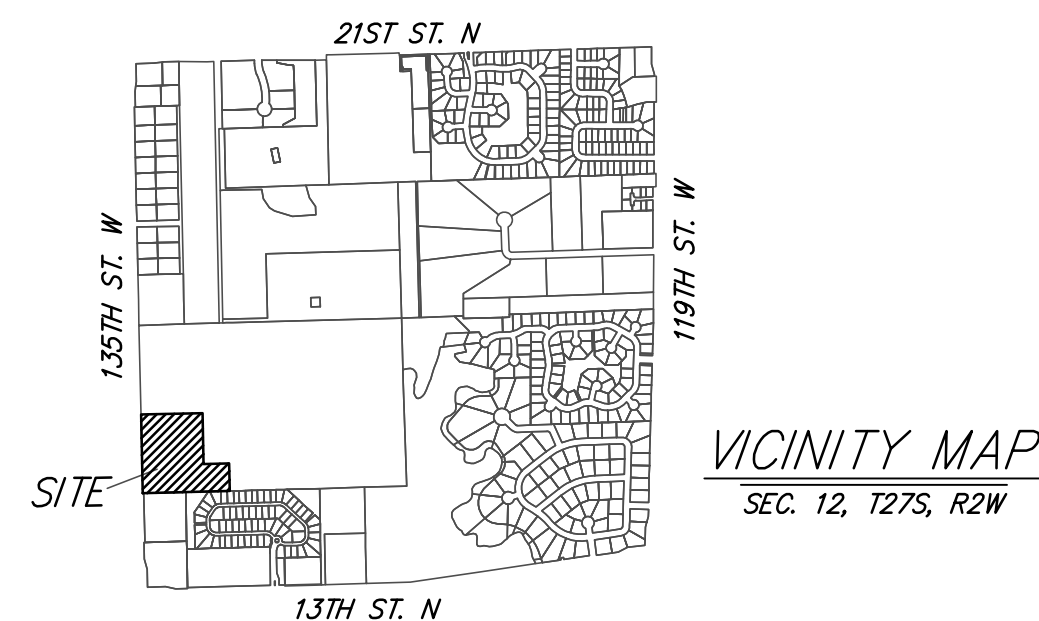


R. D. WOOD COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

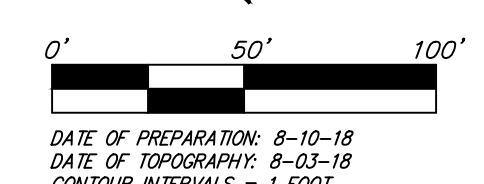
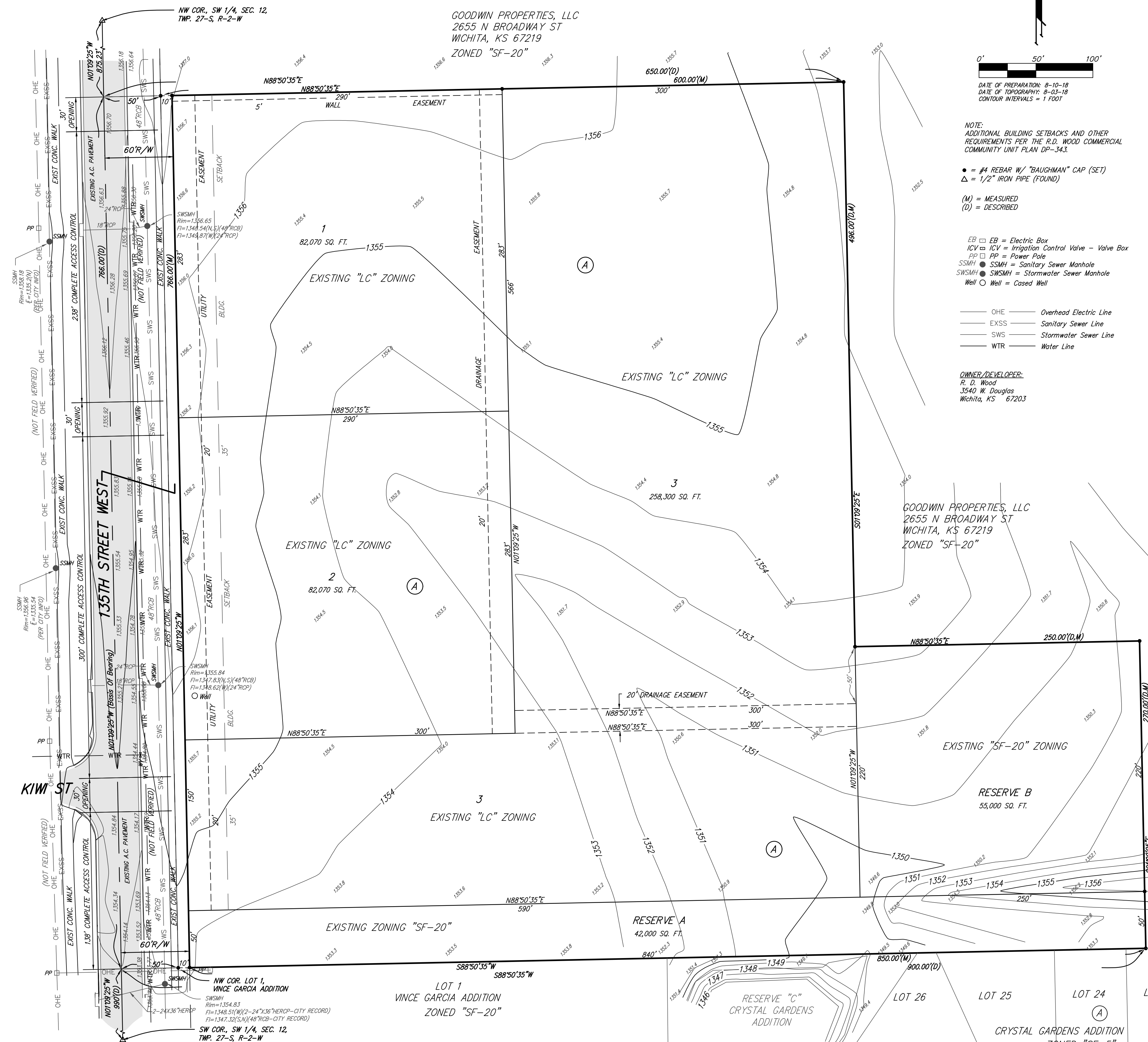


