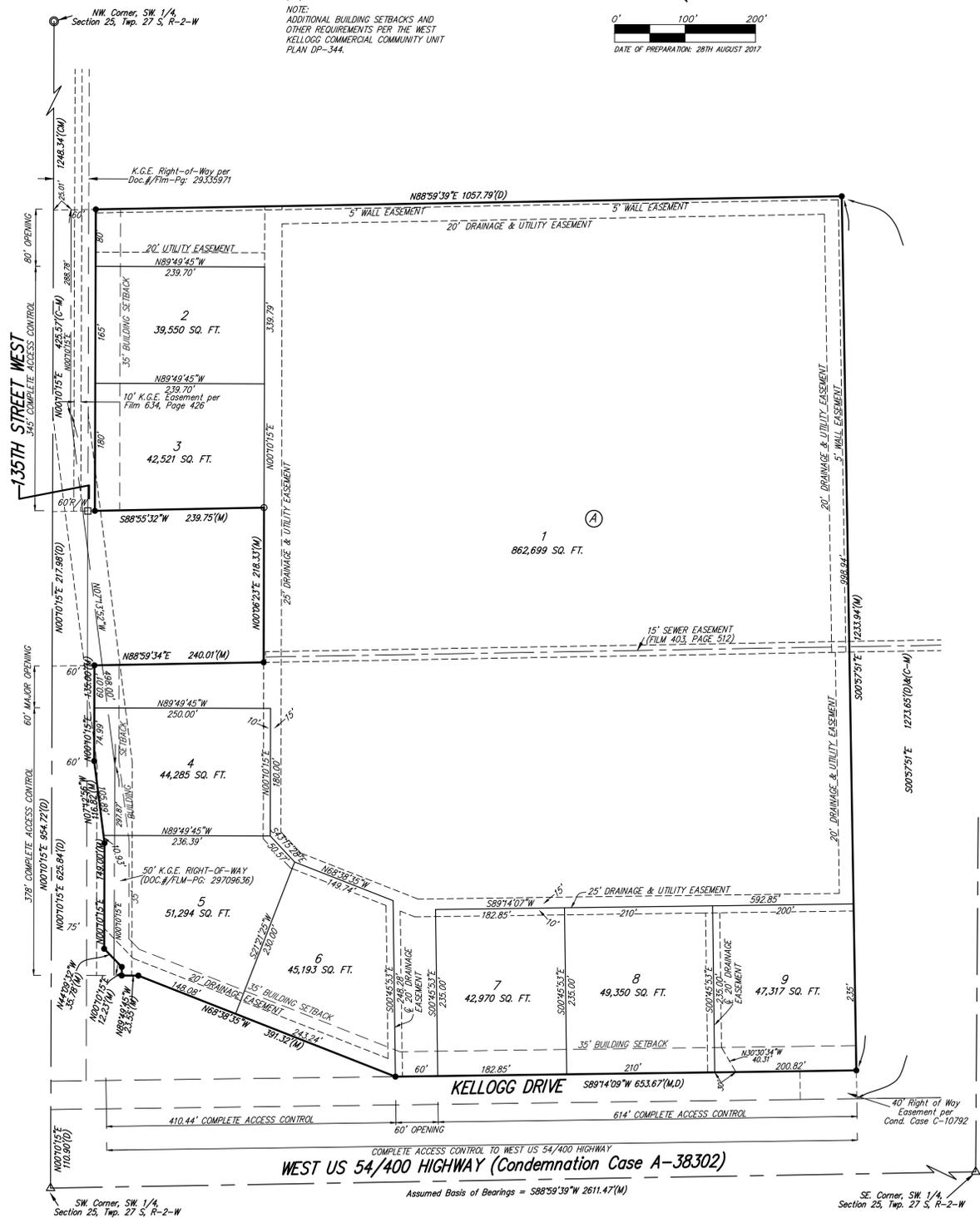
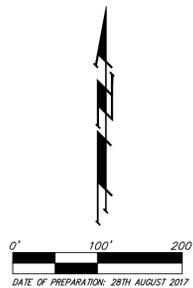


WEST KELLOGG COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 Baughman Rebar Found
- = 3/4" Iron Pipe Found
- = #4 Baughman Rebar Set
- △ = #5 Rebar in Thimble Found
- ◇ = Stone Found
- ⊙ = 3/4" Iron Pipe with Sedgwick County Cap Found
- ⊕ = 1" Iron Pipe Found

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (CF) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DEED INFO.

