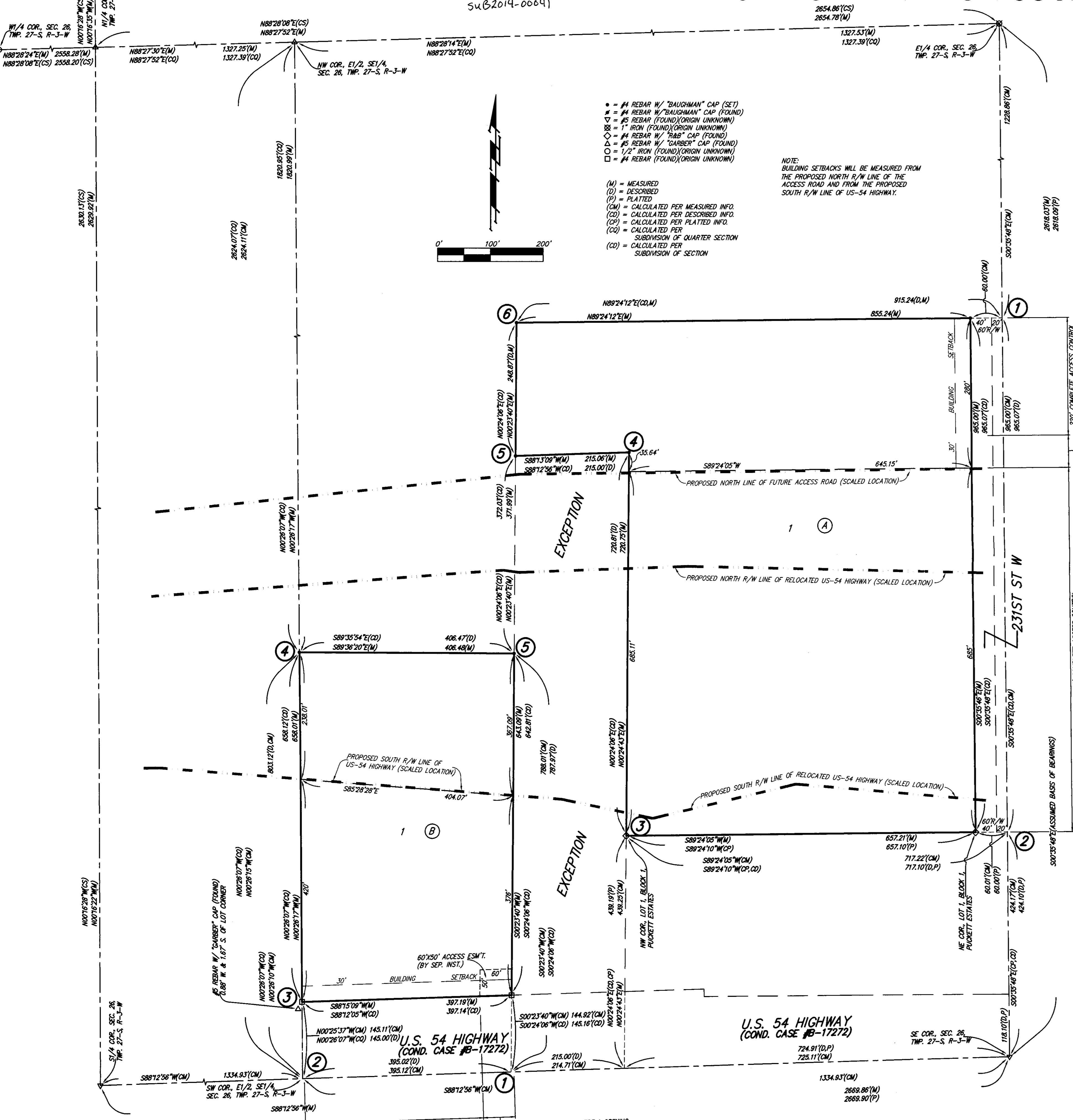


HEDGE ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HEDGE ACRES", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the East Half of the Southeast Quarter of Section 26, Township 27 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter; thence northerly along the east line of said Southeast Quarter, 424.10 feet to the intersection with the easterly extension of the north line of Lot 1, Block 1, Puckett Estates, an Addition to Sedgwick County, Kansas, and for a point of beginning; thence westerly along the extended north line of said Lot 1, 717.10 feet to the northwest corner of said Lot 1, said northwest corner also being a point on the east line of a tract of land in the East Half of said Southeast Quarter described and conveyed in the Warranty Deed recorded in DOC.#/FLM-PG: 29129304; thence northerly along the east line of said tract of land, (DOC.#/FLM-PG: 29129304), 720.81 feet to the northeast corner of said tract of land, (DOC.#/FLM-PG: 29129304); thence westerly along the north line of said tract of land, (DOC.#/FLM-PG: 29129304), 215.00 feet to the northwest corner of said tract of land, (DOC.#/FLM-PG: 29129304); thence northerly along the extended west line of said tract of land, (DOC.#/FLM-PG: 29129304), 248.87 feet; thence easterly perpendicular to the east line of said Southeast Quarter, 915.24 feet to a point on the east line of said Southeast Quarter; thence southerly along the east line of said Southeast Quarter, 965.07 feet to the point of beginning, TOGETHER with a tract of land in the East Half of said Southeast Quarter described as follows: Beginning at a point on the south line of said Southeast Quarter, said point being 939.91 feet westerly of the southeast corner of said Southeast Quarter, said point also being the intersection of the south line of said Southeast Quarter with the west line of said tract of land, (DOC.#/FLM-PG: 29129304); thence westerly along the south line of said Southeast Quarter, 395.02 feet to the southwest corner of the East Half of said Southeast Quarter; thence northerly along the west line of the East Half of said Southeast Quarter, 803.12 feet; thence easterly perpendicular to the west line of said tract of land, (DOC.#/FLM-PG: 29129304), 406.47 feet to a point on the west line of said tract of land, (DOC.#/FLM-PG: 29129304); thence southerly along the west line of said tract of land, (DOC.#/FLM-PG: 29129304), 787.97 feet to the point of beginning, all of the above being subject to road rights-of-way of record. Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

