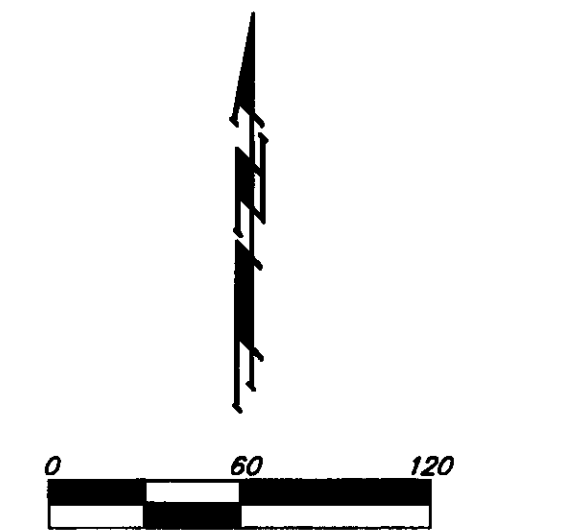
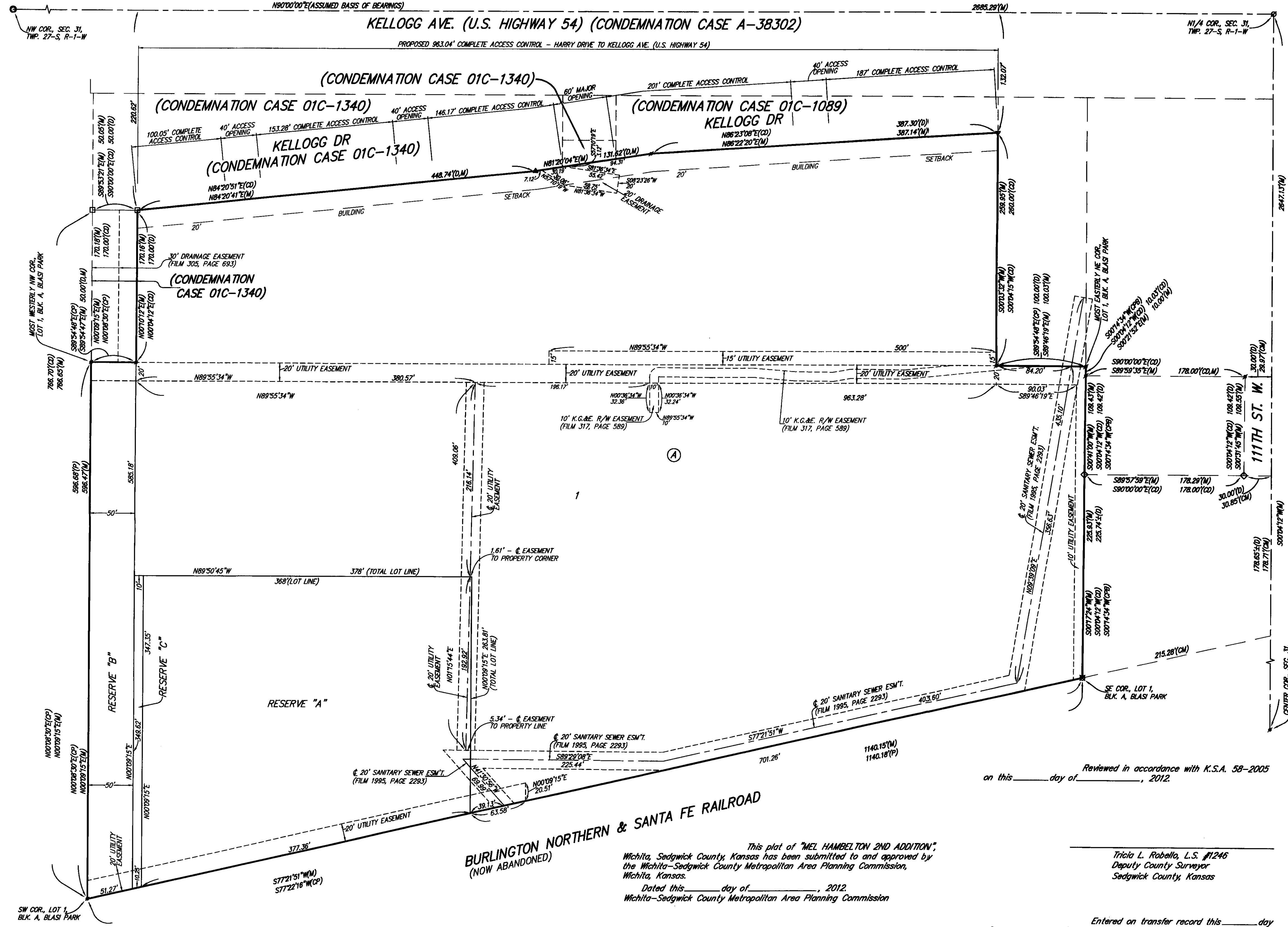


