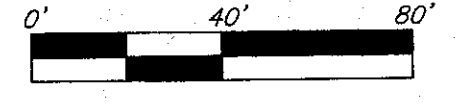
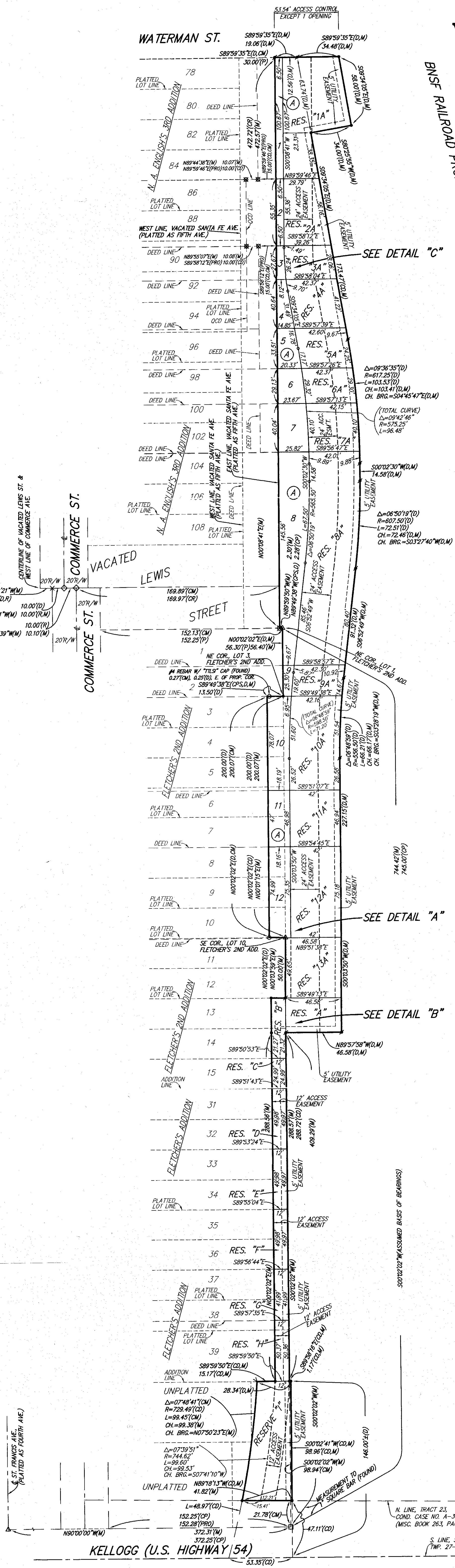
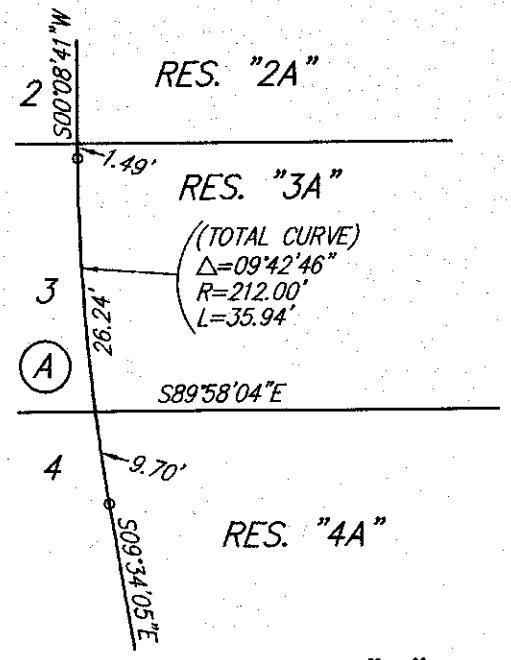
