

KOKER ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, *Baughman Company, P.A.*, Surveyors in
Sedgwick County) the aforesaid county and state do hereby certify that we have surveyed and
platted "KOKER ADDITION", Wichita, Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as the east 435.6 feet of the north 254.5 feet of the south
2192.5 feet of the SE1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M.,
Sedgwick County, Kansas.

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

Baughman Company, P.A.

This plat of "KOKER 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 _____, 2005.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap

_____, Secretary
John L. Schlegel

_____, Surveyor
Michael G. Conrey

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2005.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves, and Streets, to be known as "KOKER
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 street, drainage, and utility easements are
hereby granted as indicated for street related purposes, for drainage
purposes, and for the construction and maintenance of all public utilities.
The streets are hereby dedicated to and for the use of the public.
Reserves "A" and "B" are hereby reserved for entry monuments,
landscaping, berms, open space, drainage purposes, streets, screening
walls, and utilities as confined to easements. Reserve "C" is hereby
reserved for monuments, open space, landscaping, berms, streets, drainage
purposes, and utilities. Reserve "D" is hereby reserved for entry
monuments, open space, landscaping, berms, streets, drainage purposes,
and utilities. Reserves "A", "B", "C" and "D" shall be owned and
maintained by the homeowners association for the addition. 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.

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

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

CRK Development, LLC
_____, Manager
Clinton R. Koker

Entered on transfer record this _____ day
of _____, 2005.

