

# BROAD STREET INDUSTRIAL PARK

## WICHITA, SEDGWICK COUNTY, KANSAS

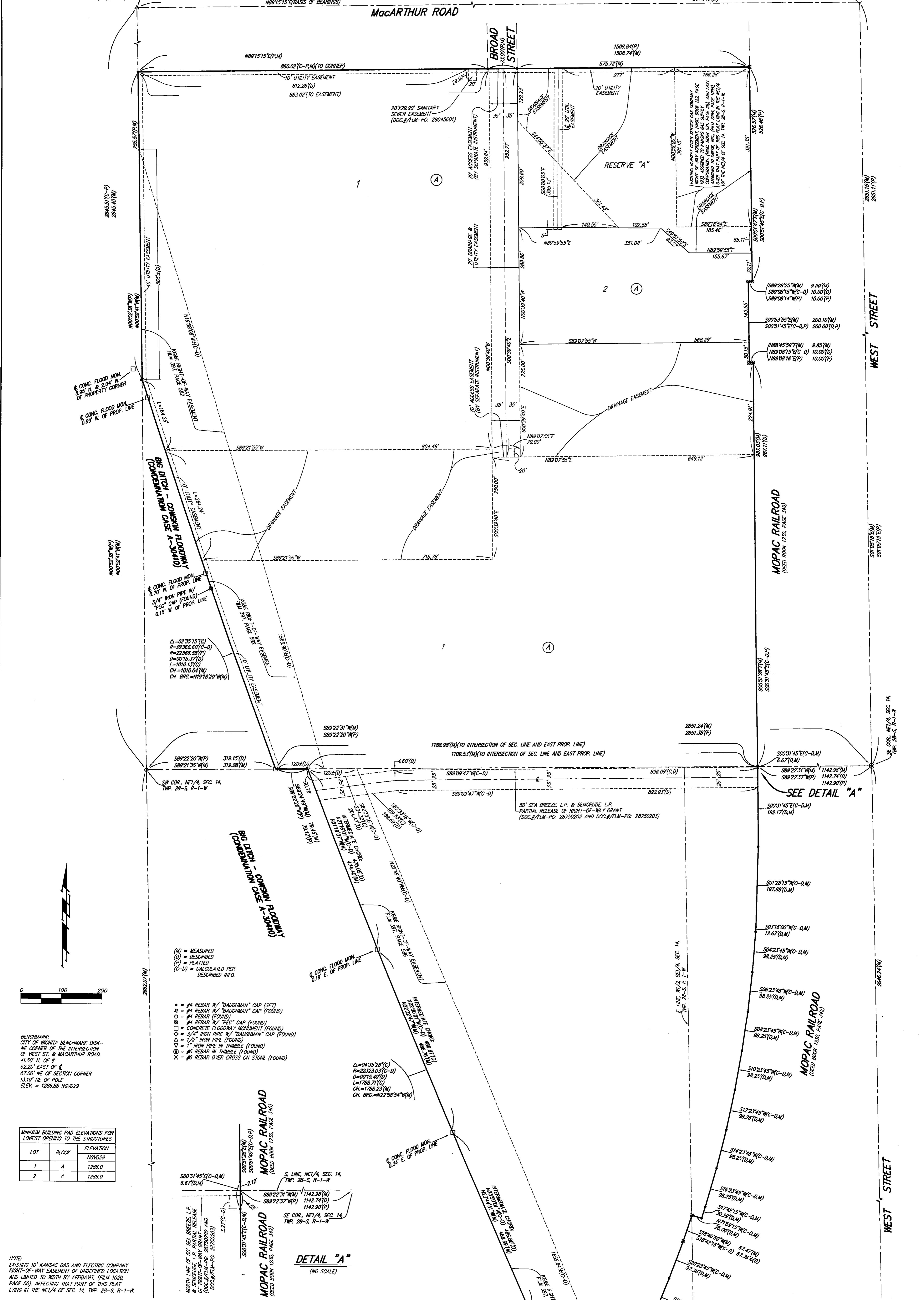
5-21-09

FILE COPY

NW COR., NE1/4, SEC. 14,  
TWP. 28-S, R-1-W

2641.58'(P)  
2641.48'(M)

