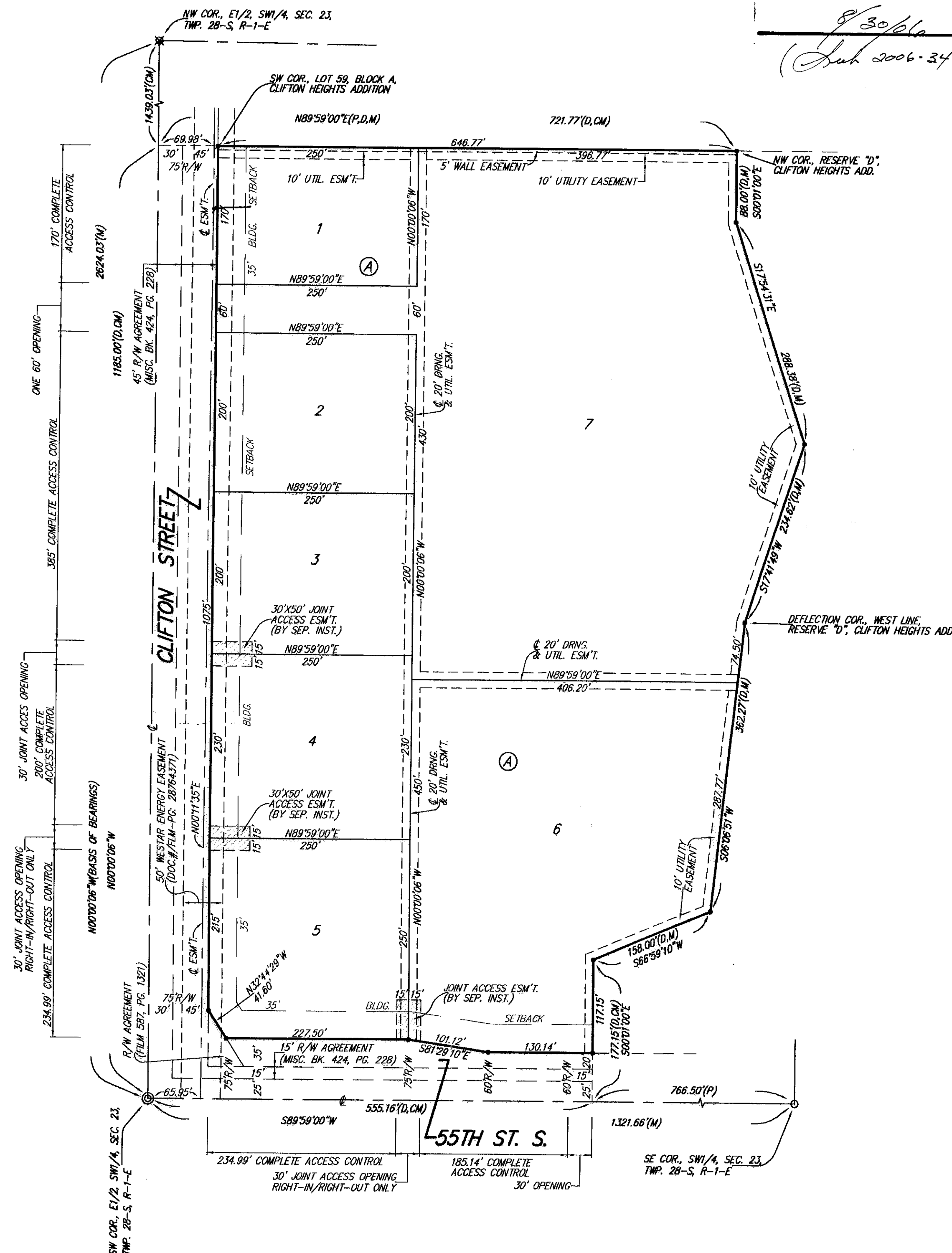


CLIFTON HEIGHTS COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
FINAL TRACING REC'D

