FILE COPY SUB2013-00052

FINAL TRACING REC'D 8-15-14

SILVER SPUR 5TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "SILVER SPUR 5TH 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 Lot 1, and vacated Clarence Ave. accruing thereto, Silver Spur Second Addition, Wichita, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the northeast corner of said Lot 1; thence southerly along the east line of said Lot 1 and along the east line of said vacated Clarence Ave., 2648.9 feet, more or less, to the southeast corner of said vacated Clarence Ave.; thence westerly along the south line of said vacated Clarence Ave. and along the south line of said Lot 1, 1292.3 feet, more or less, to the southwest corner of said Lot 1; thence northerly along the most southerly segment of the west line of said Lot 1, 1324.45 feet, more or less, to a deflection corner in said west line; thence easterly along the middle segment of the west line of said Lot 1, 962.79 feet, more or less, to a deflection corner in said west line; thence northerly along the most northerly segment of the west line of said Lot 1, 1249.45 feet, more or less, to the most northerly northwest corner of said Lot 1; thence easterly along the north line of said Lot 1, 331.1 feet, more or less, to the point of beginning, TOGETHER with a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at the northwest corner of said Northeast Quarter; thence S00°56'54"E (assumed) along the west line of said Northeast Quarter (also being the east line of Lot 1, Silver Spur Second Addition to Wichita, Kansas, Sedgwick County, Kansas), 1501.38 feet, to a point on the west line of said Northeast Quarter, said point is 1149.40 feet north of the southwest corner of said Northeast Quarter; thence N89°02'32"E, along the westerly extension of the north line of Lot 1, South Lake Addition to the City of Wichita, Sedgwick County, Kansas, 30.00 feet; thence N00°56'54"W, parallel with the west line of said Northeast Quarter, 1501.36 feet to a point on the north line of said Northeast Quarter; thence S89°05'47"W, along the north line of said Northeast Quarter, 30.00 feet to the Point of Beginning. Subject to Road Right of Ways of record.

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

Baughman Company, P.A.

Michael G. Conrey LS-971

Michael G. Conrey 7-16 2014, 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, a Block, and a Street, to be known as "SILVER SPUR 5TH ADDITION"; Wichita, Sedgwick County, Kansas. The utility easement is 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 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 City of Wichita, Kansas.

TWIN OAKS MHC, LLC, a Delaware limited liability company

By: AMERICAN HOME SPE-3, LLC, a Delaware limited liability company
Its: Managing Member

By: _____ Ross Partrich
Its: Authorized Signatory

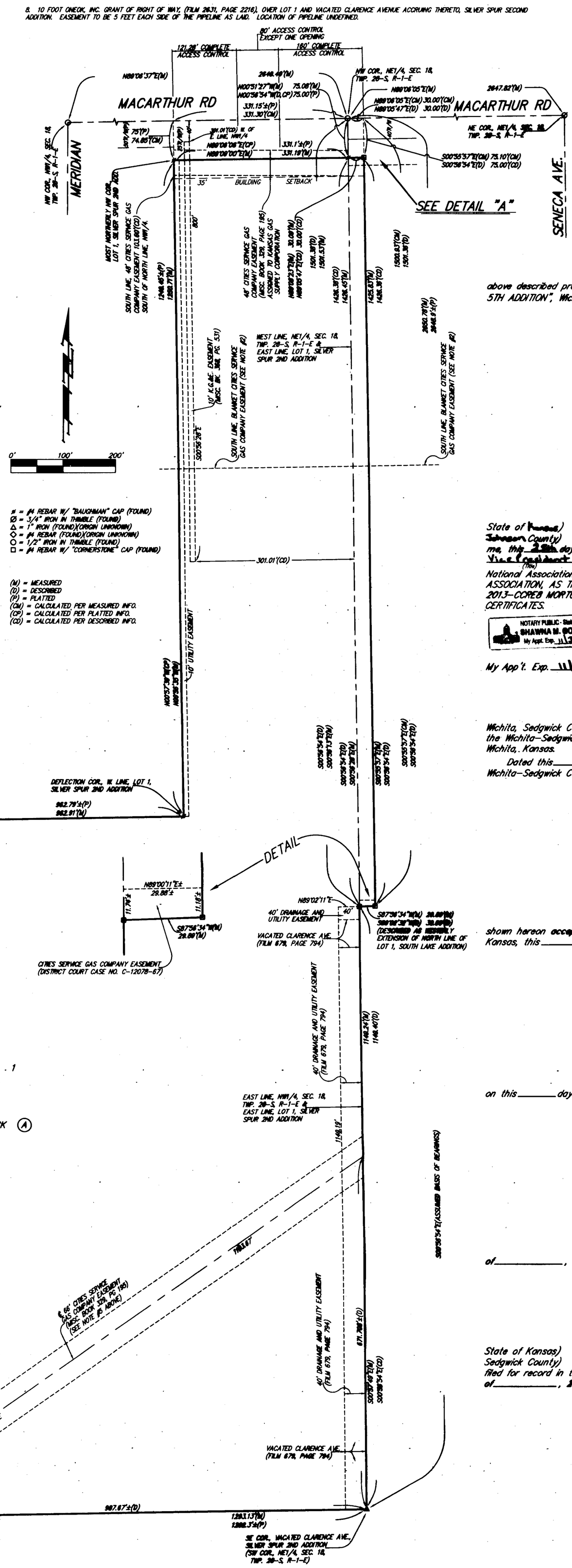
State of Michigan)
Oakland County) SS The foregoing instrument acknowledged before me, this 24th day of July, 2014, by Ross Partrich, Authorized Signatory of AMERICAN HOME SPE-3, LLC, a Delaware limited liability company, as Managing Member of TWIN OAKS MHC, LLC, a Delaware limited liability company, on behalf of the limited liability company.

