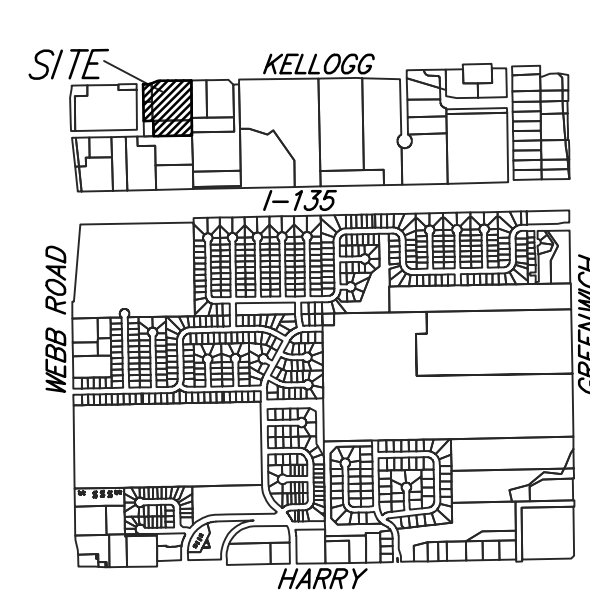
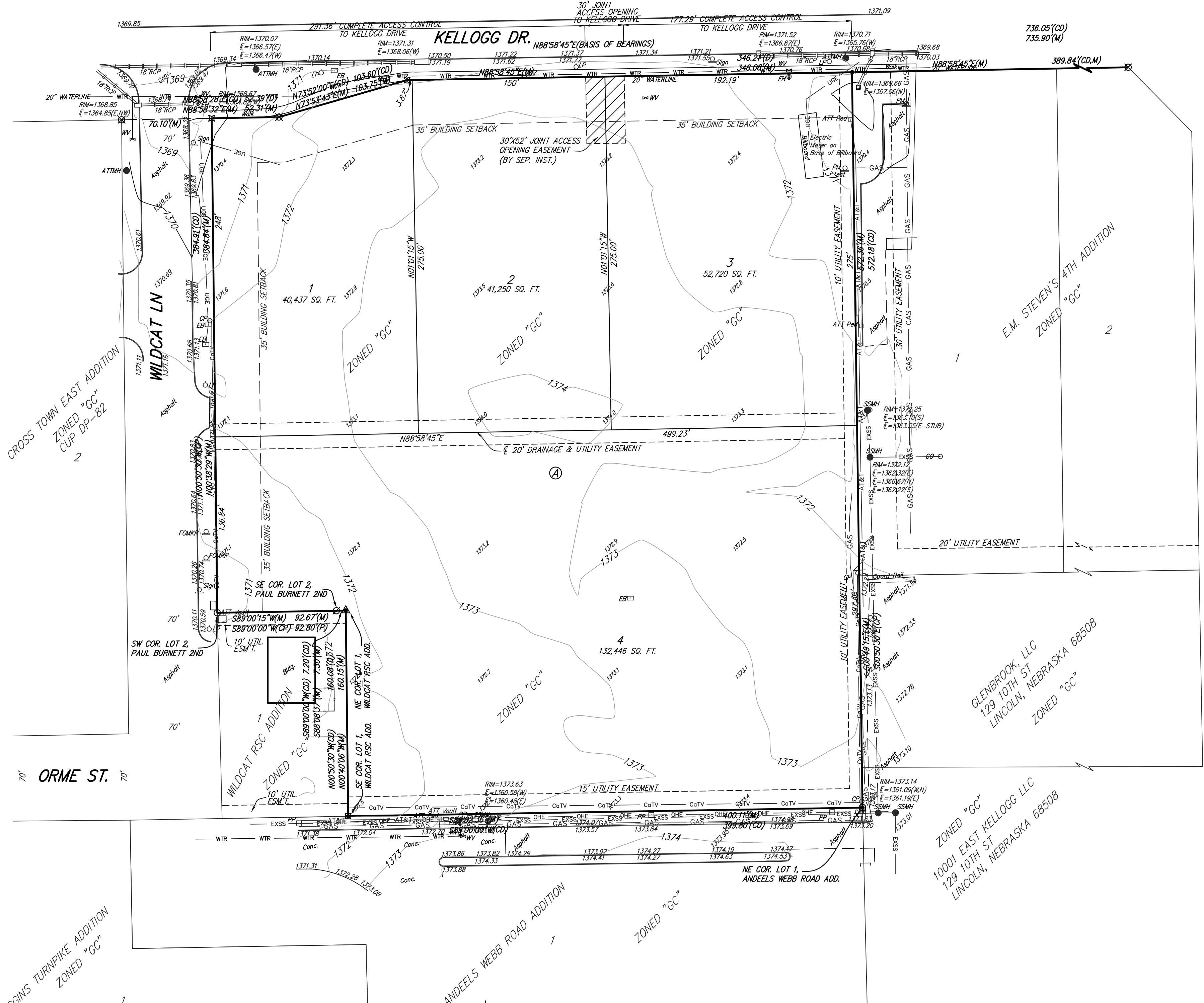


ONE-STEP FINAL PLAT

WILDCAT-KELLOGG ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

KELLOGG AVE.(US 54)