VICINITY MAP
SEC. 12, T27S, R2W

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
3	A	1352.0

BENCHMARK:
CHISELED CROSS ON FACE OF WALK,
12.4' N. & 16.2' W. OF THE NW COR.,
LOT 1, BLOCK A, R. D. WOOD
COMMERCIAL ADDITION.
ELEV. = 1357.41 NAVD88

CHISELED CROSS ON FACE OF BASIN, 36.2'
W. & 12.2' S. OF SW COR., RESERVE "A",
R. D. WOOD ADDITION.
ELEV. = 1354.00 NAVD88



- DATE OF PREPARATION: 8-15-18
DATE OF TOPOGRAPHY: 8-03-18
CONTOUR INTERVALS = 1 FOOT
- NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE R.D. WOOD COMMERCIAL COMMUNITY UNIT PLAN DP-34.3.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - △ = 1/2" IRON PIPE (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
- EB □ = Electric Box
 - ICV □ = Irrigation Control Valve - Valve Box
 - PP □ = Power Pole
 - SSMH ● = Sanitary Sewer Manhole
 - SWSMH ● = Stormwater Sewer Manhole
 - Well ○ = Cased Well
- OHE — Overhead Electric Line
 - EXSS — Sanitary Sewer Line
 - SWS — Stormwater Sewer Line
 - WTR — Water Line

OWNER/DEVELOPER:
R. D. Wood
3540 W. Douglas
Wichita, KS 67203

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "R. D. WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the Southwest Quarter of Section 12, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the southwest corner of said Southwest Quarter; thence north along the west line of said Southwest Quarter, 990.00 feet to the intersection with the westerly extension of the north line of Lot 1, Vince Garcia Addition, an Addition to Sedgwick County, Kansas, and for a point of beginning; thence continuing north along the west line of said Southwest Quarter, 766.00 feet; thence east parallel with the south line of said Southwest Quarter, 650.00 feet; thence south parallel with the west line of said Southwest Quarter, 496.00 feet; thence east parallel with the south line of said Southwest Quarter, 250.00 feet; thence south parallel with the west line of said Southwest Quarter, 270.00 feet to a point on the north line of Crystal Gardens Addition, Wichita, Sedgwick County, Kansas; thence west along the north line of said Crystal Gardens and along the north line of Lot 1 in said Vince Garcia Addition, and as extended west, 900.00 feet to the point of beginning, all being subject to road rights-of-way of record.

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.

_____, 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 Lots, a Block, a Street, and Reserves to be known as "R. D. WOOD COMMERCIAL 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 fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The drainage easements are hereby granted as indicated for drainage purposes. The wall easement is hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross this easement. The street is hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the lot owners association for the addition. 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. 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.

_____, R. D. Wood
_____, Betty Jo Wood

_____, Goodwin Properties, LLC
a Kansas limited liability company

_____, Michelle Goodwin, Manager
_____, Ronald A. Goodwin, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2018, by R. D. Wood and Betty Jo Wood, husband and wife.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2018, by Michelle Goodwin, Manager, and Ronald A. Goodwin, Manager, of Goodwin Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "R. D. WOOD 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 _____, 2018.

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 City Council of the City of Wichita, Kansas, this _____ day of _____, 2018.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2018.

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

Entered on transfer record this _____ day of _____, 2018.

_____, 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 _____, 2018 at _____ o'clock _____M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

13 August 2018

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