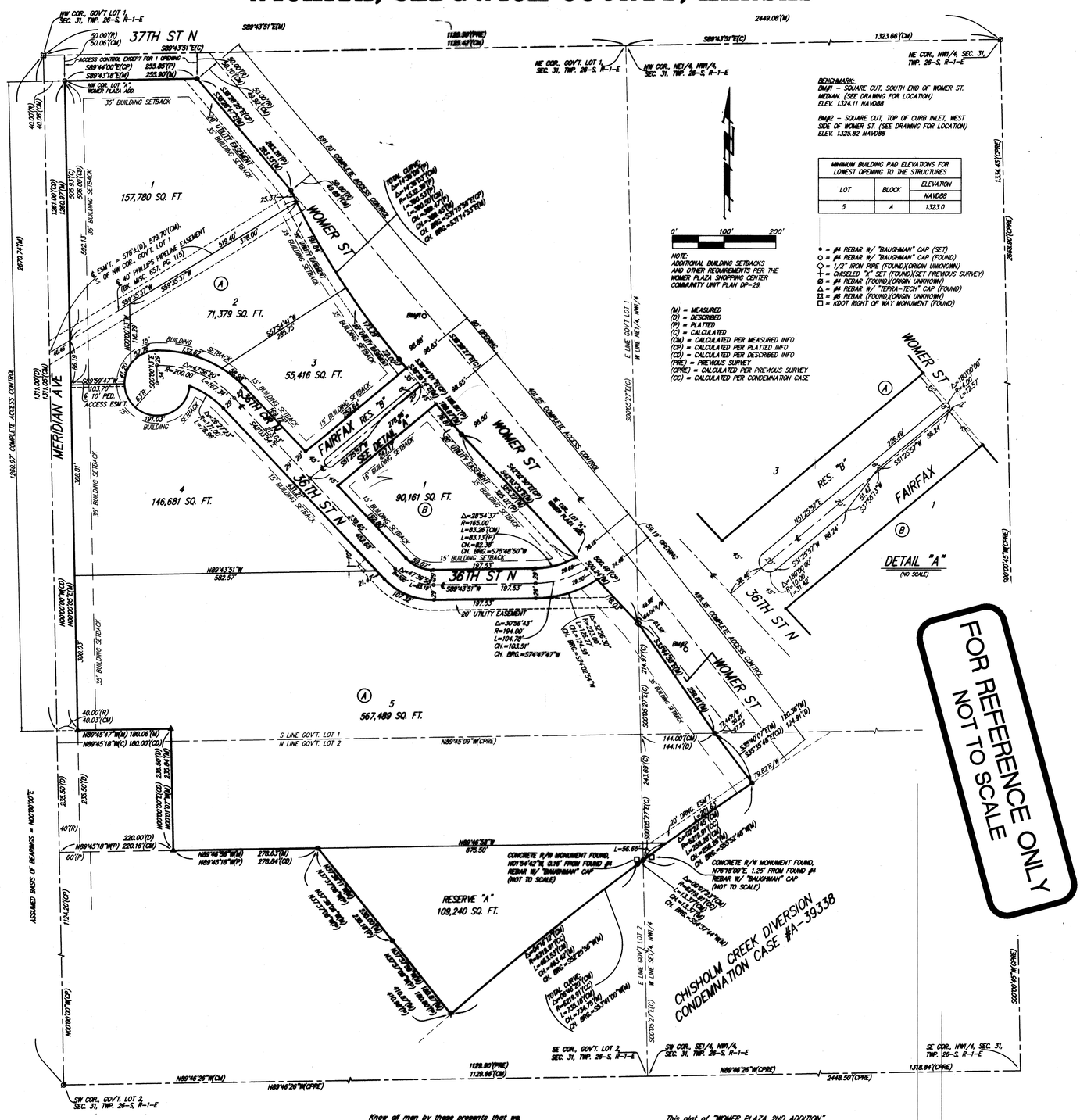
WOMER PLAZA 2ND ADDITION

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 plotted "WOMER PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The North 25 acres of the Southeast quarter of the Northwest quarter except the South 10 acres and except Roodway taken out in CCA-39338 and except that part deeded to the City for Roodway Section 31, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; TOGETHER with that portion of the West 212.0 feet of the Northeast Quarter of the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying South and West of the existing Westerly right of way line of K-96 Highway; TOGETHER with that part of Government Lots 1 and 2 in the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying North of the Wichita-Valley Center Flood Control Right-of-Way and West of the West R/W line of Womer (K-96 Highway), except that part platted as Womer Plaza Addition and except a tract described as beginning 1311 feet South of the Northwest corner of said Government Lot 1; thence East 220 feet; thence South 235.5 feet; thence West 220 feet; thence North 235.5 feet to beginning; and except existing road right-of-ways; and except that part described as: Beginning at a point 1546.50 feet South and 30 feet East of the Northwest corner of the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South along the East right-of-way of Meridian Avenue, having an assumed bearing of S00°00'00"E, a distance of 1033.26 feet to the Westerly right-of-way of the Chisholm Creek Diversion, as acquired in Condemnation Case No. 39338; thence N43°00'48"E, a distance of 472.62 feet; thence N47°31'09"E, a distance of 500.33 feet; thence N52°22'54"E, a distance of 36.00 feet; thence N37°37'06"W, a distance of 411.34 feet; thence N89°45'24"W, a distance of 462.84 feet to the point of beginning. TOGETHER with Lot A, Womer Plaza Addition to Wichita, Sedgwick County, Kansas, TOGETHER with Lots 1, 2 and 3, Block 1, Womer Plaza Addition to Wichita, Sedgwick County, Kansas, and TOGETHER with all of 35th Street North, Carlock and Carlock Court all as dedicated in said Womer Plaza Addition.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

MICHAEL G. CONLEY LS-971 KANSAS

Michael G. Conley 3-7-2018 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Blocks, Reserves, and Streets, to be known as "WOMER PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The drainage easements are hereby granted as indicated for drainage purposes. The pedestrian access easement is hereby granted as indicated for pedestrian access purposes between 36th St N and Meridian Ave. and no fences or other obstructions shall be constructed or placed within this easement. The pedestrian access easement is hereby granted to the public and repairs and condemnations shall be made as if the sidewalks were located on public property. Sidewalks shall be allowed within the pedestrian access easements. The streets are hereby dedicated to and for the use of the public. The radius of the pavement in the 36th St N cul-de-sac shall be 48 feet. Reserve "A" is reserved for open space, lakes, landscaping, and drainage purposes. Reserve "B" is reserved for entry monuments, streets, signage, open space, landscaping, utilities, and drainage purposes. Reserves "A" and "B" shall be owned and maintained by the lot owners 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 permitted opening locations shall be as determined by the City Engineer of 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may effect the intended land use within the subdivision.