VICINITY MAP
SEC. 28, T27S, R2E

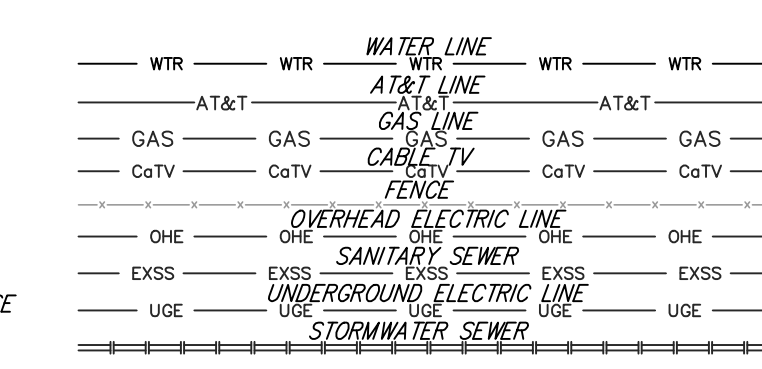
NOTE:
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater in accordance with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

DATE OF PREPARATION: 22 JANUARY 2018
DATE OF TOPOGRAPHY: 12 DECEMBER 2017
CONTOUR INTERVALS = 1 FOOT

- | | |
|---------------------------|---------------------------------|
| CB = Catch Basin | PP = Power Pole |
| CD = Cleanout | Sign = Sign |
| CP = Cable TV Pedestal | SSMH = Sanitary Sewer Manhole |
| DI = Drop Inlet | ATM = ATT Manhole |
| EB = Electric Box | ATT Ped = ATT Pedestal |
| FH = Fire Hydrant | SSMH = Stormwater Sewer Manhole |
| GM = Gas Meter | WM = Water Meter |
| GP = Guard Post(Bollard) | WV = Water Valve |
| LP = Light Pole | XTMR = Transformer |
| FOMR = Fiber Optic Marker | |

OWNER/DEVELOPER:
HOOVER ROAD, LLC
ATTN: JOHNNY STEVENS
1717 N. WATERFRONT PARKWAY
WICHITA, KS 67206

BENCHMARK:
SQUARE CUT TOP OF CURB 14'± WEST OF THE MOST NORTHERLY SE CORNER OF RESERVE "A"
ELEVATION = 1370.56 NAVD88



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WILDCAT-KELLOGG ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Lot 1, Paul Burnett Addition to Wichita, Sedgwick County, Kansas, except that part described as follows: Beginning at the Northwest corner of said Lot 1; thence Northeasterly along the North line of said Lot 1, 31.28 feet (platted), 31.47 feet (calculated) to the point of curvature of a tangent curve to the right in said North line; thence Northeasterly and Easterly along said curve, having a central angle of 45°00'00" and a radius of 120.71 feet, an arc distance of 94.81 feet to the point of tangency of said curve; thence Easterly along the North line of said Lot 1, 299.80 feet to the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1, 78.00 feet; thence Westerly with a deflection angle to the right of 89°45'49" and parallel with the Easterly segment of the North line of said Lot 1, 346.21 feet; thence Southwesterly with a deflection angle to the left of 15°06'28", 63.20 feet to a point on the West line of said Lot 1, said point being 36.87 feet South of the Northwest corner of said Lot 1; thence Northerly along the West line of said Lot 1, 36.87 feet to the point of beginning, TOGETHER with Lot 1, Paul Burnett 2nd Addition, Wichita, Sedgwick County, Kansas, except that part described as follows: Beginning at the Northwest corner of said Lot 1; thence Easterly along the North line of said Lot 1, 70.30 feet (platted), 69.06 feet (calculated per described information) to a deflection corner in said North line; thence Northeasterly along the North line of said Lot 1, 31.89 feet (platted), 31.67 feet (calculated per described information) to the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1, 36.87 feet; thence Southwesterly 40.40 feet to a point 25.00 feet normally distant South of the Westerly segment of the North line of said Lot 1; thence Westerly parallel with the Westerly segment of the North line of said Lot 1, 52.39 feet to a point on the West line of said Lot 1; thence Northerly along the West line of said Lot 1, 25.00 feet to the point of beginning, TOGETHER with Lot 2, Paul Burnett 2nd Addition to Wichita, Sedgwick County, Kansas, and TOGETHER with a tract in the West half of the Northwest Quarter of Section 28, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 622 feet South of the Northeast corner of said West half; thence South along the East line of the West half of said Northwest Quarter 160.08 feet; thence West parallel with the North line of said Northwest Quarter 499.8 feet; thence North 160.06 feet; thence East 499.8 feet to beginning, except the West 100 feet thereof.

All being situated in the Northwest Quarter of Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, 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.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block, to be known as "WILDCAT-KELLOGG ADDITION, Wichita, Sedgwick County, Kansas. The utility easement is 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. 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.

Hoover Road, LLC,
a Kansas limited liability company

Johnny W. Stevens, Manager

This plat of "WILDCAT-KELLOGG 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 _____, _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

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 _____ day of _____, _____

Jeff Longwell, Mayor,

Karen Sublett, City Clerk

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

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

Entered on transfer record this _____ day of _____, _____

Kelly B. Arnold, County Clerk

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

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, _____, by Johnny W. Stevens, Manager of Hoover Road, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Notary Public
My App't. Exp. _____

WILDCAT-KELLOGG ADDITION

19 January 2018

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