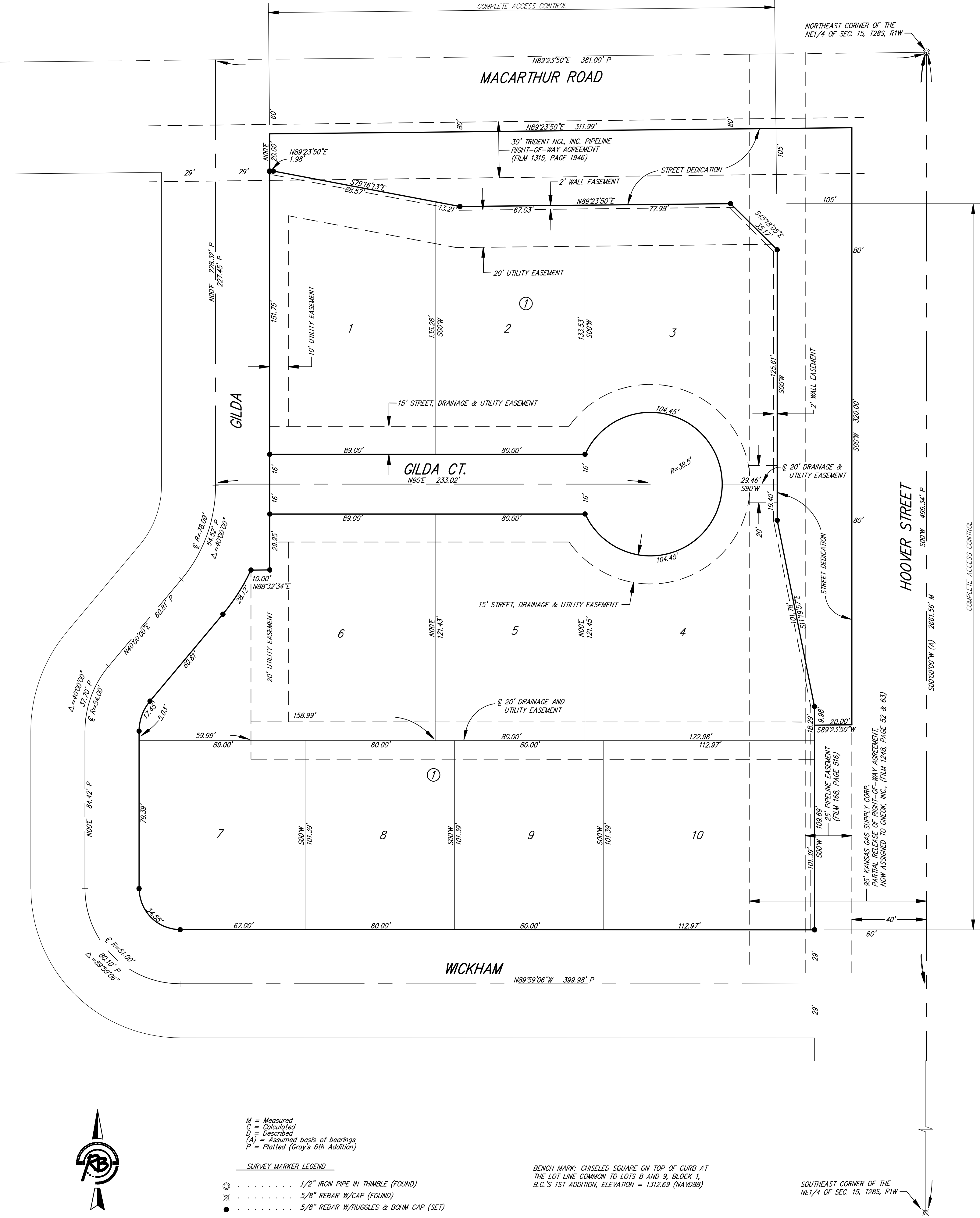


# B.G.'S 1ST ADDITION

## Wichita, Sedgwick County, Kansas



State of Kansas)  
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "B.G.'S 1ST ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, Block A, Gray's 6th Addition, Wichita, Sedgwick County, Kansas.

That part of the NE1/4 of Sec. 15, T28S, R1W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NE corner of said NE1/4; thence west along the north line of said NE1/4, 362.00 feet; thence south parallel with the east line of said NE1/4, 360 feet; thence east parallel with the north line of said NE1/4, 362.00 feet to a point on the east line of said NE1/4; thence north along the east line of said NE1/4, 360.00 feet to the point of beginning, subject to road rights-of-way of record.

EXCEPT that part dedicated for street right-of-way purposes in DOC.#/FLM-PG: 28889434, described as: A tract of land located in the NE1/4 of Sec. 15, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of Lot 1, Block A, Wheatland Commercial Addition, Wichita, Sedgwick County, Kansas, lying on the south right-of-way line of Mac Arthur Road as dedicated in said Wheatland Commercial Addition; thence N00°00'00"E along the northerly extension of the east line of said Lot 1, 20.00 feet to the south right-of-way of Mac Arthur Road as granted in Misc. Bk 561, Pg. 572; thence N89°23'50"E along said Mac Arthur Road as last described, 10.00 feet; thence S00°00'00"E parallel with the east line of said Lot 1, 233.70 feet; thence S89°23'50"W parallel with the north line of said NE1/4, 10.00 feet to a point on the east line of said Lot 1; thence N00°00'00"E along the east line of said Lot 1, 213.70 feet to the point of beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

Land Surveyor  
Thomas C. Ruggles

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block and Streets, to be known as "B.G.'S 1ST ADDITION", WICHITA Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. The wall easements are hereby reserved for the construction and maintenance of screening walls. The walls are to be owned and maintained by the property owners. The Drainage Easements are hereby granted to the public as indicated for drainage purposes. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

GKCF LLC

Managing Partner  
Billy J. Gray

B & G Leasing, LLC, a Kansas limited liability company

Managing Partner  
Michael J. Brand

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by Billy J. Gray, Managing Partner, on behalf of GKCF LLC.

Notary Public

My appointment expires \_\_\_\_\_

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by Michael J. Brand, Managing Partner, on behalf of B & G Leasing, LLC, a Kansas limited liability company.

Notary Public

My appointment expires \_\_\_\_\_

This plat of "B.G.'S 1ST 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 \_\_\_\_\_, 2009.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
Darrell Downing

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 \_\_\_\_\_, 2009.

At the Direction of the City Council

Mayor  
Carl Brewer

City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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 \_\_\_\_\_, 2009, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

Register of Deeds  
Bill Meek

Deputy  
Tonya Buckingham



M = Measured  
C = Calculated  
D = Described  
(A) = Assumed basis of bearings  
P = Platted (Gray's 6th Addition)

- SURVEY MARKER LEGEND
- ⊙ . . . . . 1/2" IRON PIPE IN THIMBLE (FOUND)
  - ⊗ . . . . . 5/8" REBAR W/CAP (FOUND)
  - . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: CHISELED SQUARE ON TOP OF CURB AT THE LOT LINE COMMON TO LOTS 8 AND 9, BLOCK 1, B.G.'S 1ST ADDITION, ELEVATION = 1312.69 (NAVD88)

SOUTHEAST CORNER OF THE NE1/4 OF SEC. 15, T28S, R1W



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