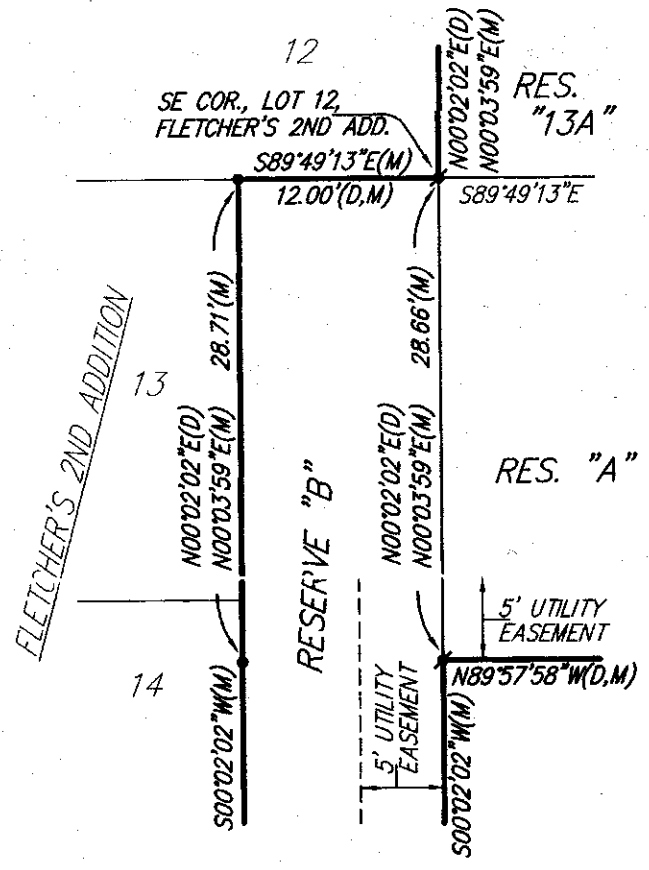
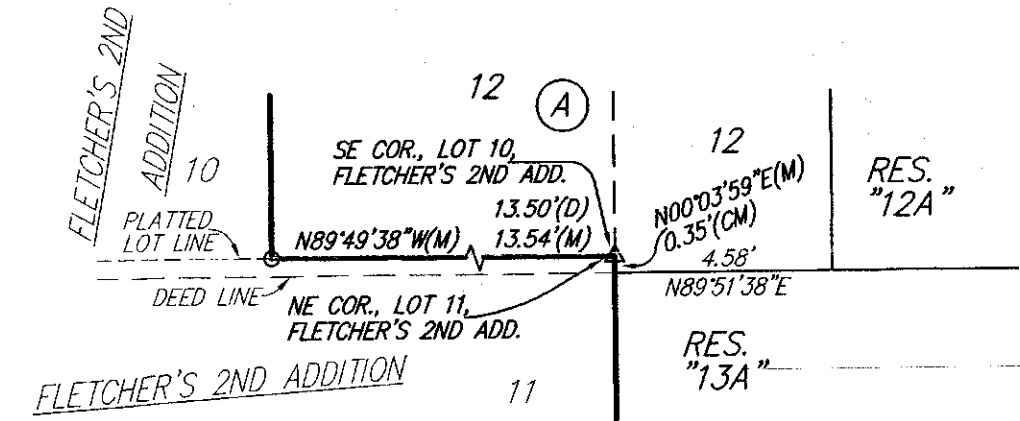


