

SUB2013-00045

CUMMINGS ESTATES SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) at aforesaid county and state do hereby certify that we have surveyed and
platted "CUMMINGS ESTATES", Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as follows: Commencing at the southwest corner of the
Southwest Quarter, Section 25, Township 29 South, Range 3 West of the
Sixth Principal Meridian, Sedgwick County, Kansas; thence S89°57'42"E on
an assumed bearing along the south line of said Southwest Quarter, 1258
feet; thence N00°29'23"E parallel with the west line of said Southwest
Quarter, 1247.09 feet to a point of beginning; thence N89°57'42"W parallel
with the south line of said Southwest Quarter, 636 feet; thence
N00°29'23"E parallel with the west line of said Southwest Quarter, 350.37
feet; thence S89°57'42"E parallel with the south line of said Southwest
Quarter, 636 feet; thence S00°29'23"W, 350.37 feet to the point of
beginning, subject to the east 35 feet for road right-of-way, TOGETHER
with that part of said Southwest Quarter described as follows:
Commencing at the southwest corner of the Southwest Quarter, Section
25, Township 29 South, Range 3 West of the Sixth Principal Meridian,
Sedgwick County, Kansas; thence S89°57'42"E on an assumed bearing
along the south line of said Southwest Quarter, 1258 feet; thence
N00°29'23"E parallel with the west line of said Southwest Quarter, 2083.04
feet; thence on a curve to the right having a radius of 50.4 feet and a
central angle of 89°32'55", a distance of 78.76 feet; thence S89°57'42"E
parallel with the south line of said Southwest Quarter, 425.61 feet to a
point of beginning; thence N00°29'23"E parallel with the west line of said
Southwest Quarter, 512.5 feet to the north line of said Southwest Quarter;
thence S89°51'41"E along the north line of said Southwest Quarter, 475.61
feet; thence S00°29'23"W parallel with the west line of said Southwest
Quarter, 511.66 feet; thence N89°57'42"W parallel with the south line of
Southwest Quarter, 475.61 feet to the point of beginning, subject to the
south 35 feet for road right-of-way, TOGETHER with that part of said
Southwest Quarter described as follows: Commencing at the southwest
corner of the Southwest Quarter, Section 25, Township 29 South, Range 3
West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence
S89°57'42"E on an assumed bearing along the south line of said
Southwest Quarter, 1258 feet; thence N00°29'23"E parallel with the west
line of said Southwest Quarter, 2083.04 feet; thence on a curve to the
right having a radius of 50.4 feet and a central angle of 89°32'55", a
distance of 78.76 feet; thence S89°57'42"E parallel with the south line of
said Southwest Quarter, 901.22 feet to a point of beginning; thence
N00°29'23"E parallel with the west line of said Southwest Quarter, 511.66
feet to the north line of said Southwest Quarter; thence S89°51'41"E along
the north line of said Southwest Quarter, 474.47 feet to the northeast
corner of said Southwest Quarter; thence S00°21'56"W along the east line
of said Southwest Quarter, 422.84 feet; thence S76°25'27"W, 373.8 feet;
thence N89°57'42"W parallel with the south line of said Southwest Quarter,
112.8 feet to the point of beginning, subject to a portion of the
southeast corner of said tract for road right-of-way, TOGETHER with that
part of said Southwest Quarter and that part of the Southeast Quarter of
said Section 25 described as follows: Commencing at the southwest
corner of the South Half, Section 25, Township 29 South, Range 3 West
of the Sixth Principal Meridian, Sedgwick County, Kansas; thence
S89°57'42"E on an assumed bearing along the south line of the Southwest
Quarter of said South Half, 1258 feet; thence N00°29'23"E parallel with the
west line of said South Half, 2083.04 feet; thence on a curve to the
right having a radius of 50.4 feet and a central angle of 89°32'55", a
distance of 78.76 feet; thence S89°57'42"E, 1014.02 feet to a point of
beginning; thence N76°25'27"E, 373.8 feet to the east line of the
Southwest Quarter of said South Half; thence N89°34'20"E, 166.95 feet;
thence S00°21'56"W parallel with the east line of said Southwest Quarter
of said South Half, 602.35 feet; thence N89°57'42"W parallel with the
south line of said Southwest Quarter of said South Half, 530.84 feet;
thence N00°29'23"E parallel with the west line of said South Half, 513.01
feet to the point of beginning, subject to a portion of the northwest
corner for road right-of-way, TOGETHER with that part of said Southwest
Quarter and that part of said Southeast quarter described as follows:
Commencing at the southwest corner of the South Half, Section 25,
Township 29 South, Range 3 West of the Sixth Principal Meridian, Sedgwick
County, Kansas; thence S89°57'42"E on an assumed bearing along the
south line of said Southwest Quarter of said South Half, 1258 feet; thence
N00°29'23" parallel with the west line of said South Half, 1107.02 feet;
thence S89°57'42"E parallel with the south line of said Southwest Quarter
of said South Half, 1064.02 feet to a point of beginning; thence
N00°29'23"E parallel with the west line of said South Half, 513.01 feet;
thence S89°57'42"E parallel with the south line of said Southwest Quarter
of said South Half, 530.84 feet; thence S00°21'56"W parallel with the east
line of said Southwest Quarter of said South Half, 513 feet; thence
N89°57'42"W parallel with the south line of said Southwest Quarter of said
South Half, 531.95 feet to the point of beginning, subject to a portion of
the southwest corner for road right-of-way.

Existing public easements being vacated by
virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter and the Southeast
Quarter of Section 25, Township 29 South, Range 3 West
of the Sixth Principal Meridian, Sedgwick County, Kansas

Baughman Company, P.A.



