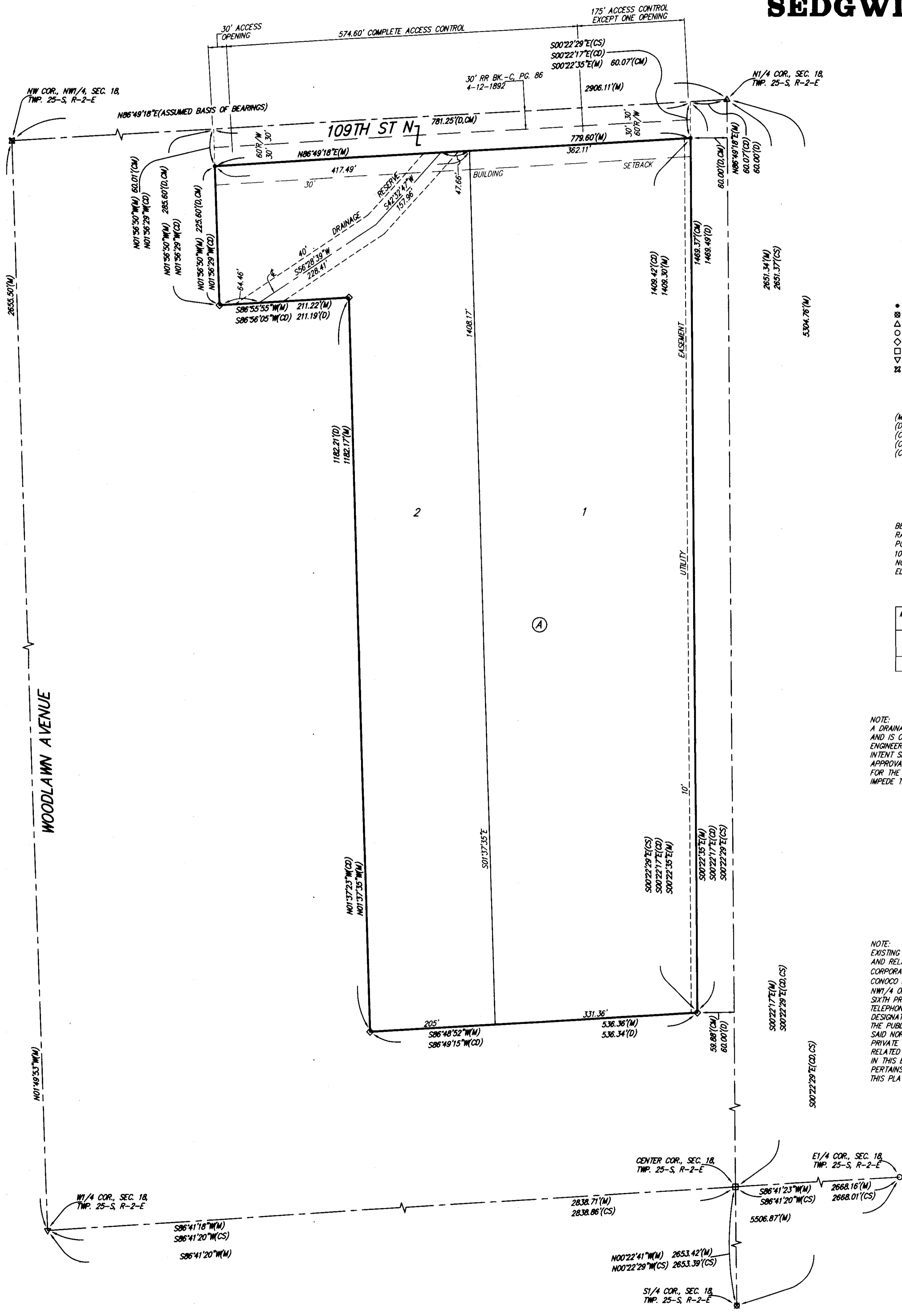


# COWEL ADDITION SEDGWICK COUNTY, KANSAS

FILE COPY  
FINAL TRACING REC'D 2-6-13  
SUB 2012-39



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
  - △ = 1-1/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - ◇ = #5 REBAR W/ "ACLS" CAP (FOUND)
  - = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
  - ▽ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
  - ⊠ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED  
(D) = DESCRIBED  
(CM) = CALCULATED PER MEASURED INFO.  
(CD) = CALCULATED PER DESCRIBED INFO.  
(CS) = CALCULATED PER SECTION MEASUREMENT

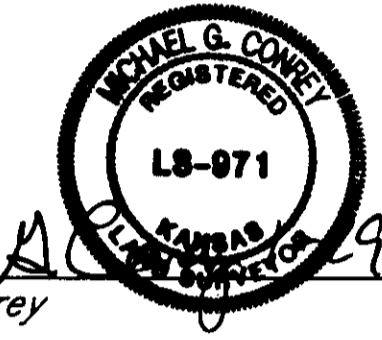
BENCHMARK:  
RAILROAD SPIKE IN SOUTH FACE OF  
POWER POLE, NORTH SIDE OF 109TH ST N,  
103.8' EAST AND 82.3' NORTH OF THE  
NORTHWEST CORNER OF LOT 2, BLOCK A.  
ELEV. = 1442.36 NAVD88

