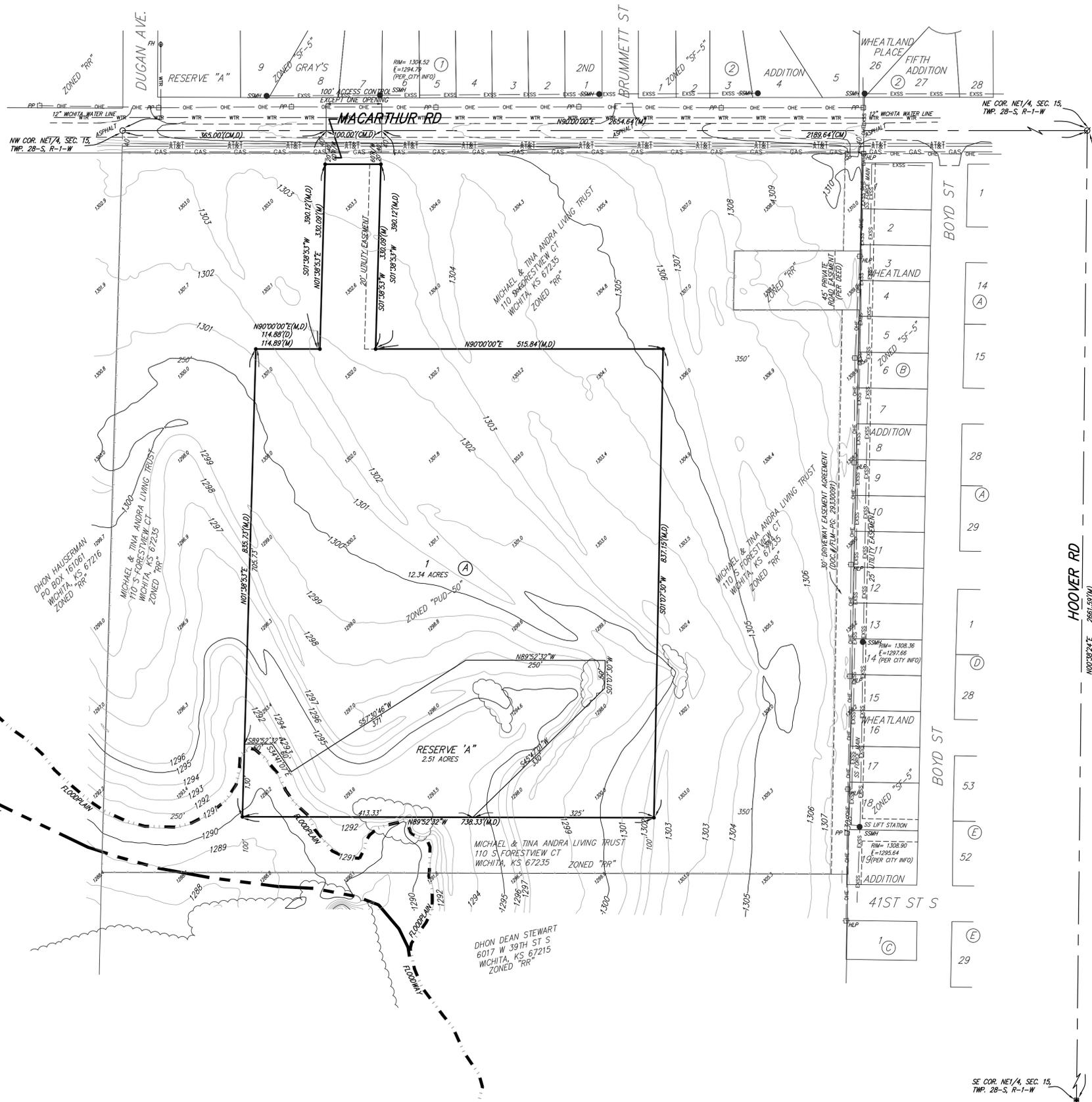


PRELIMINARY PLAT

WICHITA UNION STOCKYARDS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



0' 100' 200'

DATE OF PREPARATION: 10 APRIL 2017
 DATE OF TOPOGRAPHY: 4 APRIL 2017
 CONTOUR INTERVALS = 1 FOOT (CONTOURS PROVIDED BY SEDGWICK COUNTY)

OWNER/DEVELOPER:
 MICHAEL J. ANDRA AND TINA M. ANDRA LIVING TRUST DATED MAY 24, 2004
 110 S. FORESTVIEW CT.
 WICHITA, KS 67235

LEGAL DESCRIPTION:
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE SOUTH 90°00'00" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 365.00 FEET, MORE OR LESS, FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°00'00" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 100.00 FEET; THENCE SOUTH 01°38'53" WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 390.12 FEET, MORE OR LESS; THENCE SOUTH 90°00'00" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 515.84 FEET, MORE OR LESS; THENCE SOUTH 01°07'30" WEST PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 837.15 FEET, MORE OR LESS; THENCE NORTH 89°52'32" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 738.33 FEET, MORE OR LESS; THENCE NORTH 01°38'53" EAST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 835.73 FEET, MORE OR LESS; THENCE SOUTH 90°00'00" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 114.88 FEET, MORE OR LESS; THENCE NORTH 01°38'53" EAST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 390.12 FEET, MORE OR LESS, TO THE TO THE POINT OF BEGINNING.