NOTE:
ADDITIONAL BUILDING SETBACKS AND
OTHER REQUIREMENTS PER THE WEST
KELLOGG COMMERCIAL COMMUNITY UNIT
PLAN DP-344.



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 "WEST KELLOGG COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as A tract in the Southwest Quarter of
Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick
County, Kansas described as beginning at the intersection of the north
line of U.S. 54 Highway (Case No. A38302) and the west line of said
Southwest Quarter; thence east along said north line of said U.S. 54
Highway, 1144.10 feet more or less to a point 1468.75 feet west of the
east line of said Southwest Quarter, also measured along said highway
right-of-way; thence north with a deflection angle to the left of 90°12' a
distance of 630.5 feet to a point 736.6 feet north of the south line of
said Southwest Quarter (being the west line of deed recorded Book 1355,
Page 416); thence west parallel with the south line of said Southwest
Quarter, 1131.21 feet more or less to the west line of said Southwest
Quarter; thence south 626.39 feet more or less to the place of beginning,
except therefrom the south 40 feet which has been condemned in Case
C-10792-67 and the east 80 feet, and except that part conveyed to the
City of Wichita in the Kansas Warranty Deed recorded in DOC.#/FLM-PG:
29233674, and subject to an easement for road purposes on the north
60 feet thereof, and all being subject to the following: an Easement for
Right-of-Way recorded in DOC.#/FLM-PG: 28869287 and an Easement for
Right-of-Way recorded in DOC.#/FLM-PG: 28869292, TOGETHER with, A
tract in the SW 1/4 of Section 25, Township 27 South, Range 2 West of the
6th Principal Meridian, Sedgwick County, Kansas described as:
Beginning at a point on the north right of way line of U.S. Highway 54, as
condemned in District Court Case No. A-38302 and 1468.75 feet west of
the east line of said SW 1/4 (Measured along said Highway right of way);
thence west along said Highway right of way, a distance of 80 feet;
thence north with a deflection angle to the right of 89°48', a distance of
630.17 feet to a point 736.6 feet north of the south line of said SW 1/4;
thence west parallel with the south line of said SW 1/4, a distance of
750.49 feet to a point 300 feet east of the west line of said SW 1/4, said
point being the SE corner of Lot 1, Block A, Weber Addition, Sedgwick
County, Kansas; thence north parallel with the west line of said SW 1/4
and along the east line of said Lot 1, a distance of 218 feet to the NE
corner of said Lot 1; thence west parallel with the south line of said SW
1/4 and along the north line of said Lot 1, a distance of 300.06 feet to
the west line of said SW 1/4; thence north along the west line of said SW
1/4, a distance of 425.57 feet to a point 1380.00 feet normally distant
north of the south line of said SW 1/4; thence easterly parallel with and
1380.00 feet normally distant north of the south line of said SW 1/4,
1117.80 feet to the intersection with the northerly extension of the west
line of that part of said SW 1/4 described and conveyed in the Kansas
Warranty Deed recorded in DOC.#/FLM-PG: 28778360; thence southerly
along said extended west line, 1273.94 feet to the point of beginning,
EXCEPT that part condemned for Highway right of way in Condemnation
Case C-10792. All being Subject to road right of ways of record.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Michael G. Conroy, 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 Streets, to be known as "WEST KELLOGG
COMMERCIAL 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. 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
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.
FEMA floodplain and regulatory floodway boundaries are subject to periodic
change and such change may affect the intended land use within the
subdivision

West Kellogg LC,
a Kansas Limited Liability Company

W.E. Lusk Jr., Manager

This plat of "WEST KELLOGG COMMERCIAL
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 _____; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 2017, by W.E. Lusk Jr., Manager of
West Kellogg LC, a Kansas Limited Liability Company, on behalf of the
limited liability company.

Notary Public

My App't. Exp. _____

WEST KELLOGG COMMERCIAL ADDITION

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

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.