LOT	BLOCK	ELEVATION
2	A	NAVD88
2	A	1438.0

NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION  
AND IS ON FILE WITH THE SEDGWICK COUNTY ENGINEER OR THE  
ENGINEER FOR THE APPROPRIATE GOVERNING BODY. DRAINAGE  
INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE  
APPROVAL OF THE SEDGWICK COUNTY ENGINEER OR THE ENGINEER  
FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH  
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

NOTE:  
EXISTING BLANKET EASEMENT FOR TELEPHONE AND TELEGRAPH LINES  
AND RELATED APPURTENANCES IN FAVOR OF SHELL PIPE LINE  
CORPORATION, (MISC. BOOK 92, PAGE 63), AND LAST ASSIGNED TO  
CONOCO PIPE LINE COMPANY, (FILM 1884, PAGE 308), AFFECTS THE  
NW 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 2 EAST OF THE  
SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS. SAID  
TELEPHONE AND TELEGRAPH LINES AND RELATED APPURTENANCES ARE  
DESIGNATED TO RUN ALONG, UNDER, AND UPON THE SOUTH SIDE OF  
THE PUBLIC ROAD AND PARALLEL WITH THE NORTH PROPERTY LINE OF  
SAID NORTHWEST QUARTER, INCLUDING A GUY WIRE AND ANCHOR ON  
PRIVATE PROPERTY. NO TELEPHONE AND TELEGRAPH LINES AND  
RELATED APPURTENANCES, NOR A GUY WIRE OR ANCHOR, AS DESCRIBED  
IN THIS EASEMENT ARE PRESENT IN THE LOCATION DESIGNATED AS IT  
PERTAINS TO THAT PART OF SAID NORTHWEST QUARTER CONTAINED IN  
THIS PLAT AS OF THIS 21ST DAY OF JANUARY, 2013.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "COWEL ADDITION", Sedgwick County, Kansas and that the  
accompanying plat is a true and correct exhibit of the property surveyed,  
described as follows: Beginning at a point on the north line of the  
Northwest Quarter of Section 18, Township 25 South, Range 2 East of the  
6th P.M., Sedgwick County, Kansas, said point being 60 feet west of the  
northeast corner of said Northwest Quarter; thence south on an assumed  
bearing of S00°00'00"E parallel to and 60 feet west of the east line of  
said Northwest Quarter, a distance of 1469.49 feet; thence S87°11'32"W,  
536.34 feet; thence N01°15'06"W, 1182.21 feet; thence S87°18'22"W, 211.19  
feet; thence N01°34'12"W, 285.60 feet to a point on the north line of said  
Northwest Quarter; thence N87°11'32"E, 781.25 feet to the point of  
beginning.  
Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.



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 Lots, a Block, and a Street, to be known as "COWEL  
ADDITION", Sedgwick County, Kansas. The utility easement is hereby  
granted as indicated for the construction and maintenance of all public  
utilities. The drainage reserve is hereby reserved for drainage purposes  
and shall be the responsibility of the owner of Lot 2, Block A, until such  
time as the appropriate governing body elects to assume the responsibility  
for maintenance and improvements to the drainage. No buildings shall be  
constructed or placed on or within said drainage reserve, nor shall any fill,  
change of grade, creation of channel, or any other work be carried on  
without the permission of the Engineer for said appropriate governing body.  
The street is hereby dedicated to and for the use of the public. Access  
controls shall be as depicted on the face of the plat and are hereby  
granted to the appropriate governing body. The permitted opening  
locations shall be as determined by the Engineer for the appropriate  
governing body. The Minimum Building Pad Elevations for the lowest  
opening to the structures shall be as indicated on the face of the plat.

Steve Alan Cowel, Chris Lary-Cowel

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 5th day of JANUARY, 2013, by Steve Alan Cowel and  
Chris Lary-Cowel, husband and wife.

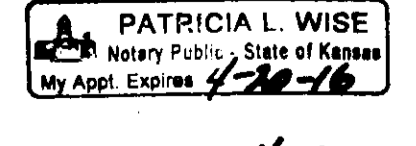


Judith M. Terhune, Notary Public

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "COWEL  
ADDITION", Sedgwick County, Kansas.

Home Bank & Trust Company  
Ben Detwiler, AVP

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 4th day of February, 2013, by Ben Detwiler,  
AVP of Home Bank & Trust Company, on behalf of the bank.



Patricia L. Wise, Notary Public

This plat of "COWEL ADDITION", Sedgwick  
County, Kansas has been submitted to and approved by the  
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,  
Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

David Dennis, Chair  
John L. Schlegel, Secretary

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

James B. Skelton, Chairman

ATTEST: Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2013.

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 \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

