

THUNDERBIRD OFFICE PARK 2ND

WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
SUB 2010-48
FINAL TRACING REC'D 3-30-11

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid
Sedgwick County) Sedgwick County, Kansas and that the accompanying plat is
a true and correct exhibit of the property surveyed, described as a replat of Lot 1 and
Lot 2, Block A, and all of Reserve "A", Thunderbird Office Park, an Addition to Wichita,
Sedgwick County, Kansas, EXCEPT that part of said Lot 1 and Lot 2, Block A, Thunderbird
Office Park, an Addition to Wichita, Sedgwick County, Kansas described and conveyed in
the Special Warranty Deed recorded in DOC.#/FLM-PG: 28744977, and further described
as follows: Beginning at the Northeast corner of said Lot 1; thence S00°00'00"E along
the East line of said Lot 1, 175.00 feet; thence S14°02'10"E along the East line of said
Lot 1, 103.08 feet to the Southeast corner of said Lot 1; thence S88°55'15"W along the
South line of said Lot 1, 223.12 feet; thence N00°01'23"W, 70.74 feet; thence
N89°58'37"E, 10.00 feet; thence N00°01'23"W, 207.98 feet to a point on the North line of
said Lot 1; thence S77°06'40"E along the North line of said Lot 1, 13.57 feet; thence
N88°51'10"E along the North line of said Lot 1, 175.00 feet to the point of beginning,
together with that part of Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita,
Sedgwick County, Kansas, described as beginning at the Northeast corner of said Lot 2;
thence S00°00'00"E along the East line of said Lot 2, 99.90 feet; thence N90°00'00"W,
220.15 feet; thence N00°00'00"E, 20.72 feet; thence N15°24'38"W, 23.02 feet; thence
N52°35'45"W, 19.84 feet; thence N37°24'15"E, 31.21 feet; thence N00°01'23"W, 15.94 feet
to a point on the North line of said Lot 2; thence N88°55'15"E along the North line of
said Lot 2, 223.12 feet to the point of beginning, and EXCEPT that part of said Lot 1
and Lot 2, Block A, Thunderbird Office Park, an Addition to Wichita, Sedgwick County,
Kansas, described and conveyed in the Special Warranty Deed recorded in DOC.#/FLM-PG:
28744977; and further described as follows: Commencing at the Northwest corner of
said Lot 1; thence N88°51'10"E along the North line of said Lot 1, 74.58 feet; thence
S77°06'40"E along the North line of said Lot 1, 5.58 feet to the point of beginning;
thence continuing S77°06'40"E along the North line of said Lot 1, 83.93 feet to a point
13.57 feet Northwest of a bend point on the North line of said Lot 1; thence
S00°01'23"E, 207.98 feet; thence S89°58'37"W, 10.00 feet; thence S00°01'23"E, 70.74 feet
to a point on the South line of said Lot 1; thence S88°55'15"W along the South line of
said Lot 1, 75.16 feet; thence N57°28'42"W, 55.48 feet; thence N00°00'00"E parallel with
the West line of said Lot 1, 140.33 feet; thence N29°30'54"E, 101.49 feet; thence
N00°00'00"E parallel with the West line of said Lot 1, 40.39 feet to the point of
beginning, together with that part of Lot 2, Block A, Thunderbird Office Park, an Addition
to Wichita, Sedgwick County, Kansas, described as commencing at the Northeast corner
of said Lot 2; thence S88°55'15"W along the North line of said Lot 2, 223.12 feet to the
point of beginning; thence S00°01'23"E, 15.94 feet; thence S37°24'15"W, 31.21 feet;
thence N52°35'45"W, 19.84 feet; thence N37°28'42"W, 34.13 feet to a point on the North
line of said Lot 2; thence N88°55'15"E along the North line of said Lot 2, 75.16 feet
to the point of beginning, and EXCEPT a portion of said Lot 2, Block A, Thunderbird Office
Park, an Addition to Wichita, Sedgwick County, Kansas, described and conveyed in the
Kansas Warranty Deed recorded in DOC.#/FLM-PG: 28578714, and further described as
follows: Commencing at the NE corner of said Lot 2; thence S00°00'00"W, along the
east line of said Lot 2, 99.90 feet, to the point of beginning; thence continue
S00°00'00"W along the east line of said Lot 2, 241.09 feet; thence S90°00'00"W, 47.11
feet; thence N71°37'16"W, 49.80 feet; thence N47°33'34"W, 85.32 feet; thence
N35°57'17"W, 71.32 feet; thence N10°46'10"W, 112.05 feet; thence N90°00'00"E, 220.15
feet to the point of beginning, and EXCEPT a portion of said Lot 2, Block A, Thunderbird
Office Park, an Addition to Wichita, Sedgwick County, Kansas, described and conveyed in
the Kansas Warranty Deed recorded in DOC.#/FLM-PG: 28988675, and further described as
follows: Commencing at the southern most South corner of said Lot 2; thence
N00°00'00"E, along the East line of said Lot 2, 193.63 feet to the point of beginning;
thence N43°15'32"W, 54.75 feet; thence N58°52'08"W, 76.48 feet; thence N32°03'57"W,
91.30 feet; thence N43°15'32"W, 15.38 feet; thence N00°00'00"E, parallel with the East
line of said Lot 2, 186.99 feet; thence N39°53'13"E, 81.41 feet; thence S50°06'47"E,
42.62 feet; thence S76°41'25"E, 33.22 feet; thence S90°00'00"E, 44.77 feet to a point on
the East line of said Lot 2; thence S00°00'00"W, along the East line of said Lot 2,
382.46 feet to the point of beginning, and EXCEPT a portion of said Lot 2, Block A,
Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas, described and
conveyed in the Statutory Warranty Deed recorded in DOC.#/FLM-PG: 29063522, and
further described as follows: Beginning at the Northwest corner of said Lot 2; thence
S60°00'00"E, 97.26 feet to the P.C. of a curve to the right; thence southeasterly along
said curve to the right, an arc length of 74.18 feet, said curve having a radius of 85.00
feet, a chord length of 71.84 feet, and a chord bearing of S35°00'00"E; thence
S10°00'00"E, 51.03 feet; thence S80°00'00"W, 56.71 feet; thence S50°00'00"W, 91.70 feet;
thence N40°00'00"W, 158.69 feet to a point on the West line of said Lot 2; thence
N42°11'11"E along the West line of said Lot 2, 140.63 feet to the point of beginning.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NE 1/4 of Sec. 25, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conroy, Surveyor
March 29, 2011