NE COR., NE1/4, SEC. 14,  
TWP. 28-S, R-1-W



$\Delta = 02.35'15''(C)$   
 $R = 22306.00'(C-D)$   
 $D = 0075.37'(D)$   
 $L = 1010.13'(C)$   
 $CH. BRG. = N19'18'20''W(M)$

$\Delta = 04'35'28''(C)$   
 $R = 23323.03'(C-D)$   
 $D = 00715.40'(D)$   
 $L = 1788.71'(C)$   
 $CH. BRG. = N22'58'54''W(M)$

- (M) = MEASURED
  - (D) = DESCRIBED
  - (P) = PLATTED
  - (C-D) = CALCULATED PER DESCRIBED INFO.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - ◊ = #4 REBAR (FOUND)
  - ◻ = #4 REBAR W/ "PEC" CAP (FOUND)
  - ◐ = 3/4" IRON PIPE W/ "BAUGHMAN" CAP (FOUND)
  - ◑ = 1/2" IRON PIPE (FOUND)
  - ◒ = 1/2" IRON PIPE IN THIMBLE (FOUND)
  - ◓ = #5 REBAR IN THIMBLE (FOUND)
  - ✕ = #6 REBAR OVER CROSS ON STONE (FOUND)

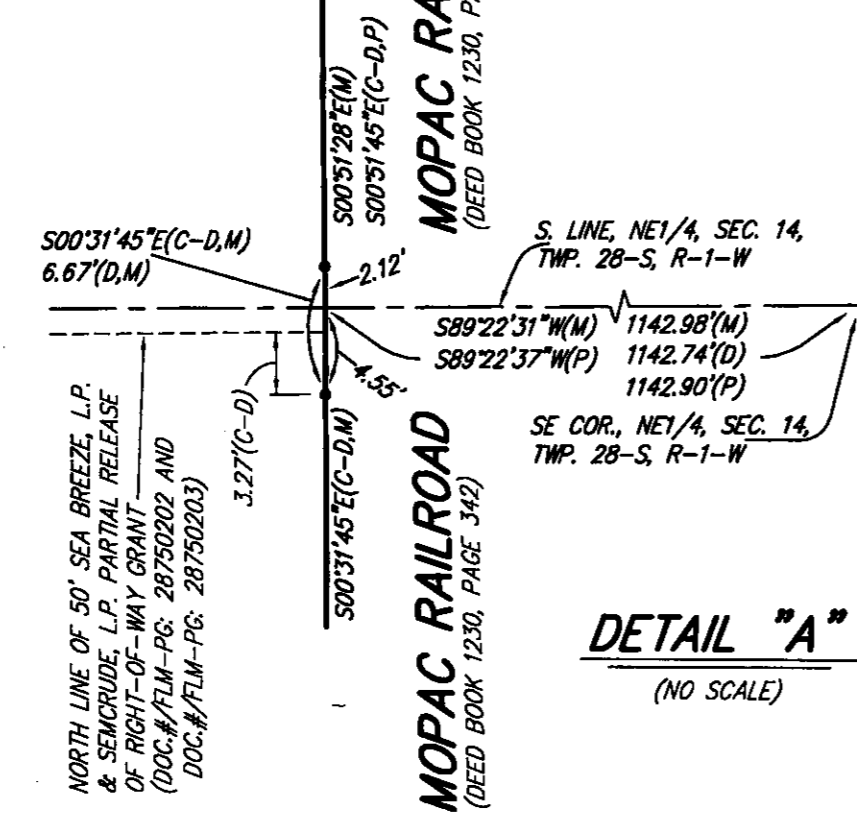
**BENCHMARK:**  
CITY OF WICHITA BENCHMARK DISK-NE CORNER OF THE INTERSECTION OF WEST ST. & MACARTHUR ROAD.  
41.50' N. OF &  
52.20' EAST OF &  
67.00' NE OF SECTION CORNER  
13.10' NE OF POLE  
ELEV. = 1286.86 NGVD29