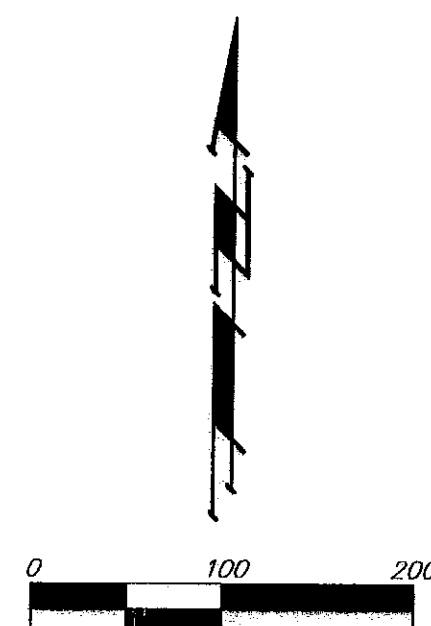
8/30/06
(Sub 2006-34)



BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, SE CORNER OF
CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF
RBCB, ON TOP OF HUBGUARD AT THE WEST END.
ELEV. = 1263.29 NGVD29

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- 3/4" IRON (FOUND)
- 1/2" IRON (FOUND)
- BOLT W/ 3" DIA. HEAD (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED PER
MEASURED INFO.



NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER CLIFTON HEIGHTS
COMMERCIAL COMMUNITY UNIT PLAN (CUP 2005-73, DP-294).

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.

LOT	BLOCK	ELEVATION
1-7	A	1265.0

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "CLIFTON HEIGHTS COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: That part of the E1/2 of the SW1/4
of Sec. 23, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas
described as follows: Beginning at the SW corner of the E1/2 of said SW1/4;
thence N00°00'06"W along the west line of the E1/2 of said SW1/4, 1185.00
feet; thence N89°59'00"E, 721.77 feet; thence S00°01'00"E, 88.00 feet; thence
S17°54'31"E, 288.38 feet; thence S17°41'49"W, 234.62 feet; thence S06°06'51"W,
362.27 feet; thence S66°59'10"W, 158.00 feet; thence S00°01'00"E, 177.15 feet
to a point on the south line of the E1/2 of said SW1/4; thence S89°59'00"W
along the south line of the E1/2 of said SW1/4, 555.16 feet to the point of
beginning, subject to road rights-of-way of record.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. 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 Streets to be known as "CLIFTON HEIGHTS
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 easements are
hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The wall easement is
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 this easement. The streets are 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.
The Minimum Building Pad Elevations for the lowest opening to the
structures shall be as indicated on the face of the plat.

J.R.D., LLC, a Kansas limited liability company

Jay W. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 22nd day of August, 2006, by Jay W. Russell, Member
of J.R.D., LLC, a Kansas limited liability company, on behalf of the limited
liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-09

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-09

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

Kanza Bank

GARY MAX WHITTLE, VP
GARY MAX WHITTLE

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 23rd day of August, 2006, by Gary Max Whittle,
VP of Kanza Bank, on behalf of the bank.

DANIELLE K. REICHENBERGER, Notary Public
DANIELLE K. REICHENBERGER

My App't. Exp. 6/1/10

DANIELLE K. REICHENBERGER
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 6/1/10

This plat of "CLIFTON HEIGHTS 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 _____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr., Chair

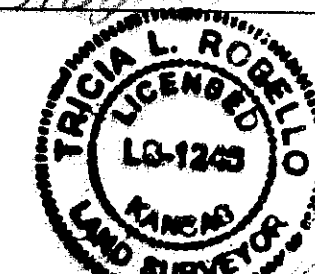
John L. Schlegel, Secretary

This plat approved and all dedications shown
hereon, accepted by the City Council of the City of Wichita, Kansas,
and consent is hereby given for the formation of a storm water sewer
district within the boundary of this plat by the Board of Sedgwick
County Commissioners as they deem necessary to provide storm water
sewer service to this area, this _____ day of _____, 2006.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 24th day of August, 2006.



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

Entered on transfer record this _____ day
of _____, 2006.

Don Brace, 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 _____ day
of _____, 2006 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Tanya Buckingham, Deputy

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