COMMERCE DISTRICT PARKING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING RECD 5.23.16
FILE COPY
5/15/2015 00030



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "TILSI" CAP (FOUND)
 - = CHISELED CROSS (FOUND)
 - (SET BY BAUGHMAN CO. ON PREVIOUS SURVEY)
 - = 1" SQUARE IRON BAR (FOUND) (ORIGIN UNKNOWN)
 - ◇ = 1" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
 - ◇ = 1" IRON IN THIMBLE (FOUND)
 - × = CHISELED CROSS (FOUND) (ORIGIN UNKNOWN)
 - △ = CHISELED "V" NOTCH (SET)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(R) = RESURVEY MEASUREMENT
(PRO) = PROPORTIONED MEASUREMENT
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(CR) = CALCULATED PER RESURVEY INFO.
(CPS) = CALCULATED PER PREVIOUS SURVEY
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY



NOTE:
A drainage plan has been developed for the plot and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

COMMERCE DISTRICT PARKING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "COMMERCE DISTRICT PARKING ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A tract of land in the Southwest
Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal
Meridian, Sedgwick County, Kansas, (including a portion of Lots 3, 4, 5, 6, 7,
8, 9, and 10, Fletcher's 2nd Addition to Wichita, Sedgwick County, Kansas),
described as follows: Commencing at the northeast corner of Lot 78 on
vacated Santa Fe Ave., (platted as Fifth Ave.), N. A. English's 3rd Addition to
the City of Wichita, Sedgwick County, Kansas; thence S89°59'35"E along the
easterly extension of the north line of said Lot 78, 30.00 feet to a point on
the east line of said vacated Santa Fe Ave., and for a point of beginning;
thence continuing S89°59'35"E along the easterly extension of the north line of
said Lot 78, 19.06 feet; thence S09°34'05"E, 237.20 feet to the point of
curvature of a tangent curve to the right; thence southerly along said curve,
having a central angle of 09°36'35" and a radius of 617.25 feet, an arc
distance of 103.53 feet, (having a chord length of 103.41 feet bearing
S04°45'47"E), to the point of tangency of said curve; thence S00°02'30"W,
14.58 feet to the point of curvature of a tangent curve to the right; thence
southerly along said curve, having a central angle of 06°50'19" and a radius of
607.50 feet, an arc distance of 72.51 feet, (having a chord length of 72.46
feet bearing S03°27'40"W), to the point of tangency of said curve; thence
S06°52'49"W, 91.32 feet to the point of curvature of a tangent curve to the left;
thence southerly along said curve, having a central angle of 06°48'59" and a
radius of 556.50 feet, an arc distance of 66.21 feet, (having a chord
length of 66.17 feet bearing S03°28'19"W), to the point of tangency of said
curve; thence S00°03'50"W, 227.15 feet; thence N89°57'58"W, 46.58 feet to a
point on the east line of Lot 14 in said Fletcher's 2nd Addition; thence
N00°02'02"E along the east line of said Lot 14 and Lots 13, 12, and 11 in said
Fletcher's 2nd Addition, 78.66 feet to the northeast corner of said Lot 11;
thence N89°49'38"W along the north line of said Lot 11, 13.50 feet; thence
N00°02'02"E parallel with the east line of Lots 10, 9, 8, 7, 6, 5, 4, and 3 in
said Fletcher's 2nd Addition, 200.00 feet to a point on the north line of said
Lot 3; thence S89°49'38"E along the north line of said Lot 3, 13.50 feet to
the northeast corner of said Lot 3, said northeast corner also being the
southeast corner of Lot 2 in said Fletcher's 2nd Addition; thence N00°02'02"E
along the east line of said Lot 2 and Lot 1 in said Fletcher's 2nd Addition,
56.30 feet, more or less, to the northeast corner of said Lot 1; thence
N89°49'38"W along the north line of said Lot 1, 2.28 feet to the intersection
with the southerly extension of the east line of said vacated Santa Fe Ave.;
thence N00°08'41"E along the extended east line of said vacated Santa Fe Ave.,
472.72 feet, more or less, to the point of beginning, TOGETHER with a tract
of land in the Southwest Quarter of Section 21, Township 27 South, Range 1
East of the Sixth Principal Meridian, Sedgwick County, Kansas described as
follows: Commencing at the northeast corner of Lot 78 on vacated Santa Fe
Ave., (platted as Fifth Ave.), N. A. English's 3rd Addition to the City of Wichita,
Sedgwick County, Kansas; thence S89°59'35"E (assumed basis of bearings)
along the easterly extension of the north line of said Lot 78, 30.00 feet to a
point on the east line of said vacated Santa Fe Ave., said point also being
the northwest corner of a tract of land described and conveyed in the
Quitclaim Deed recorded in DOC.#/FLM-PG: 29358323; thence continuing
S89°59'35"E along the easterly extension of the north line of said Lot 78, (and
along the north line of said tract of land), 19.06 feet to the northeast corner
of said tract of land, and for a point of beginning; thence continuing
S89°59'35"E along the easterly extension of the north line of said Lot 78, (and
along the easterly extension of the north line of said tract of land), 34.48
feet; thence S09°34'05"E parallel with the east line of said tract of land,
58.00 feet; thence S80°25'55"W, 34.00 feet to a point on the east line of
said tract of land; thence N09°34'05"W along the east line of said tract of
land, 63.74 feet to the point of beginning, TOGETHER with that part of the
Condemnation recorded in Misc. Book A, Page 408 which lies in the East Half
of the Southwest Quarter of Section 21, Township 27 South, Range 1 East of
the Sixth Principal Meridian, Sedgwick County, Kansas described as follows:
Commencing where the west line of the W. & S.W. Ry. right-of-way intersects
the south line of the East Half of said Southwest Quarter; thence westerly
along the south line of the East Half of said Southwest Quarter, 2.65 feet for
a point of beginning; thence northerly parallel with the west line of said W. &
S.W. Ry. right-of-way, 146.00 feet, more or less, to the intersection with the
easterly extension of the south line of Lot 39, Fletcher's Addition to Wichita,
Kansas; thence westerly along said extended south line, 28.34 feet; thence
southwesterly, 35.00 feet normally distant westerly of the centerline of the W.
& W. Ry. to a point on the south line of the East Half of said Southwest
Quarter; thence easterly along the south line of the East Half of said
Southwest Quarter to the point of beginning, all being subject to that part of
the above described tract condemned for additional right-of-way designated as
Tract 23 in Condemnation Case No. A-33119, Div. No. 2 recorded in Misc.
Book 263, Page 321, TOGETHER with the east 12.00 feet of Lots 13, 14, and
15 in said Fletcher's 2nd Addition, and TOGETHER with the east 12.00 feet of
Lots 31, 32, 33, 34, 35, 36, 37, 38, and 39, Fletcher's Addition to Wichita,
Sedgwick County, Kansas.