MEL HAMBELTON 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- ⊕ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1" IRON PIPE (FOUND)
- ⊖ = #5 REBAR IN THIMBLE (FOUND)
- = 3/4" IRON PIPE W/ "PEC" CAP (FOUND)
- ⊞ = ALUMINUM CAP IN THIMBLE (FOUND)
- ▽ = #4 REBAR (FOUND)
- ⊞ = #4 REBAR W/ "BAUGHMAN" CAP (SET) OVER FOUND 1/2" IRON PIPE 30" DEEP
- △ = 3/4" IRON PIPE (FOUND)

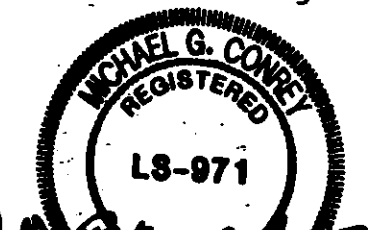
- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (CPB) = CALCULATED PER PLAT OF BLASI PARK ADDITION

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1330.0

BENCHMARK:
City of Wichita Benchmark Disc on west end of ROBC Headwall, 17.7' N. & 35.9' W. of the NW corner of Lot 1, Block A, Mel Hambelton 2nd Addition. Elev. = 1328.53 NAVD88
Railroad Spike in Power Pole, 38.8' W. & 1.0' S. of the first deflection corner south of the NE corner of Lot 1, Block A, Mel Hambelton 2nd Addition. Elev. = 1330.80 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 "MEL HAMBELTON 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Beginning at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 794.5 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel to the east line of said Northwest Quarter, 300 feet; thence west parallel to the south right-of-way line of said Highway, 526.5 feet; thence north parallel to the east line of said Northwest Quarter, 300 feet to the south right-of-way line of said Highway, thence east, 526.5 feet to the point of beginning, except that part taken for Highway in Condemnation Case No. 01C1340, TOGETHER with that part of said Northwest Quarter described as follows: Beginning at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 208 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel to the east line of said Northwest Quarter, 300 feet; thence west parallel to said south right-of-way line of said Highway, 526.5 feet; thence north, 300 feet to said south right-of-way line; thence east, 526.5 feet to the point of beginning, except the east 100 feet thereof, and except that part taken for Highway in Case No. 01C1089, and TOGETHER with Lot 1, Block A, Blasi Park, Sedgwick County, Kansas, except that part taken for highway described as commencing at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 794.5 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel with the east line of said Northwest Quarter, a distance of 50 feet to the point of beginning; thence south parallel with the east line of said Northwest Quarter, a distance of 65 feet; thence east parallel with the south right-of-way line of said Highway, a distance of 60 feet; thence north parallel with the east line of said Northwest Quarter, a distance of 65 feet to a point on the south right-of-way line of said Highway; thence west along the south right-of-way line of said Highway, a distance of 60 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b. All being situated in the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.



Michael G. Conroy, 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 "MEL HAMBELTON 2ND 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, lakes, berms, landscaping, drainage purposes, and utilities as confined to easements. Reserves "B" and "C" are hereby reserved for open space, landscaping, private drives, public access purposes including drainage maintenance equipment, drainage purposes, and utilities as confined to easements. Private drives and public access purposes shall be restricted to the east 20.00 feet of said Reserve "B" provided, however, that one public access crossing shall be allowed over the west 30.00 feet of said Reserve "B". Drainage structures shall be allowed within said Reserves "A" and "B" provided, however, that no drainage structure within said Reserve "A" or within the east 20.00 feet of said Reserve "B" shall restrict or deny any access purposes. Any open drainage channels in said Reserve "B" shall be restricted to the west 30.00 feet of said Reserve "B". Reserves "A", "B" and "C" shall be owned by the owner of Lot 1, Block A, Reserves "A" and "C" shall be maintained by the owner of Lot 1, Block A, Reserve "B" shall be maintained by the City of Wichita, Kansas. At the time of site development the City of Wichita, Kansas shall retain the right to continue the maintenance of said Reserve "B" or to relinquish the responsibility of all or part of the maintenance of said Reserve "B" to the owner of Lot 1, Block A. The City of Wichita, Kansas shall have the right to assume the responsibility for all or part of the maintenance of said Reserve "B" at any time. 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 Elevation for the lowest opening to the structures on Lot 1, Block A, shall be 1330.0 NAVD88.

Out of the Box Investments, LLC
Lisa A. Hamblton, Member

This plat of "MEL HAMBELTON 2ND 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 _____, 2012.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Shawn Farney, Chair
John L. Schlegel, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2012.

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

Entered on transfer record this _____ day of _____, 2012.

Kelly B. Arnold, County Clerk

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MEL HAMBELTON 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Fidelity Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2012, by _____ of Fidelity Bank, on behalf of the bank.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2012.

Carl Brewer, Mayor
Karen Sublett, City 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 _____, 2012 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds
Tanya Buckingham, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2012, by Lisa A. Hamblton, Member of Out of the Box Investments, LLC, on behalf of the limited liability company.

Trina R. Willis, Notary Public

My App'l. Exp. 06/10/2014

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 10' K.G.A.E. RIGHT-OF-WAY EASEMENT, (FILM 317, PAGE 589), TO BE RELEASED AND HAVE UTILITIES REMOVED UPON SITE DEVELOPMENT.