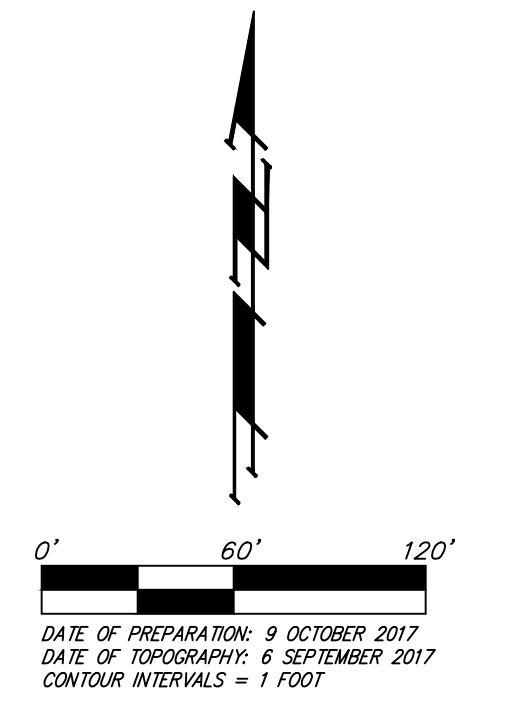


# ONE-STEP FINAL PLAT

## FARMERS COOP-CLONMEL ADDITION

### SEDGWICK COUNTY, KANSAS

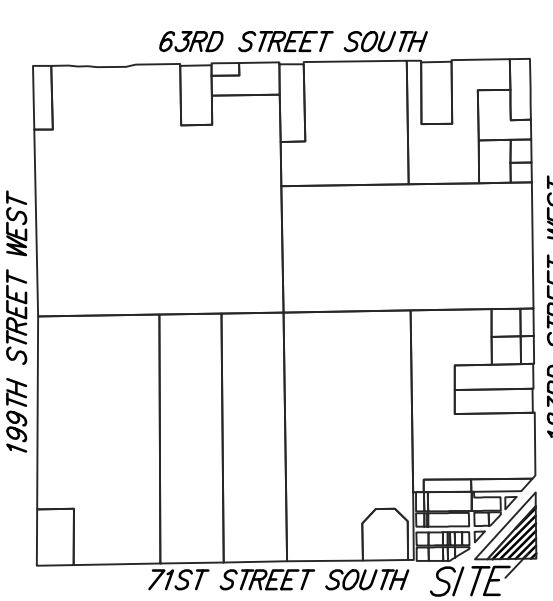


- PP □ = Power Pole
- Sign □ = Sign
- GP ○ = Guy Pole
- OP ○ = Guard Post (Ballard)
- Guy ⊥ = Guy Anchor
- LP ○ = Light Pole
- WMT ○ = Cased Well
- WM ● = Water Meter
- YH ⊕ = Yard Hydrant (Spigot)
- SP = STEEL PIPE
- ⊙ = #4 REBAR (FOUND)
- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = 1" IRON (FOUND)
- = NAIL (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED MEASURED
- SP = STEEL PIPE

OWNER/DEVELOPER:  
 FARMERS COOPERATIVE ELEVATOR COMPANY  
 106 EAST SOUTH AVENUE  
 CHENEY, KANSAS 67025

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; FIRST COURSE, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 50 SECONDS WEST, 630.49 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT THAT IS 50.00 FEET PERPENDICULAR TO THE CENTERLINE OF THE ABANDONED RAILROAD; SECOND COURSE, THENCE SOUTH 43 DEGREES 03 MINUTES 45 SECONDS WEST, 862.22 FEET PARALLEL TO SAID RAILROAD TO THE SOUTH LINE OF SAID QUARTER SECTION; THIRD COURSE, THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, 589.79 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 4.27 ACRES WHICH INCLUDES 1.05 ACRES OF PUBLIC ROAD RIGHT OF WAY, RESULTING IN A NET ACREAGE OF 3.22 ACRES, MORE OR LESS.