LOT	BLOCK	ELEVATION
1	A	1286.0
2	A	1286.0

**NOTE:**  
EXISTING 10' KANSAS GAS AND ELECTRIC COMPANY RIGHT-OF-WAY EASEMENT OF UNDEFINED LOCATION AND LIMITED TO WIDTH BY AFFIDAVIT, (FILM 1020, PAGE 50), AFFECTING THAT PART OF THIS PLAT LYING IN THE NE1/4 OF SEC. 14, TWP. 28-S, R-1-W

**NOTE:**  
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

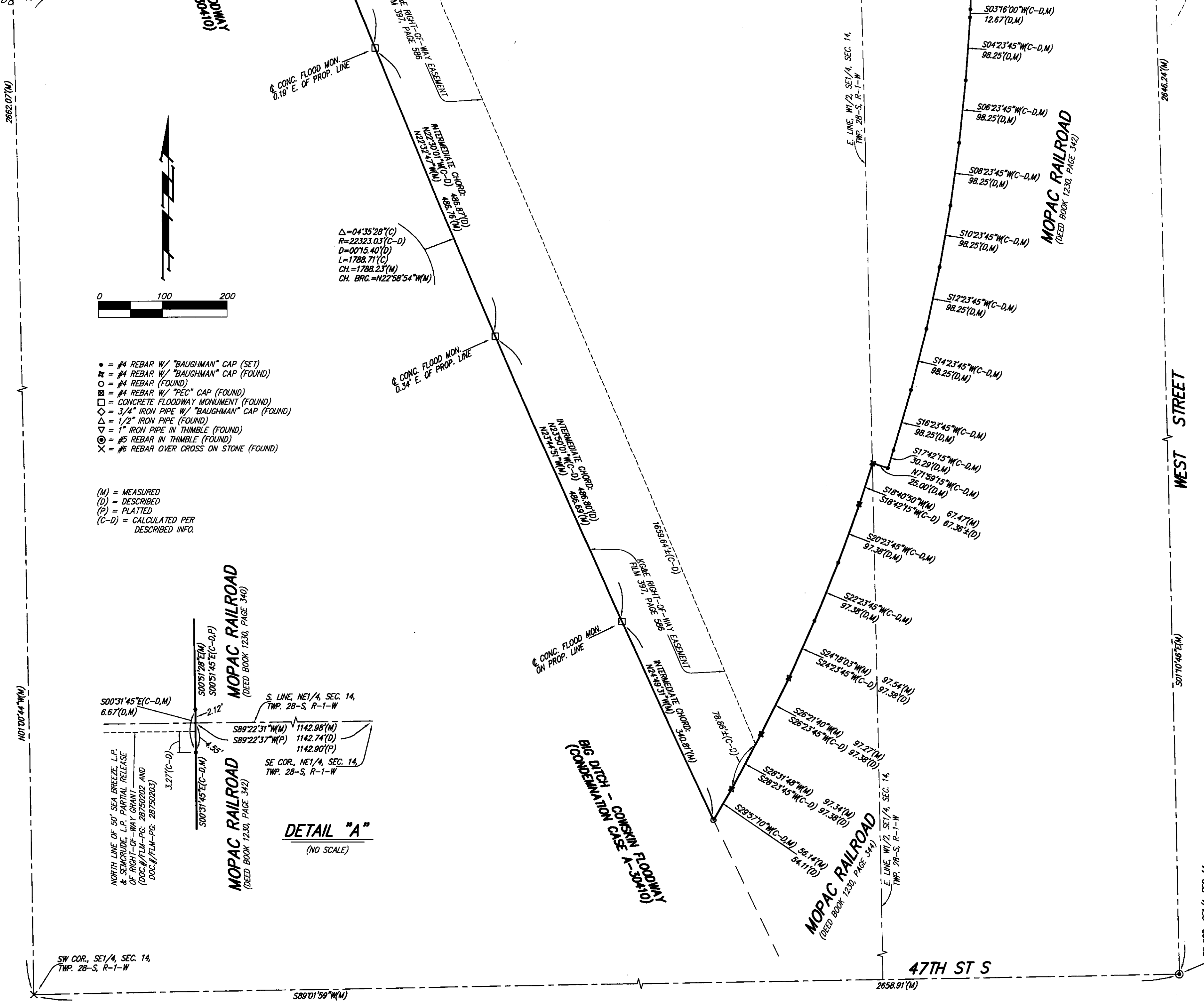
**NOTE:**  
EXISTING BLANKET CITES SERVICE GAS COMPANY RIGHT-OF-WAY AGREEMENT, (MISC. BOOK 287, PAGE 171), ASSIGNED TO KANSAS GAS SUPPLY CORPORATION, (MISC. BOOK 521, PAGE 26), AND LAST ASSIGNED TO ONEOK, INC., (FILM 2365, PAGE 1005), OVER THAT PART OF THIS PLAT LYING IN THE NE1/4 OF SEC. 14, TWP. 28-S, R-1-W.



