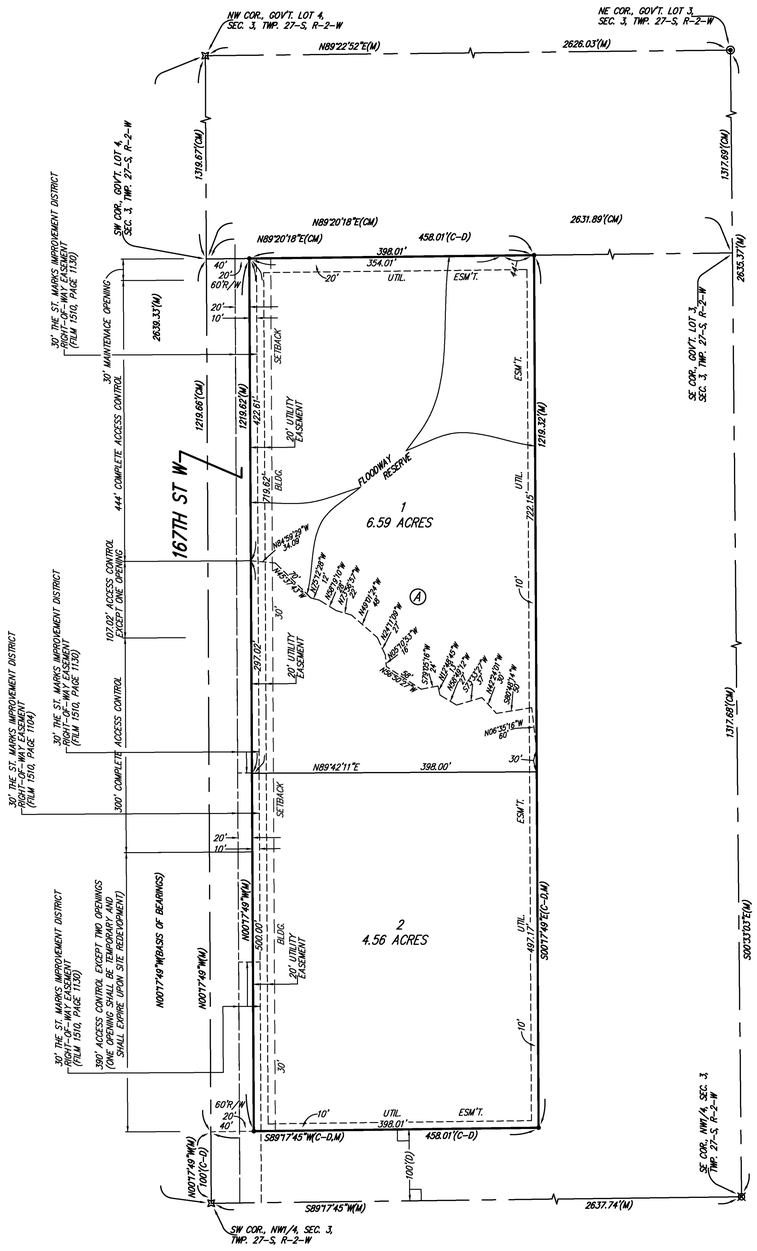
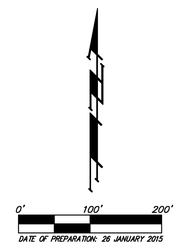
FINAL PLAT

WOLF ADDITION

SEDGWICK COUNTY, KANSAS





● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◉ = #4 REBAR (FOUND)
⊠ = STONE W/ CROSS (FOUND)
⌘ = #5 REBAR (FOUND)

(M) = MEASURED
(CM) = CALCULATED PER MEASURED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1, 2	A	1372.5

BENCHMARK:
"□" CUT ON ℄ OF EAST HEADWALL OF DOUBLE 3'X8' R.C.B.C., 1166' N. OF W1/4 COR., SEC. 3, TWP. 27-S, R-2-W.
ELEV. = 1371.49 NAVD88

RAILROAD SPIKE IN HLP, 40'W. & 60'N. OF THE NW COR., NW1/4, SEC. 3, TWP. 27-S, R-2-W.
ELEV. = 1370.12 NAVD88

RAILROAD SPIKE IN POWER POLE, 37'W. OF THE SW COR., NW1/4, SEC. 3, TWP. 27-S, R-2-W.
ELEV. = 1377.08 NAVD88

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 "WOLF ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The west 458.00 feet of the S1/2 of the NW1/4 of Sec. 3, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas EXCEPT the south 100.00 feet thereof, subject to road rights-of-way of record.

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

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

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 "WOLF ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The floodway reserve is hereby reserved for floodway purposes and shall be owned and maintained by the owner of Lot 1, 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 on or placed within said floodway, 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. All abutters rights of access to or from 167th St. W. over and across the west line of Lot 1, Block A, are hereby granted to the appropriate governing body provided, however, that said Lot 1, Block A, shall have one access opening to 167th St. W. for maintenance of the Floodway Reserve, over and across the north 30 feet of the west line of said Lot 1, Block A, and one access opening over and across the north 107.02 feet of the south 297.02' of the west line of said Lot 1, Block A. All abutters rights of access to or from 167th St. W. over and across the west line of Lot 2, Block A, are hereby granted to the appropriate governing body provided, however, that said Lot 2, Block A, shall have one access opening to 167th St. W. over and across the west line of said Lot 2, Block A, and one temporary access opening over and across the west line of said Lot 2, Block A, that shall expire upon site redevelopment. The permitted opening locations shall be as determined by the Engineer for Sedgwick County, Kansas or 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.

_____ _____
Leroy H. Wolf Louise M. Wolf

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this____day of_____, 2015, by Leroy H. Wolf and Louise M. Wolf, husband and wife.

_____, Notary Public

My App't. Exp._____

This plat of "WOLF 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_____, 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
Richard Ranzau, Fourth District

ATTEST:_____, County Clerk
Kelly B. Arnold

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2015.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2015.

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

Entered on transfer record this_____day of_____, 2015.

_____, County Clerk
Kelly B. Arnold

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_____, 2015 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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.

WOLF ADDITION
22 January 2015

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:\Projects\Wolf Addition_15-01-P091\Plat\Drawings\Wolf Addition_F.dwg -RKR