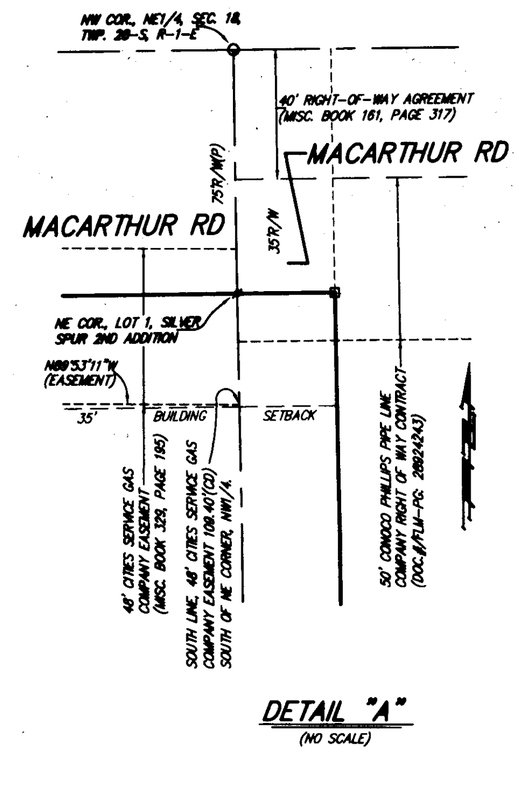
Sheryl K. Silbenstein Notary Public
Sheryl K. Silbenstein

My App't. Exp. 10/18/2019

NOTES:

1. EXISTING BLANKET PIPELINE RIGHT-OF-WAY CONTRACT TO W. G. RULE OVER PART OF THE NE1/4 OF SEC. 18, TWP. 28-S, R-1-E RECORDED IN MISC. BOOK 41, PAGE 564, AND ASSIGNED TO CITIES SERVICE GAS COMPANY IN THE DOCUMENT ENTITLED "CONVEYANCE OF PIEPLINE AND ASSIGNMENT OF PIPELINE RIGHT-OF-WAY" RECORDED IN MISC. BOOK 126, PAGE 93.
2. EXISTING BLANKET CITIES SERVICE GAS COMPANY PIPELINE EASEMENT, (CONDEMNED IN DISTRICT COURT CASE NO. 93210), OVER THE N1/2 OF THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE N1/2 OF THE NW1/4 OF SEC. 18, TWP. 28-S, R-1-E RECORDED IN MISC. BOOK 122, PAGE 512, AND ASSIGNED TO KANSAS GAS SUPPLY CORPORATION IN MISC. BOOK 521, PAGE 26.
3. EXISTING PIPE LINE ORDER BY THE BOARD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS FOR THE BENEFIT OF CITIES SERVICE OIL COMPANY ALLOWING FOR THE LAYING OF A 4 INCH PIPE LINE UNDER AND ACROSS ALL PUBLIC HIGHWAYS ALONG THE ROUTE OF SAID PIPE LINE RECORDED IN MISC. BOOK 373, PAGE 472.
4. EXISTING BLANKET CITIES SERVICE OIL COMPANY RIGHT-OF-WAY AGREEMENT OVER PART OF THE NE1/4 OF SEC. 18, TWP. 28-S, R-1-E RECORDED IN MISC. BOOK 627, PAGE 475, AND ASSIGNED TO KOCH PIPELINES, INC. IN THE DOCUMENT ENTITLED "ASSIGNMENT, CONVEYANCE AND BILL OF SALE" RECORDED IN FILM 1356, PAGE 1906.
5. THE 66' CITIES SERVICE GAS COMPANY EASEMENT AS DESCRIBED AND RECORDED IN MISC. BOOK 329, PAGE 195, SEDGWICK COUNTY RECORDS HAS BEEN ABANDONED.
6. BLANKET EASEMENT FOR TELECOMMUNICATION RIGHTS TRANSFERRED TO SEA BREEZE COMMUNICATION COMPANY OVER THE NE1/4 OF SEC. 18, TWP. 28-S, R-1-E IN THE DOCUMENT ENTITLED "MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS" RECORDED IN FILM 2333, PAGE 11.
7. BLANKET GRANT OF RIGHT OF WAY TO THE KANSAS POWER AND LIGHT COMPANY OVER LOT 1, SILVER SPUR SECOND ADDITION RECORDED IN FILM 835, PAGE 821.
8. 10 FOOT ONEOK, INC. GRANT OF RIGHT OF WAY, (FILM 2631, PAGE 2216), OVER LOT 1 AND VACATED CLARENCE AVENUE ACCRUING THERETO, SILVER SPUR SECOND ADDITION. EASEMENT TO BE 5 FEET EACH SIDE OF THE PIPELINE AS LAID. LOCATION OF PIPELINE UNDEFINED.





We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SILVER SPUR 5TH ADDITION", Wichita, Sedgwick County, Kansas.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF COMM 2013-CORE8 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES

By: Midland Loan Services, a division of PNC Bank, National Association, its Master Servicer

By: _____
Name: Alan Tergler
Title: Vice President

State of Kansas)
Johnson County) SS The foregoing instrument acknowledged before me, this 28th day of July, 2014, by Alan Tergler, Vice President (Title) of Midland Loan Services, a division of PNC Bank, National Association, as Master Servicer of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF COMM 2013-CORE8 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES.

NOTARY PUBLIC - State of Kansas SHAWNA M. GODDARD My Appt. Exp. 11/30/15

_____, Notary Public

My App't. Exp. 11/30/15

This plat of "SILVER SPUR 5TH 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

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.

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\SILVER SPUR 5TH ADDITION 13-09-P978\PLAT\DRAWINGS\SILVER SPUR 5TH F.DWG-MGC