**DETAIL "A"**  
(NO SCALE)

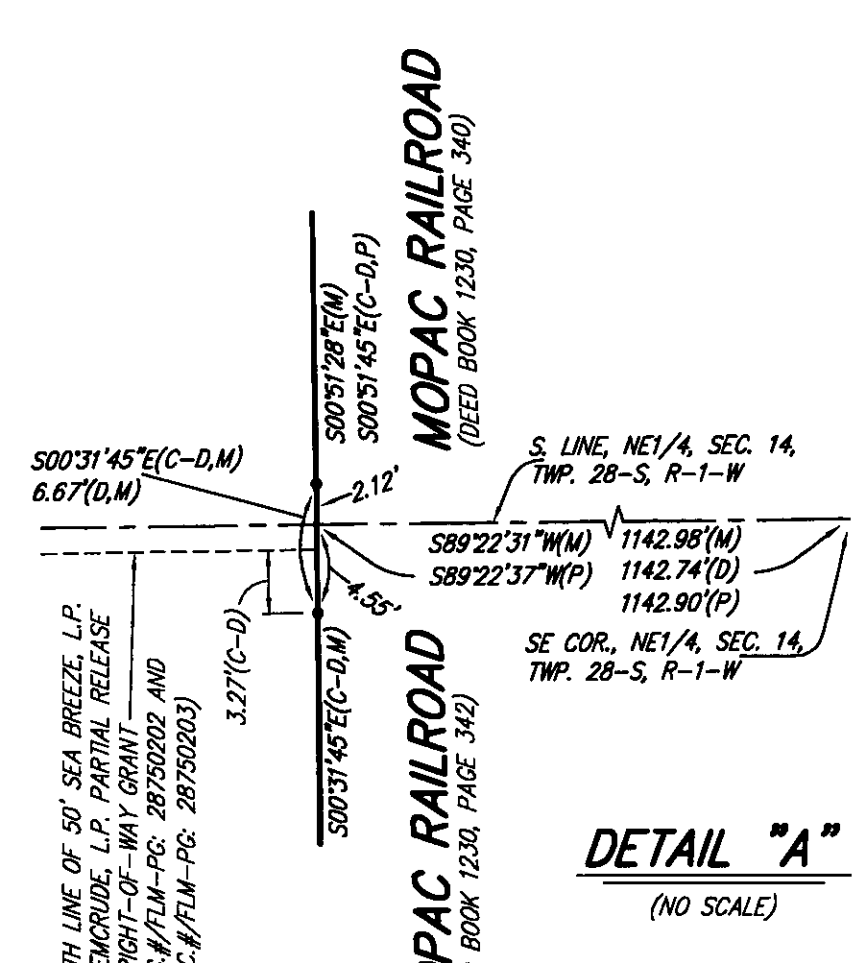
**BROAD STREET INDUSTRIAL PARK**  
**WICHITA, SEDGWICK COUNTY, KANSAS**

5-22-09  
 Jul 2008-29  
 FILE COPY



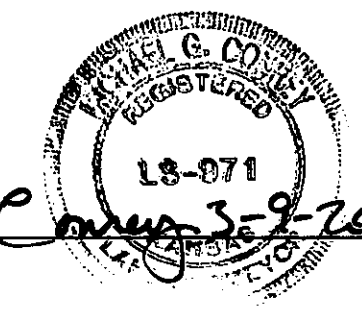
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- ◇ = CONCRETE FLOODWAY MONUMENT (FOUND)
- = 3/4" IRON PIPE W/ "BAUGHMAN" CAP (FOUND)
- △ = 1/2" IRON PIPE (FOUND)
- ▽ = 1" IRON PIPE IN THIMBLE (FOUND)
- ⊙ = #5 REBAR IN THIMBLE (FOUND)
- × = #6 REBAR OVER CROSS ON STONE (FOUND)

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



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "BROAD STREET INDUSTRIAL PARK", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lot 1, Block 1, The Broad Street Addition to Sedgwick County, Kansas, together with a tract of land in the NE1/4 of Sec. 14, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: That part of the NE1/4 of said Sec. 14 lying west of the Missouri Pacific Railroad right-of-way (as established in Deed Book 964, Page 39 and Deed Book 1230, Page 340), EXCEPT the north 933.00 feet thereof, and EXCEPT that part platted as The Broad Street Addition, and EXCEPT that part taken for the Wichita-Valley Center Floodway condemned by Case A-30410, and TOGETHER with that part of the W1/2 of the SE1/4 of Sec. 14, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying east of the Wichita-Valley Center Flood Control right-of-way per Condemnation Case A-30410 and west of the Missouri Pacific Railroad right-of-way as established by the deed filed in Book 1230, Page 344, TOGETHER with that part of the E1/2 of the SE1/4 of Sec. 14, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying west of the Missouri Pacific Railroad right-of-way as established by the deed filed in Book Misc. 1230, Page 342.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
