

CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION

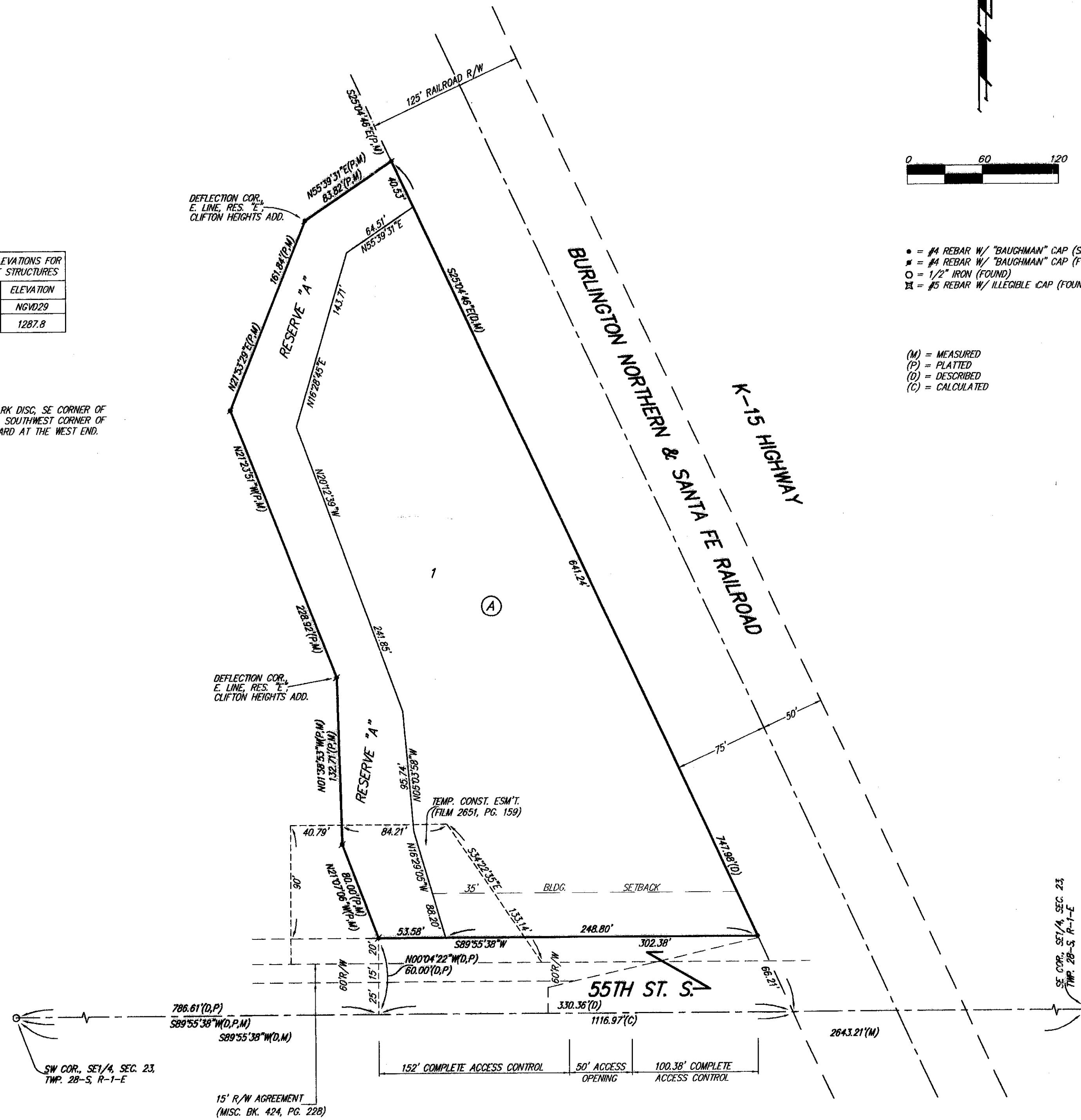
WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
FINAL TRACING REC'D

10-05-06
(Sub 2006-33)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	NGVD29 1287.8

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, SE CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF RCBG, ON TOP OF HUBBOARD AT THE WEST END.
ELEV. = 1283.29 NGVD29



NOTE:
PERPETUAL EASEMENT FOR BORROW RIGHTS AND FOR CONSTRUCTION AND MAINTENANCE OF DITCHES TO CHANGE CHANNEL OF DRY CREEK NEAR CONNELL, KANSAS, AND RELEASE OF DAMAGES (MISC. BOOK 180, PAGE 297)
(THIS EASEMENT AFFECTS THIS PLAT AND ADJACENT PROPERTY)

NOTE:
BLANKET EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY OVER THE SE1/4 OF SEC. 23, TWP. 28-S, R-1-E. (MISC. BOOK 247, PAGE 315)

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.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
• = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
x = #5 REBAR W/ ILLEGIBLE CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED

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 2ND 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 SE1/4 of
Sec. 23, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas
described as Commencing at the SW corner of the SE1/4 of said Sec. 23;
thence N89°55'38"E along the south line of said SE1/4, 786.61 feet for a
point of beginning; thence N00°04'22"W, 60.00 feet to the most southerly
SE corner of Reserve "E", Clifton Heights Addition, Wichita, Sedgwick County,
Kansas; thence N21°07'06"W along the east line of said Reserve "E", 80.00
feet to a deflection corner in said east line; thence N01°38'53"W along the
east line of said Reserve "E", 132.71 feet to a deflection corner in said east
line; thence N21°23'51"W along the east line of said Reserve "E", 228.92 feet
to a deflection corner in said east line; thence N21°53'29"E along the east
line of said Reserve "E", 161.84 feet to a deflection corner in said east line;
thence N55°39'31"E along the east line of said Reserve "E", 83.82 feet to a
point on the westerly right-of-way line of The Atchison, Topeka, and Santa
Fe Railway Company, Deed Book 564, Page 289, (now Burlington Northern
and Santa Fe Railroad); thence S25°04'46"E along said westerly right-of-way
line, (Deed Book 564, Page 289), 747.98 feet to a point on the south line
of said SE1/4; thence S89°55'38"W along the south line of said SE1/4,
330.36 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 G. Conrey
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, a Block, a Street, and a Reserve to be known as
"CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County,
Kansas. The street is hereby dedicated to and for the use of the public.
Reserve "A" is hereby reserved for open space and drainage purposes and
no buildings shall be constructed or placed on or within said Reserve "A",
nor shall any fill, change of grade, creation of channel, or any other work
shall be carried on within said Reserve "A" without the permission of the
City Engineer of the City of Wichita, Kansas or the Engineer for the
appropriate governing body. Reserve "A" shall be owned and maintained
by the owner of Lot 1, Block A. 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 4th day of OCTOBER, 2006, by Jay W. Russell, Member
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 11-1-07

My App't. Exp. 11-1-07

Judith M. Terhune, Notary Public

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "CLIFTON
HEIGHTS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Kanza Bank

JAMES D. ASHCRAFT

JAMES D. ASHCRAFT

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 5 day of Oct, 2006, by James D. Ashcraft,
Sr. VP of Kanza Bank, on behalf of the bank.

DANIELLE K. REICHENBERGER, Notary Public

My App't. Exp. 6/1/09

DANIELLE K. REICHENBERGER
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 6/1/09

This plat of "CLIFTON HEIGHTS COMMERCIAL
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 day of
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

Carlos Mayans, Mayor

Karen Sublett, City Clerk

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

Tricia L. Robello, 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

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
PLAT CLIFTON HEIGHTS COMM 2ND ADDITION CLIFTON HTS COMM 2ND ADDITION