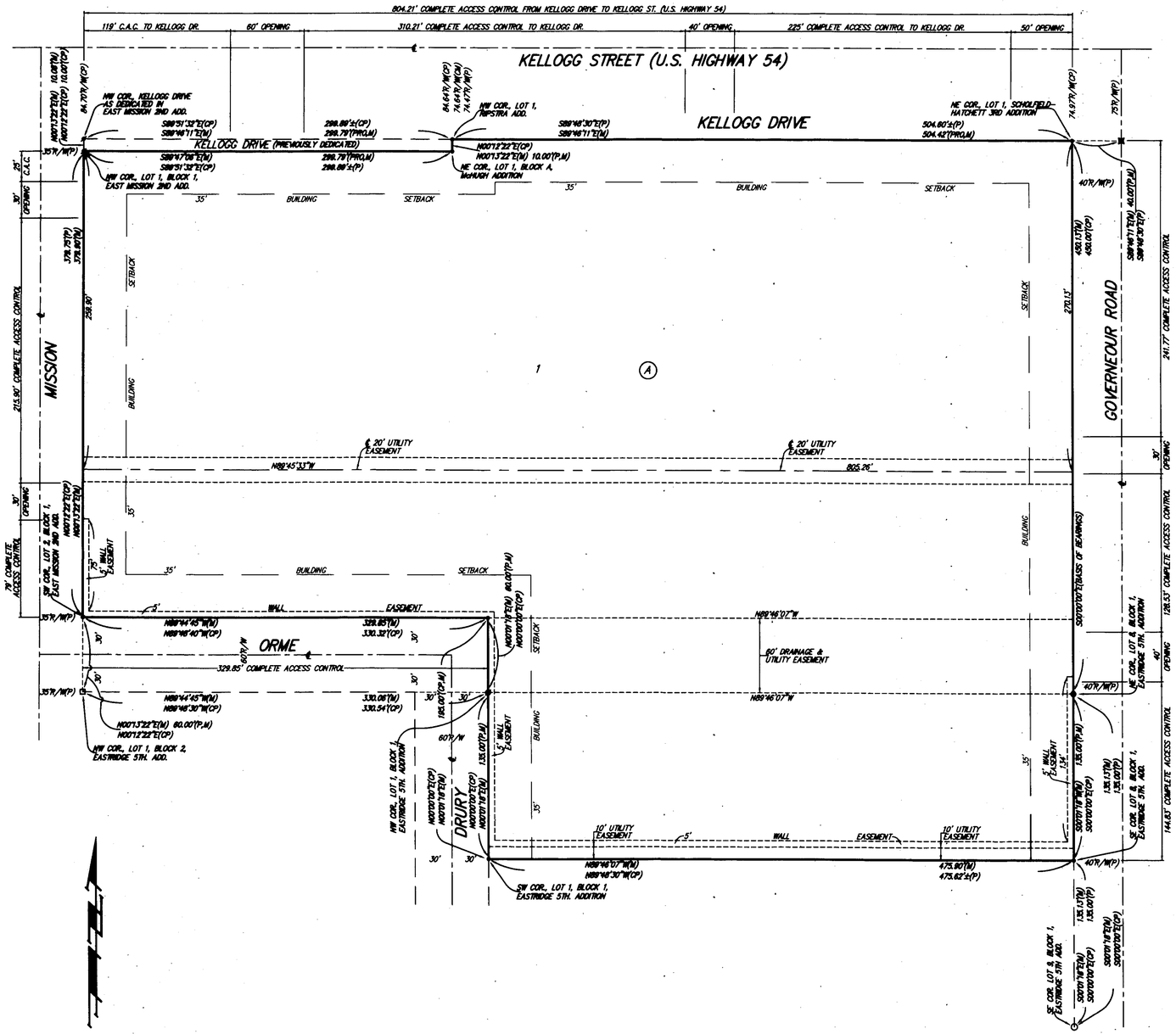
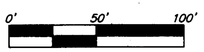
SCHOLFIELD HONDA COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 6.23.14

FILE COPY SUB2014-01





• = ¾" REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = ¾" REBAR W/ "BAUGHMAN" CAP (FOUND)
⊞ = 3/4" IRON (FOUND)
□ = ¾" REBAR (FOUND)
○ = 1/2" IRON (FOUND)
⌘ = CROSS CUT (FOUND)

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER SCHOLFIELD HONDA COMMERCIAL COMMUNITY UNIT PLAN, (DP-305).

(M) = MEASURED
(P) = PLATTED
(CP) = CALCULATED PER PLATTED INFO.
(PRO) = PRORATED MEASUREMENT

NOTE:
EXISTING K.G.&E. RIGHT-OF-WAY EASEMENT, (MISC. BOOK 372, PAGE 232), IS IN THE PROCESS OF BEING RELEASED THIS 29TH DAY OF MAY, 2014.

NOTE:
EXISTING RECIPROCAL EASEMENT AGREEMENT, (FILM 2755, PAGE 1525), IS IN THE PROCESS OF BEING RELEASED THIS 29TH DAY OF MAY, 2014.

NOTE:
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SCHOLFIELD HONDA 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 Lots 1 and 2, Block 1, East Mission 2nd Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all of Lot 1, Block A, McHugh Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all of Lot 1, Ripstra Addition to Wichita, Sedgwick County, Kansas and all of the 20 foot alley as dedicated in said Ripstra Addition lying south of and abutting the south line of said Lot 1, TOGETHER with the west 20 feet of the north-south alley as dedicated in Bridwell Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all of Lot 1, Scholfield-Hatchett 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the east 39 feet of Lot 2, all of Lots 3, 4, and 5, and the west 9 feet of Lot 6, Block 10, Eastridge, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, Eastridge 5th Addition to Wichita, Sedgwick County, Kansas, and TOGETHER with that part of Orme Street as dedicated in said Eastridge lying east of and abutting the northerly extension of the east right-of-way line of Drury Lane as dedicated in said Eastridge 5th Addition and lying west of and abutting the west right-of-way line of Governeour Road as dedicated in said Eastridge.

Existing public easements, dedications, building setbacks, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of Section 30, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-871 KANSAS LICENSED LAND SURVEYOR

6-17-2014, 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 a Lot and a Block, to be known as "SCHOLFIELD HONDA COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. 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.

RJ Realty, LLC, a/k/a R.J. Realty, LLC,
a Kansas limited liability company

Roger Scholfield, President
Roger Scholfield

V & B Scholfield, L.P.,
a Kansas limited partnership

Victor H. Scholfield, Partner
Victor H. Scholfield

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20 day of June, 2014, by Roger Scholfield, President of RJ Realty, LLC, a/k/a R.J. Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Lorina Silva, Notary Public
LORINA SILVA
My App't. Exp. March 1, 2015

LORINA SILVA Notary Public - State of Kansas My Appt. Expires March 1, 2015

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20 day of June, 2014, by Victor H. Scholfield, Partner of V & B Scholfield, L.P., a Kansas limited partnership, on behalf of the limited partnership.

Lorina Silva, Notary Public
LORINA SILVA
My App't. Exp. March 1, 2015

LORINA SILVA Notary Public - State of Kansas My Appt. Expires March 1, 2015

This plat of "SCHOLFIELD HONDA 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_____, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Don Klausmeyer

_____, 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_____, 2014.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2014.

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

Entered on transfer record this_____ day of_____, 2014.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
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_____, 2014 at_____ o'clock___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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\SCHOLFIELD HONDA COMMERCIAL ADD_13-07-P966\PLAT\DRAWINGS\SCHOLFIELD_F.DWG-MGC