 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 Lots, a Block, and a Reserve to be known as "BROAD STREET INDUSTRIAL PARK", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, outdoor storage, pipelines and related appurtenances as confined to easement, and utilities as confined to easements. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

James K. Snook Trust Agreement dated September 22, 1997  
 James K. Snook, Trustee

This plat of "BROAD STREET INDUSTRIAL PARK", 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 \_\_\_\_\_, 2009.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell Dawning, Chair  
 John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Carl Brewer, Mayor  
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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 \_\_\_\_\_, 2009 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds  
 Tonya Buckingham, Deputy

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BROAD STREET INDUSTRIAL PARK", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.  
 Randy Williams, Vice President

Stacie K. Womack, Notary Public  
 My App't. Exp. 10/27/2010

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State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by James K. Snook, Trustee of the James K. Snook Trust Agreement dated September 22, 1997, on behalf of the trust.

Judith M. Terhune, Notary Public  
 My App't. Exp. 11-7-09

BENCHMARK: CITY OF WICHITA BENCHMARK DISK-NE CORNER OF THE INTERSECTION OF WEST ST. & MACARTHUR ROAD. 41.50' N. OF C. 52.20' EAST OF C. 67.00' NE OF SECTION CORNER 13.10' NE OF POLE ELEV. = 1286.86 NGVD29

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