BENCHMARK:
 COW BENCHMARK TOP OF HUBGUARD ON SW CORNER OF RCBC 750 1/2 WEST OF DUGAN ROAD ALONG THE SOUTHWEST SIDE OF MACARTHUR. ELEV. = 1299.91 NAVD88

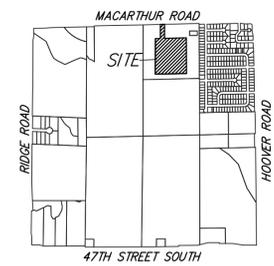
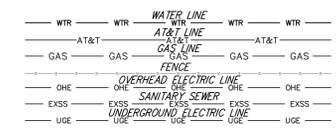
NOTE:
 ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE ANDRA COMMERCIAL PLANNED UNIT DEVELOPMENT PUD-50.

RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, CABIN/GAZEBO STRUCTURE, FLOODPLAIN, AND DRAINAGE PURPOSES.

NOTE: FEMA Floodplain Boundaries are scaled per location per the FEMA FIRM Panel 481 of 690, for Sedgwick County, Kansas, Map Number 200173C0481G.

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #5 REBAR (FOUND)
- 1/2" IRON IN THIMBLE (FOUND)
- 1/2" IRON (FOUND)
- PP □ = Power Pole
- HY ● = Fire Hydrant
- SSM ● = Sanitary Sewer Manhole
- GP ○ = Guy Pole
- HLP □ = High Line Pole

- (M) = MEASURED
- (D) = DESCRIBED
- (CP) = CALCULATED PER PLATTED INFO.
- (CM) = CALCULATED MEASURED



VICINITY MAP
 SEC. 15, T28S, R1W

WICHITA UNION STOCKYARDS ADDITION

10 April 2017

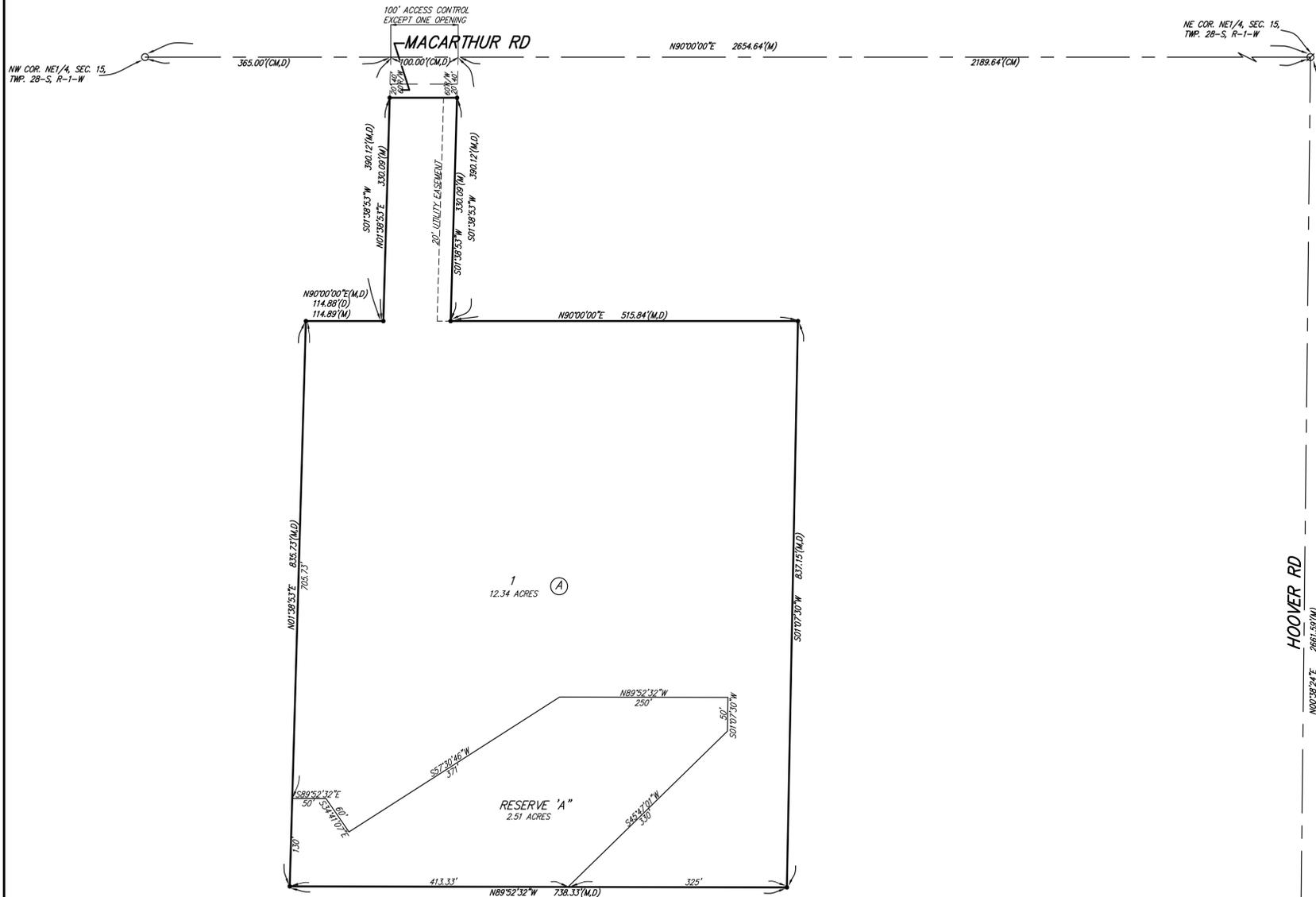
Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149