This plat of "HEDGE ACRES", an Addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Matthew J. Goolsby
_____, 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 _____, 2015.

_____, Chairman
David M. Uhrh, First District
ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2015.

_____, Surveyor
Michael G. Conrey

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

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 a Street, to be known as "HEDGE ACRES", an Addition to Sedgwick County, Kansas. 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 opening along 231st St W shall remain in effect until such time as the north right-of-way line of the proposed access road lying north of and abutting relocated U.S. Highway 54 is established and said access road is constructed. At such time the access opening to 231st St W shall be closed and one access opening shall be granted across the north right-of-way line of said proposed access road for the benefit of that part of Lot 1, Block A lying north of and abutting the north right-of-way line of said proposed access road. Any existing drive to 231st St W shall be relocated to align with the granted access opening to the frontage road. Any costs associated with the relocation of said drive shall be responsibility of the owner of Lot 1, Block A. Any modification to the existing access points on US-54 would be subject to KDOT Access Management Policy and would require a permit.

Entered on transfer record this _____ day of _____, 2015.
_____, County Clerk
Kelly B. Arnold

Gregory L. Zenner Revocable Trust
dated August 17, 2004
_____, Trustee
Gregory L. Zenner

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2015 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Tonya Buckingham

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2015, by Gregory L. Zenner, Trustee of the Gregory L. Zenner Revocable Trust dated August 17, 2004, on behalf of the trust.

_____, Notary Public
My App't. Exp. _____

NOTE: A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

NOTE: BUILDING SETBACKS WILL BE MEASURED FROM THE PROPOSED NORTH R/W LINE OF THE ACCESS ROAD AND FROM THE PROPOSED SOUTH R/W LINE OF US-54 HIGHWAY.