Know all men by these presents that we, the undersigned,
have caused the land in the surveys certificate to be replatted into a Lot, a Block, and
Reserves, to be known as "THUNDERBIRD OFFICE PARK 2ND", Wichita, Sedgwick County,
Kansas. The utility easements are hereby granted as indicated for the construction and
maintenance of all public utilities. Reserve "A" is hereby reserved for roadway, drainage
purposes, lakes, landscaping, pathways, utilities as confined to easements, and open
space. No buildings or other obstructions shall be constructed or placed on or within
said Reserve "A", nor shall any fill, change of grade, creation of channel, or any other
work be carried on without the permission of the City Engineer of the City of Wichita,
Kansas. Reserve "B" is hereby reserved for access drive, entry monuments, screening
walls, landscaping, drainage purposes, and utilities. Reserves "A" and "B" shall be
owned and maintained by the owner of that portion of Lots 1 and 2, Block A,
Thunderbird Office Park, an Addition to Wichita, Sedgwick County, Kansas described and
conveyed in the Special Warranty Deed recorded in DOC.#/FLM-PG: 28744977 as noted
in the Surveyors Certificate and as designated on the face of this plat. The contingent
street dedication shall become effective in the event that the City of Wichita determines
a need for the right-of-way for any street related purposes. This contingent street
dedication shall be a covenant running with the land and shall be binding on all heirs
and subsequent owners of all parts of said Reserve A covered by said contingent street
dedication. 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 floodway boundaries are subject to periodic
change, and such change may affect the intended land use within the subdivision.

Westlake, L.L.C., a Kansas limited liability company

William G. Farha, II, MEMBER
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 27th
Sedgwick County) day of March, 2011, by WILLIAM G. FARHA, II, MEMBER, of
Westlake, L.L.C., a Kansas limited liability, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-13

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-13

This plat of "THUNDERBIRD OFFICE PARK 2ND", 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 March, 2011,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Debra Miller Stevens, Chair