Baughman
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

FINAL PLAT

WICHITA UNION STOCKYARDS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WICHITA UNION STOCKYARDS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as A portion of the Northeast Quarter of Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter, Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian; thence South 90°00'00" East along the North line of the Northwest Quarter of said Northeast Quarter 365.00 feet, more or less; for a point of beginning; thence continuing South 90°00'00" East along the North line of the Northwest Quarter of said Northeast Quarter, 100.00 feet; thence South 01°38'53" West parallel with the West line of the Northwest Quarter of said Northeast Quarter 390.12 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 515.84 feet, more or less; thence South 01°07'30" West parallel with the East line of the Northwest Quarter of said Northeast Quarter 837.15 feet, more or less; thence North 89°52'32" West parallel with the South line of the Northwest Quarter of said Northeast Quarter 738.33 feet, more or less; thence North 01°38'53" East parallel with the West line of the Northwest Quarter of said Northeast Quarter 114.88 feet, more or less; thence North 01°38'53" East parallel with the West line of the Northwest Quarter of said Northeast Quarter 390.12 feet, more or less, to the to the point of beginning.

Existing public easements and dedications 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 a Lot, a Block, a Reserve and Street, to be known as "WICHITA UNION STOCKYARDS ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is 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. The streets are hereby dedicated to and for the use of the public. 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. Reserve "A" is reserved for open space, landscaping, lakes, cabin/gazebo structure, floodplain, and drainage purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. 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 affect the intended land use within the subdivision.

Michael J. Andra and Tina M. Andra
Living Trust dated May 24, 2004
Michael J. Andra, Trustee
Tina M. Andra, Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this ___ day of ___, 2017, by Michael J. Andra and Tina M. Andra, Trustees of the Michael J. Andra and Tina M. Andra Living Trust dated May 24, 2004, on behalf of the trust.

Notary Public
My App't. Exp. _____

This plat of "WICHITA UNION STOCKYARDS 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 ___, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster, Chairman
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 ___, 2017.

Jeff Longwell, Mayor, City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2017.

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

Entered on transfer record this ___ day of ___, 2017.

Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 2017 at ___ o'clock ___ M; and is duly recorded.

Tonya Buckingham, Register of Deeds
Judy J. Paget, Deputy

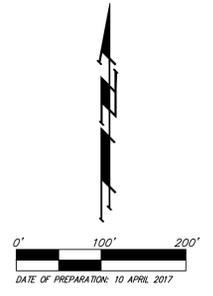
We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WICHITA UNION STOCKYARDS ADDITION", Wichita, Sedgwick County, Kansas.
Simmons First National Bank

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this ___ day of ___, 2017, by _____, _____ of Simmons First National Bank, on behalf of the bank.
(Title)

Notary Public
My App't. Exp. _____

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1300.0

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #5 REBAR (FOUND)
 - = 1/2" IRON IN THIMBLE (FOUND)
 - = 1/2" IRON (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(CP) = CALCULATED PER PLATTED INFO.
(CM) = CALCULATED MEASURED



NOTE: ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE ANDRA COMMERCIAL PLANNED UNIT DEVELOPMENT PUD-50.

SE COR. NE 1/4, SEC. 15, TWP. 28-S, R-1-W

BENCHMARK: COW BENCHMARK TOP OF HUBSQUAD ON SW CORNER OF R2B2 750'S WEST OF DUGAN ROAD ALONG THE SOUTHSIDE OF MACARTHUR. ELEV. = 1299.91 NAVD88

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 modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

WICHITA UNION STOCKYARDS ADDITION

10 April 2017

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