_____, County Clerk
Don Brace

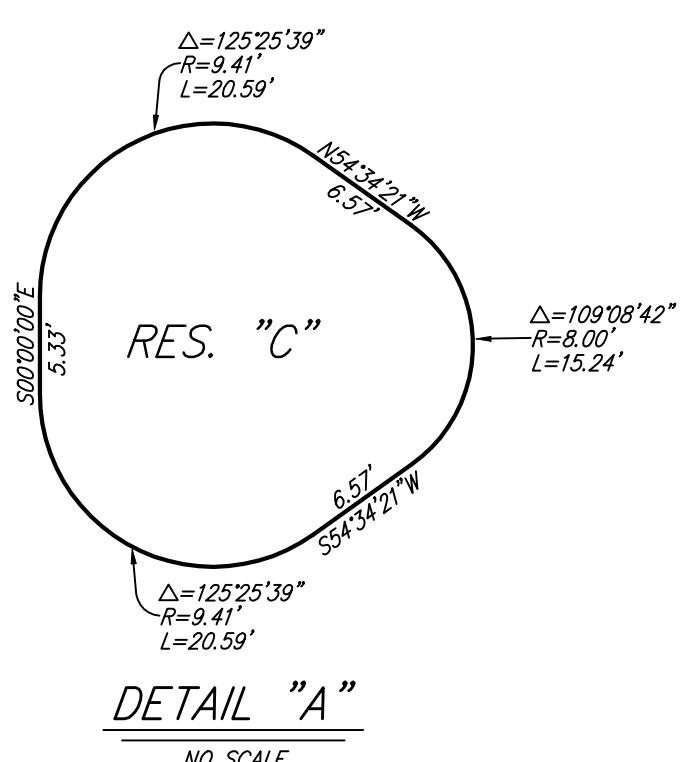
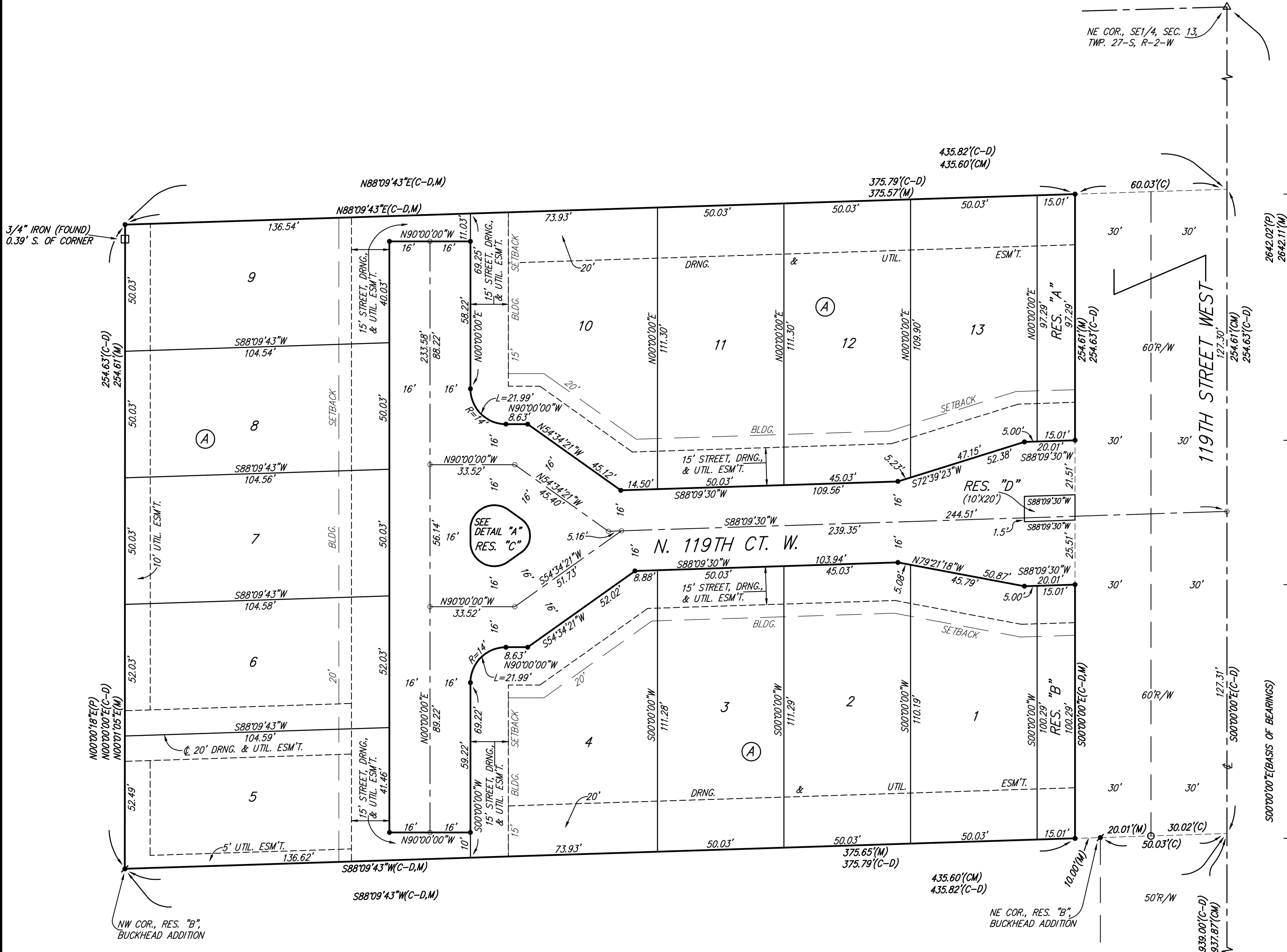
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2005 at _____ o'clock _____ M. and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2005, by *Clinton R. Koker*, Manager
of *CRK Development, LLC*, on behalf of the corporation.

_____, Notary Public
My App't. Exp. _____



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - ⊙ = #6 REBAR IN THIMBLE (FOUND)
 - = 1/2" IRON (FOUND)
 - = 3/4" IRON (FOUND)
 - △ = #5 REBAR IN THIMBLE (FOUND)
- (M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER DREScribed INFO.
(CM) = CALCULATED PER MEASURED INFO.
- | MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | |
|--|-------|-------------------|
| LOT | BLOCK | ELEVATION |
| 5-9 | A | NGVD29
1336.40 |
- BENCHMARK:
CITY OF WICHITA BENCHMARK DISC -
119TH ST. W. & LOST CREEK (COWSKIN)
175± NORTH OF LOST CREEK CIRCLE,
SE CORNER OF RES.
SOUTH END OF HURDQUARD.
ELEV. = 1339.22 NGVD29

NOTE:
ALL LOTS WITHIN KOKER ADDITION SHALL
HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
A master grading plan for drainage has been developed for this subdivision
and is on file with the City of Wichita, Kansas. All drainage easements,
rights-of-ways, or reserves shall remain at established grades 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 system
shall be allowed.