John L. Schlegel, Secretary

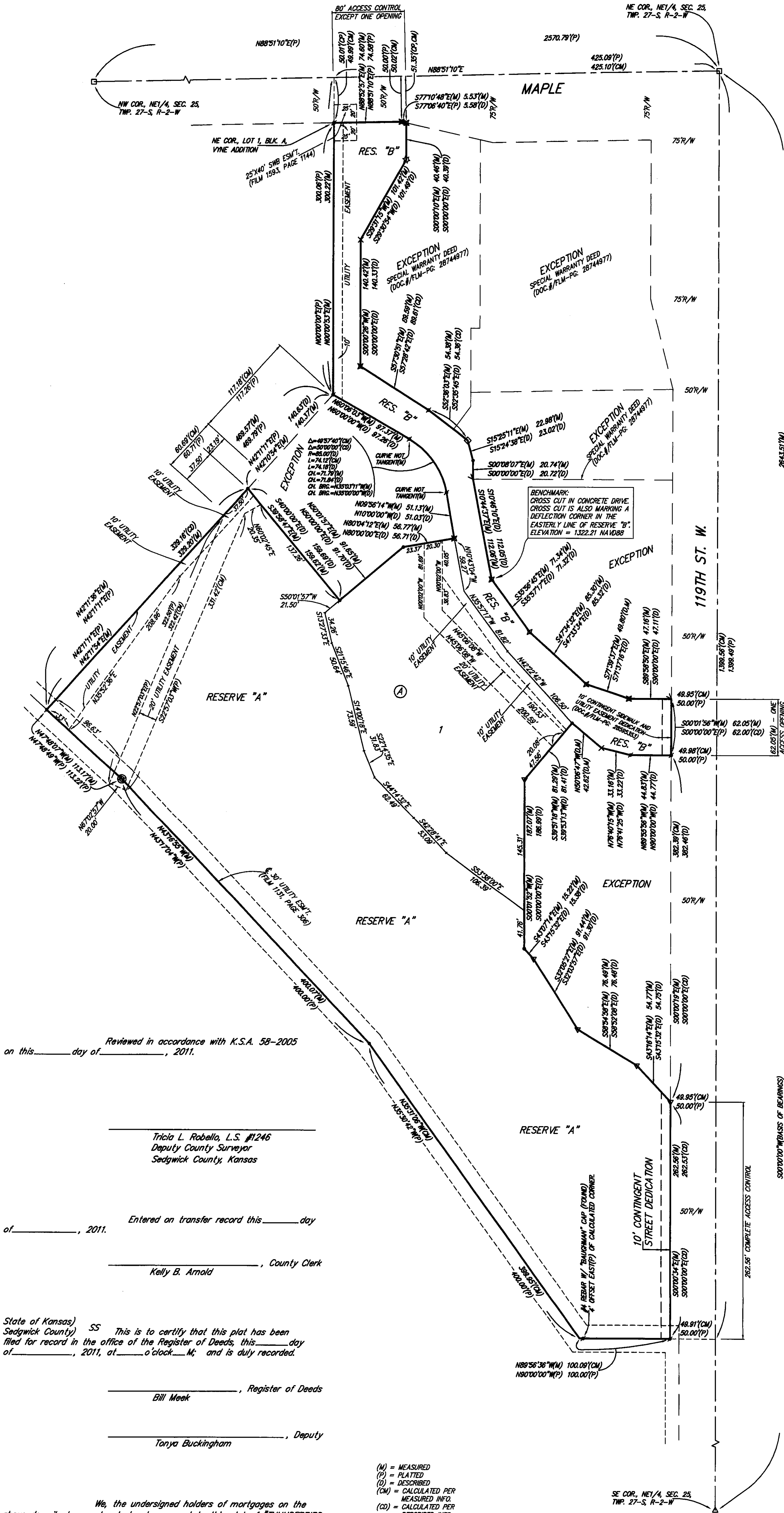
This plat approved and all dedications shown hereon accepted by
the City Council of the City of Wichita, Kansas, this day of March, 2011.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0419
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\THUNDERBIRD OFFICE PARK 2ND ADDITION\10067665\PLAT\DRAWINGS\THUNDERBIRD 2ND F.DWG-MGC



Reviewed in accordance with K.S.A. 58-2005
on this day of March, 2011.

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

Entered on transfer record this day of March, 2011.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this day
of March, 2011, at o'clock P.M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

We, the undersigned holders of mortgages on the
above described property, do hereby consent to this plat of "THUNDERBIRD
OFFICE PARK 2ND", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

GARY D. SCHMITT, E.V.P.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this day of March, 2011, by Gary D. Schmitt,
E.V.P. of INTRUST Bank, N.A., on behalf of the bank.

Susan K. Cook, Notary Public
SUSAN K. COOK

My App't. Exp. 11/3/12

SUSAN K. COOK
Notary Public - State of Kansas
My Appl. Expires 11/3/12

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER
MEASURED INFO.
(CD) = CALCULATED PER
DESCRIBED INFO.

• #4 REBAR W/ "BAUGHMAN" CAP (SET)
• #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
• #4 REBAR W/ "SAVOI" CAP (FOUND)
• 1/2" IRON PIPE IN MONUMENT BOX (FOUND)
• "K" NAIL (FOUND)
• RAILROAD SPIKE (FOUND)
• CHISELED CROSS (SET)
• CHISELED CROSS (FOUND)
• "K" NOTCH (FOUND)
• 1/2" IRON PIPE IN THIMBLE (FOUND)
• CROSS CUT ON SANITARY SEWER MANHOLE LID (FOUND)
• ALIGNMENT NOTCHES ON MANHOLE RIM (N.E.S.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.

LOT	BLOCK	ELEVATION
1	A	1324.6

BENCHMARK:
SEE NOTE ON FACE OF PLAT.

0 60 120