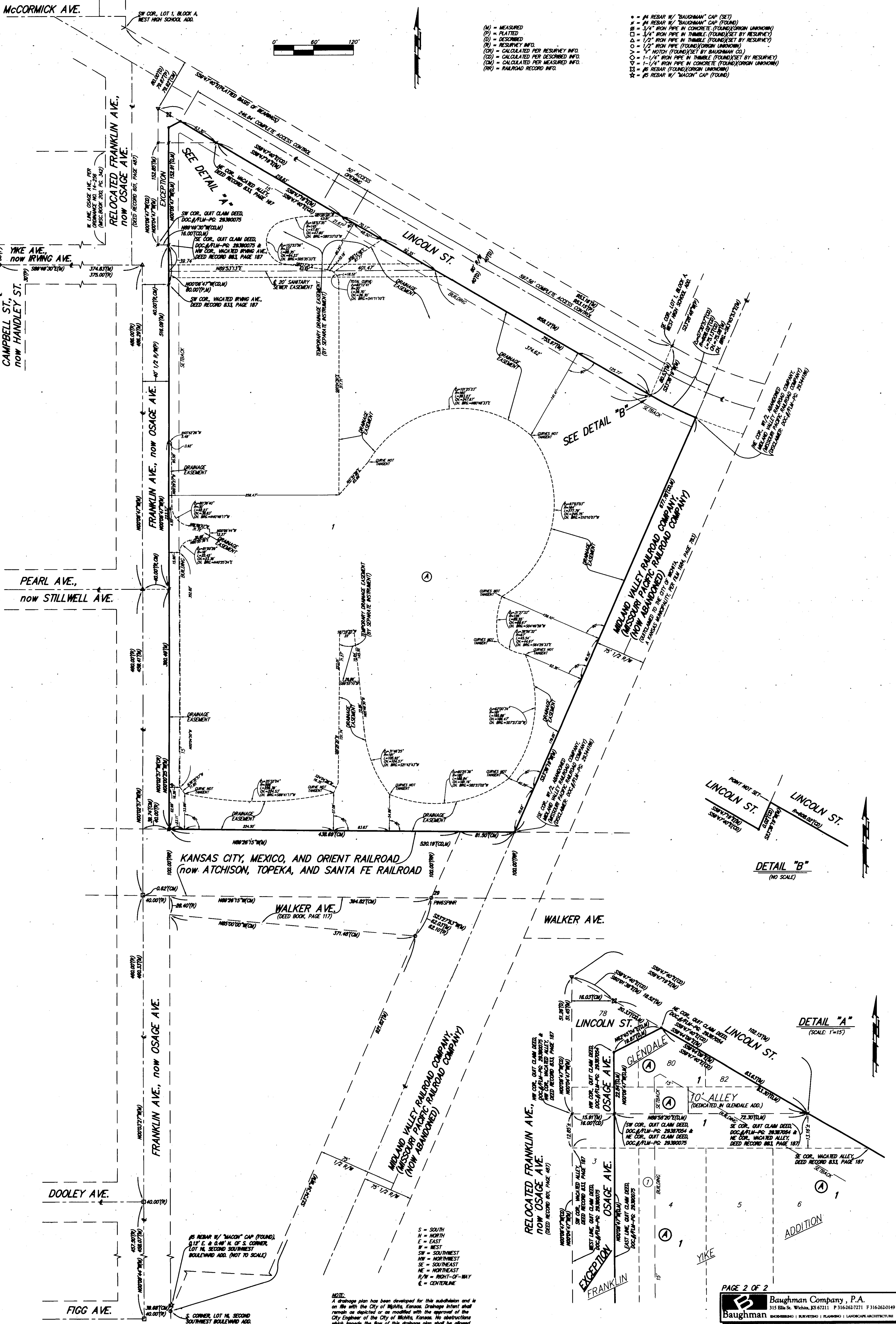
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 Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

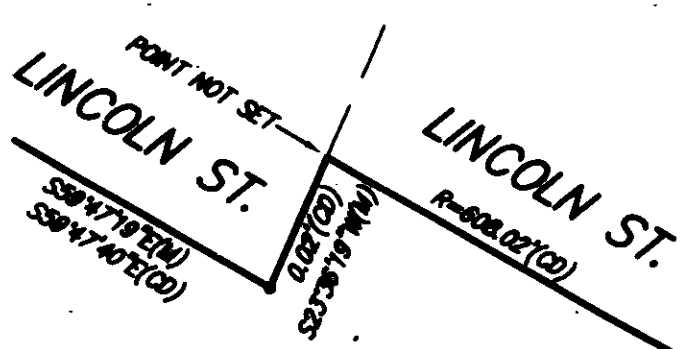
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WEST HIGH SCHOOL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- (M) = MEASURED
- (P) = PLATTED
- (R) = RESSURVEYED
- (N) = RESURVEY INFO.
- (CR) = CALCULATED PER RESURVEY INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (CM) = CALCULATED PER MEASURED INFO.
- (RR) = RAILROAD RECORD INFO.
- * = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- * = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- * = 3/4" IRON PIPE IN CONCRETE (FOUND)(ORIGIN UNKNOWN)
- * = 3/4" IRON PIPE IN THIMBLE (FOUND)(SET BY RESURVEY)
- * = 1/2" IRON PIPE IN THIMBLE (FOUND)(SET BY RESURVEY)
- * = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- * = 1/2" IRON PIPE (FOUND)(SET BY BAUGHMAN CO.)
- * = 1-1/4" IRON PIPE IN THIMBLE (FOUND)(SET BY RESURVEY)
- * = 1-1/4" IRON PIPE IN CONCRETE (FOUND)(ORIGIN UNKNOWN)
- * = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- * = #5 REBAR W/ "MASON" CAP (FOUND)



S = SOUTH
N = NORTH
E = EAST
W = WEST
SW = SOUTHWEST
NW = NORTHWEST
SE = SOUTHEAST
NE = NORTHEAST
R/N = RIGHT-OF-WAY
C = CENTERLINE

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan shall be allowed.