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. Conrey, Surveyor

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 Reserves to be known as "COMMERCE
DISTRICT PARKING ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The access easement is hereby granted
as indicated for both public and private access purposes. Reserves "A",
"2A", "3A", "4A", "5A", "6A", "7A", "8A", "9A", "10A", "11A", "12A", "13A",
and "A" are hereby reserved for open space, landscaping, drainage
purposes, public parking, utilities as confined to easement, and public
access purposes as confined to easement. Reserves "B", "C", "D", "E", "F",
"G", and "H" are hereby reserved for open space, drainage purposes,
utilities as confined to easement, and public access purposes as confined
to easement. Reserve "I" is hereby reserved for open space, landscaping,
drainage purposes, utilities as confined to easement, and public access
purposes as confined to easement. Reserve "1A" shall be owned and
maintained by the owner of Lot 1, Block A. Reserve "2A" shall be owned
and maintained by the owner of Lot 2, Block A. Reserve "3A" shall be
owned and maintained by the owner of Lot 3, Block A. Reserve "4A" shall
be owned and maintained by the owner of Lot 4, Block A. Reserve "5A"
shall be owned and maintained by the owner of Lot 5, Block A. Reserve
"6A" shall be owned and maintained by the owner of Lot 6, Block A.
Reserve "7A" shall be owned and maintained by the owner of Lot 7, Block
A. Reserves "A", "8A", "13A", and "I" shall be owned and maintained by
the owner of Lot 8, Block A. Reserve "9A" shall be owned and maintained
by the owner of Lot 9, Block A. Reserve "10A" shall be owned and
maintained by the owner of Lot 10, Block A. Reserve "11A" shall be
owned and maintained by the owner of Lot 11, Block A. Reserve "12A"
shall be owned and maintained by the owner of Lot 12, Block A. Reserve
"B" shall be owned and maintained by the owner of Lots 13 and 14,
Fletcher's 2nd Addition to Wichita, Kansas. Reserve "C" shall be owned
and maintained by the owner of Lot 15, Fletcher's 2nd Addition to Wichita,
Kansas. Reserve "D" shall be owned and maintained by the owner of Lots
31 and 32, Fletcher's Addition to Wichita, Kansas. Reserve "E" shall be
owned and maintained by the owner of Lots 33 and 34, Fletcher's Addition
to Wichita, Kansas. Reserve "F" shall be owned and maintained by the
owner of Lots 35 and 36, Fletcher's Addition to Wichita, Kansas. Reserve
"G" shall be owned and maintained by the owner of Lot 37 and the north
17 feet of Lot 38, Fletcher's Addition to Wichita, Kansas. Reserve "H"
shall be owned and maintained by the owner of the south 8 feet of Lot 38
and Lot 39, Fletcher's Addition to Wichita, Kansas. All abutters rights of
access shall be as depicted on the face of the plat and are hereby
granted to the City of Wichita, Kansas. The permitted opening location
shall be as determined by the City Engineer of the City of Wichita, Kansas.

The Finn Lofts, LLC

David A. Farha, Member

Hays Partners II, LLC

Thomas B. Bowles, Member

Manhattan Quads, LLC

Treyor Wooten, Member

Wichita Bindery, Inc.

John C. Marshall, Pres

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of May, 2016, by David A. Farha,
Managing Member of The Finn Lofts, LLC, a Kansas limited liability company, on
behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-17

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of May, 2016, by Thomas B. Bowles,
Member of Hays Partners II, LLC, a Kansas limited liability company, on
behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. Nov 15 2016

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

Carson Bank

Frank L. Carson, Pres. & CEO

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 20th day of May, 2016, by Frank L. Carson, IV,
Pres. & CEO of Carson Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-17

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

Legacy Bank

Brian Hudson, V.P.

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 20th day of May, 2016, by Brian Hudson,
V.P. of Legacy Bank, on behalf of the bank.

BETH MASTERSON, Notary Public
My App't. Exp. 6/19/17

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

KS StateBank

Michael Babich, SVP

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 19th day of May, 2016, by Michael Babich,
SVP of KS StateBank, on behalf of the bank.

Miguel Prieto, Notary Public
My App't. Exp. 8/18/2018

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of May, 2016, by Treyor Wooten,
Member of Manhattan Quads, LLC, a Kansas limited liability company,
on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-17

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of May, 2016, by John C. Marshall,
President of Wichita Bindery, Inc. a Kansas corporation, on behalf of
the corporation.

MICHAEL FRENCH, Notary Public
My App't. Exp. 1-19-19

This plat of "COMMERCE DISTRICT PARKING
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 May, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent, Chair

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of May, 2016.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of May, 2016.

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

Entered on transfer record this day
of May, 2016.

Kelly B. Arnold, 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 May, 2016 at o'clock M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

PAGE 1 OF 2

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

F:\PROJECTS\COMMERCE DISTRICT PARKING ADD\PLAT\DRAWINGS\COMMERCE DISTRICT PARKING ADD E.DWG\CMC