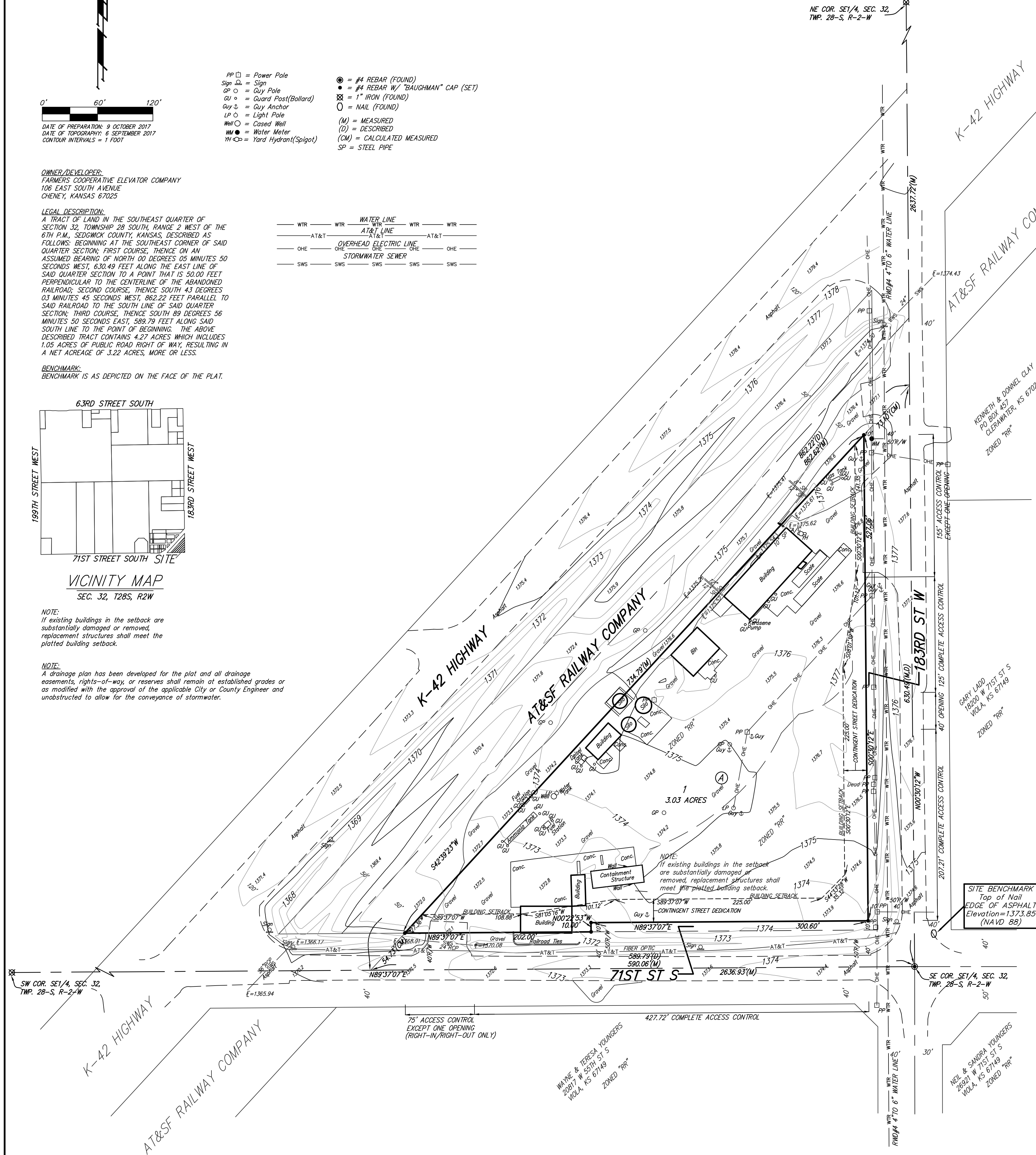
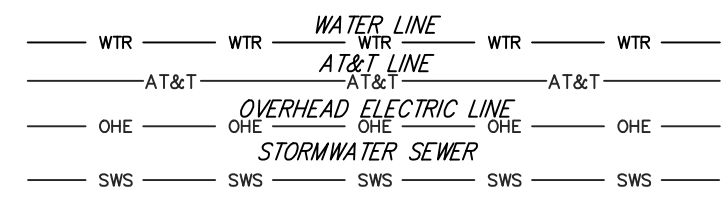
**BENCHMARK:**  
 BENCHMARK IS AS DEPICTED ON THE FACE OF THE PLAT.



**VICINITY MAP**  
 SEC. 32, T28S, R2W

**NOTE:**  
 If existing buildings in the setback are substantially damaged or removed, replacement structures shall meet the platted building setback.

**NOTE:**  
 A drainage plan has been developed for the plot 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.



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 "FARMERS COOP-CLONMEL ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as A tract of land in the Southeast Quarter of Section 32, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: BEGINNING at the Southeast corner of said Quarter Section; FIRST COURSE, thence on an assumed bearing of North 00 degrees 05 minutes 50 seconds West, 630.49 feet along the East line of said Quarter Section to a point that is 50.00 feet perpendicular to the centerline of the abandoned railroad; SECOND COURSE, thence South 43 degrees 03 minutes 45 seconds West, 862.22 feet parallel to said railroad to the South line of said Quarter Section; THIRD COURSE, thence South 89 degrees 56 minutes 50 seconds East, 589.79 feet along said South line to the point of beginning. The above described tract contains 4.27 acres which includes 1.05 acres of public road right of way, resulting in a net acreage of 3.22 acres, more or less.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.  
 Baughman Company, P.A.  
 \_\_\_\_\_, Surveyor  
 Michael G. Conrey

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, and Streets, to be known as "FARMERS COOP-CLONMEL ADDITION, 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 contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. 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 appropriate governing body. The permitted opening locations shall be as determined by the Engineer of the appropriate governing body.

FARMERS COOPERATIVE ELEVATOR COMPANY,  
 a Kansas cooperative association  
 \_\_\_\_\_, General Manager  
 Terry Kohler

State of Kansas) SS  
 Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Terry Kohler, General Manager of FARMERS COOPERATIVE ELEVATOR COMPANY, a Kansas cooperative association, on behalf of the cooperative association.  
 \_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "FARMERS COOP-CLONMEL 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  
 \_\_\_\_\_, Chairman  
 Joseph A. Johnson  
 \_\_\_\_\_, Secretary  
 Dale Miller

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_, Surveyor  
 Michael G. Conrey  
 \_\_\_\_\_, Chairman  
 Dave M. Unruh, First District  
 ATTEST: \_\_\_\_\_, County Clerk  
 Kelly B. Arnold

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.  
 \_\_\_\_\_, County Clerk  
 Kelly B. Arnold

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.

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

## FARMERS COOP-CLONMEL ADDITION

6 October 2017

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