Michael G. Conrey, Surveyor
3-2014

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets, be known as "CUMMINGS ESTATES",
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities. The
drainage and utility easements are hereby granted as indicated for the
drainage purposes and for the construction and maintenance of all public
utilities.

Prestwick Properties, Inc.,
a Kansas corporation

Richard S. Cummings
Richard S. Cummings, President

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 4th day of June, 2014, by Richard S. Cummings,
President of Prestwick Properties, Inc., a Kansas corporation, on behalf of
the corporation.



My App'l. Exp. 06/01/16

Teri Y. Haynes
TERI Y. HAYNES, Notary Public

This plat of "CUMMINGS ESTATES", Sedgwick
County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this _____ day of _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Don Klausmeyer

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 2014.

_____, Chairman
Dave Unruh, 1st District

ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2014.

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

Entered on transfer record this _____ day
of _____, 2014.

_____, County Clerk
Kelly B. Arnold

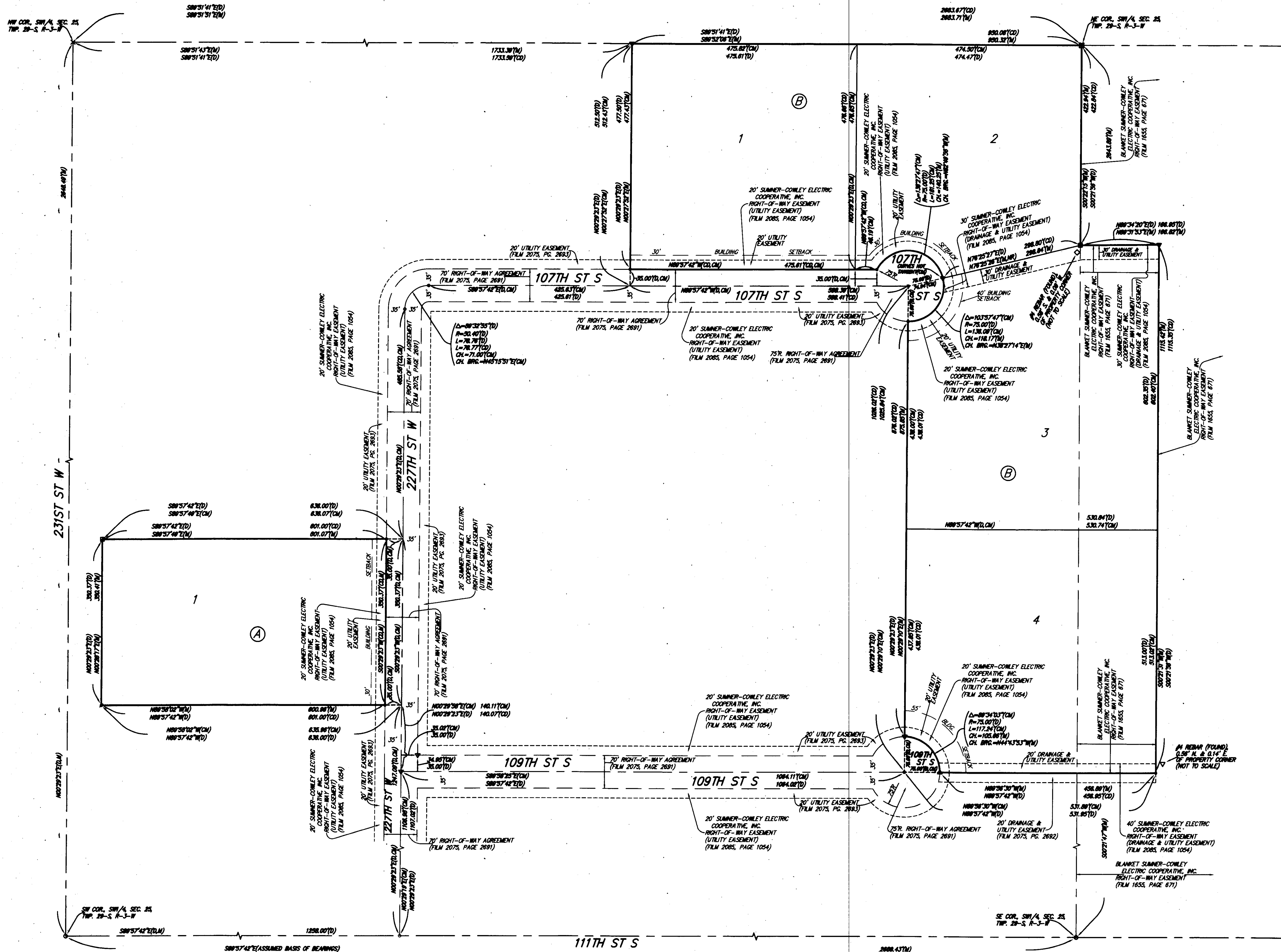
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2014 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

CUMMINGS ESTATES

SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◇ = #4 REBAR W/ "JLA L500" CAP (FOUND)
- ◇ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- △ = #4 REBAR W/ "SANDWOOD" CAP (FOUND)
- ▽ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- ⊞ = #4 REBAR W/ "JACK L500" CAP (FOUND)
- = #5 REBAR W/ "GARDNER" CAP (FOUND)
- × = 3/4" IRON PIPE W/ "SEDGWICK COUNTY" CAP (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.
- (NR) = NOT RADIAL

NOTE:
A drainage plan has been developed for this subdivision and is on file in the office of the County Engineer or the Engineer for the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the County Engineer or the Engineer for the appropriate governing body. No obstructions which impede the flow of this drainage system shall be allowed.