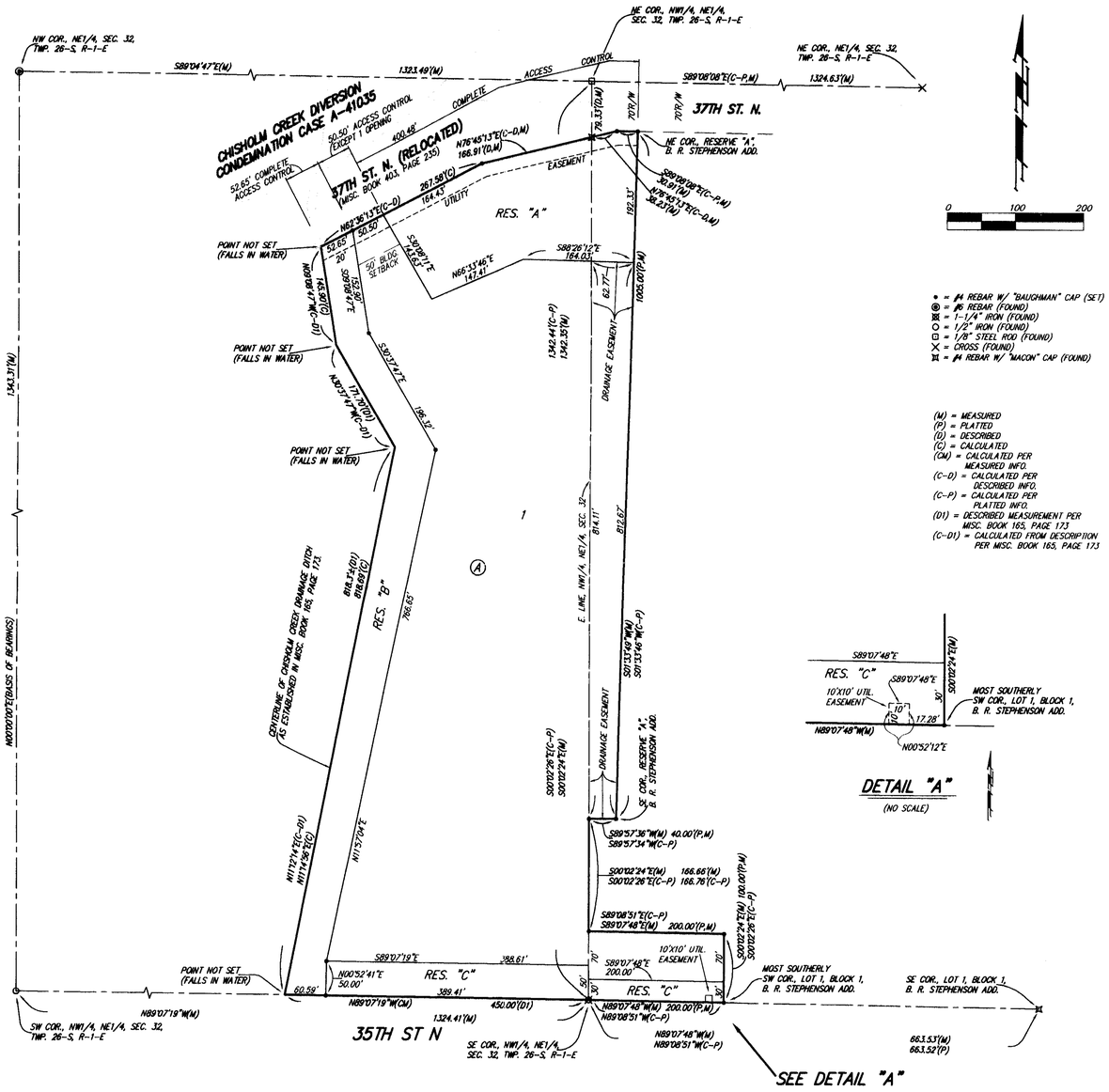
SUB 2005-47

WICHITA CONCRETE PIPE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

final fencing rec'd 8-19-05



DETAIL "A"
(NO SCALE)

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◉ = #6 REBAR (FOUND)
▣ = 1-1/4" IRON (FOUND)
○ = 1/2" IRON (FOUND)
□ = 1/8" STEEL ROD (FOUND)
× = CROSS (FOUND)
⌘ = #4 REBAR W/ "MACON" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(CM) = CALCULATED PER MEASURED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.
(D1) = DESCRIBED MEASUREMENT PER MISC. BOOK 165, PAGE 173
(C-D1) = CALCULATED FROM DESCRIPTION PER MISC. BOOK 165, PAGE 173

BENCHMARK:

ARKANSAS & 35TH ST. N. – CITY OF WICHITA BENCHMARK DISC.
42.00' W. OF ℄
24.00' N. OF ℄
ELEV. = 1317.61 NGVD29
(1,30.21 CITY DATUM)

SMALL R.R. SPIKE IN E. SIDE OF POWER POLE.
17.7' S. & 11.2' E. OF SW. COR., RES. "C".
ELEV. = 1319.87 NGVD29
(1,32.47 CITY DATUM)

R.R. SPIKE IN S. SIDE OF POWER POLE
18.2' S. & 23.9' E. OF SE. COR., RES. "C".
ELEV. = 1317.96 NGVD29
(1,30.56 CITY DATUM)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		NGVD29	CITY DATUM
1	A	1318.4	131.0

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.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WICHITA CONCRETE PIPE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning at the NE corner of the NW1/4 of the NE1/4 of Sec. 32, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence south to the SE corner of the NW1/4 of the NE1/4; thence westerly to the center of Chisholm Creek; thence northerly following meanderings of said Creek to the north line of the NE1/4; thence east to the beginning, EXCEPT that part taken for floodway in Condemnation Case A-41035, and EXCEPT that part taken for the relocation of 37th Street North, TOGETHER with the south 100 feet of the west 200 feet of the NE1/4 of the NE1/4 of Section 32, Twp. 26-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas, and together with Reserve "A", B. R. Stephenson Addition to the City of Wichita, Sedgwick County, Kansas, all being subject to road rights-of-way of record.

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

All being situated in the NE1/4 of Sec. 32, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey — 8-8-2005 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 8-97 KANSAS LAND SURVEYOR

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 Reserves, to be known as "WICHITA CONCRETE PIPE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. Reserve "A" is hereby reserved for open space, landscaping, lakes, drainage purposes, and utilities as confined to easement. Reserve "B" is hereby reserved for screening walls, a bike path, open space, landscaping, and drainage purposes. Reserve "C" is hereby reserved for screening walls, open space, landscaping, utilities as confined to easement, and drainage purposes. Reserves "A", "B", and "C" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 1, Block A, shall be 1318.4 NGVD29, (131.0 City Datum).

Wichita Concrete Pipe, Inc., a Kansas corporation

Chris Anderson, President
Chris Anderson

State of Kansas)
County) SS

The foregoing instrument acknowledged before me, this 18th day of August, 2005, by Chris Anderson, President of Wichita Concrete Pipe, Inc., a Kansas corporation, on behalf of the corporation.

NANCY E. BECKER State of Kansas My Appt. Exp. 8/30/06

Nancy Becker, Notary Public
NANCY BECKER

My App't. Exp. 8-30-06

This plat of "WICHITA CONCRETE PIPE 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_____, 2005.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2005.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2005.

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

Entered on transfer record this_____day of_____, 2005.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2005 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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

E:\PLAT\WICHITA CONC PIPE\DWG\WICHITACONCPIPE.DWG-MGC