Broadmoor One, LLC
a Kansas limited liability company

Max Cole, Manager

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9TH day of MARCH, 2018, by Max Cole, Manager of Broadmoor One, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-21

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-21

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

Rose Hill Bank

CUY MAUCK PRES. + CEO (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9 day of MARCH, 2018, by CUY MAUCK PRES. + CEO (Title) of Rose Hill Bank, on behalf of the bank.

ROBERTA J. WAMPLER Notary Public - State of Kansas My Appt. Expires Jan. 16, 2019

Roberta J. Wampler, Notary Public
ROBERTA J. WAMPLER
My App't. Exp. 1-16-2019

This plat of "WOMER PLAZA 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 7th day of DECEMBER, 2017.

Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Joseph A. Johnson, Chairman

Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 3rd day of April, 2018.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 13th day of April, 2018.

TRICIA L. ROBALLO LICENSED PS-1246 KANSAS

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

Entered on transfer record this 16th day of April, 2018.

Chris B. Arnold, County Clerk

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 16 day of April, 2018 at 11:33:00 o'clock P.M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Sedgwick County
Register of Deeds Tonya Buckingham
Doc #/File-Pg: 28782393
Receipt #: 2058780
Pages Recorded: 1
Recording Fee: $32.00
Cashier: KVENATOS
Authorized By: Tonya Buckingham
Date Recorded: 04/16/2018 02:33:48 PM

NOTE:
THE PROPERTY IS WITHIN A ZONE IDENTIFIED BY THE CITY ENGINEER'S OFFICE AS LIKELY TO HAVE GROUNDWATER AT SOME OR ALL TIMES WITHIN TEN FEET OF THE GROUND SURFACE ELEVATION. BUILDING WITH SPECIALLY ENGINEERED FOUNDATIONS OR WITH THE LOWEST FLOOR OPENING ABOVE GROUNDWATER IS RECOMMENDED AND OWNERS SEEKING BUILDING PERMITS ON THIS PROPERTY WILL BE SIMILARLY ADVISED. MORE DETAILED INFORMATION ON RECORDED GROUNDWATER ELEVATIONS IN THE VICINITY OF THIS PROPERTY IS AVAILABLE IN THE CITY ENGINEER'S OFFICE.

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS ADOPTED 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 316-262-2271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Womer Plaza 2nd Addition_17-0129B\Plat\Drawing\Womer Plaza 2nd Edwin.RKB

REVISIONS:	WOMER PLAZA 2ND ADD. COPY OF PLAT SANITARY SEWER IMPROVEMENTS	Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-2271 F 316-262-0149 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
		Design: Drawn: Approved: Date: 09/19 File: SS.dwg

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