

# CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION

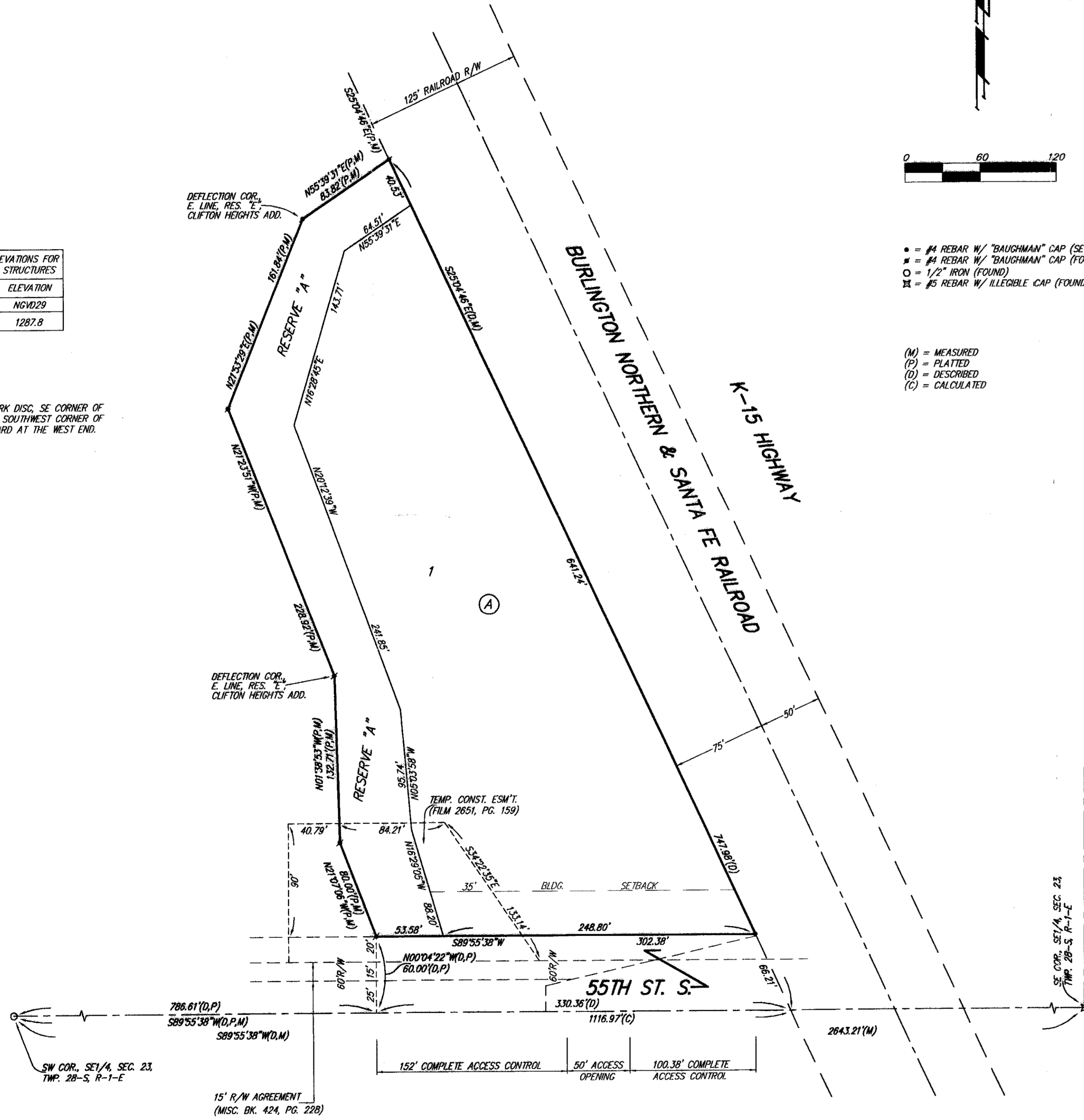
## WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY  
FINAL TRACING REC'D

10-05-06  
(Sub 2006-33)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	NGVD29 1287.8

BENCHMARK:  
CITY OF WICHITA BENCHMARK DISC, SE CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF RCBC, ON TOP OF HURD GUARD AT THE WEST END.  
ELEV. = 1283.29 NGVD29



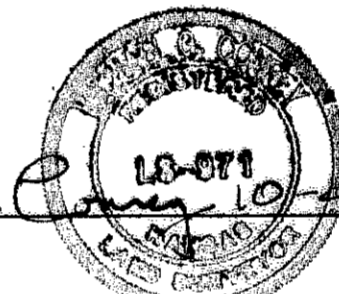
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- ⊠ = #5 REBAR W/ ILLIBLE CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C) = CALCULATED

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the SE1/4 of Sec. 23, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as Commencing at the SW corner of the SE1/4 of said Sec. 23; thence N89°55'38"E along the south line of said SE1/4, 786.61 feet for a point of beginning; thence N00°04'22"W, 60.00 feet to the most southerly SE corner of Reserve "E", Clifton Heights Addition, Wichita, Sedgwick County, Kansas; thence N21°07'06"W along the east line of said Reserve "E", 80.00 feet to a deflection corner in said east line; thence N01°38'53"W along the east line of said Reserve "E", 132.71 feet to a deflection corner in said east line; thence N21°23'51"W along the east line of said Reserve "E", 228.92 feet to a deflection corner in said east line; thence N21°53'29"E along the east line of said Reserve "E", 161.84 feet to a deflection corner in said east line; thence N55°39'31"E along the east line of said Reserve "E", 83.82 feet to a point on the westerly right-of-way line of The Atchison, Topeka, and Santa Fe Railway Company, Deed Book 564, Page 289, (now Burlington Northern and Santa Fe Railroad); thence S25°04'46"E along said westerly right-of-way line, (Deed Book 564, Page 289), 747.98 feet to a point on the south line of said SE1/4; thence S89°55'38"W along the south line of said SE1/4, 330.36 feet to the point of beginning, subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.

Michael G. Conrey, 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 a Lot, a Block, a Street, and a Reserve to be known as "CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space and drainage purposes and no buildings shall be constructed or placed on or within said Reserve "A", nor shall any fill, change of grade, creation of channel, or any other work shall be carried on within said Reserve "A" without the permission of the City Engineer of the City of Wichita, Kansas or the Engineer for the appropriate governing body. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

J.R.D., LLC, a Kansas limited liability company

Jay W. Russell, Member  
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before me, this 4th day of OCTOBER, 2006, by Jay W. Russell, Member J.R.D., LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public  
Judith M. Terhune

My App't. Exp. 11-7-07

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

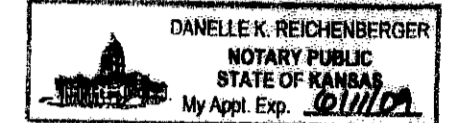
Kanza Bank

James D. Ashcraft, Sr. VP  
James D. Ashcraft

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of Oct, 2006, by James D. Ashcraft, Sr. VP of Kanza Bank, on behalf of the bank.

DANIELLE K. REICHENBERGER, Notary Public  
Danielle K. Reichenberger

My App't. Exp. 6/11/09



This plat of "CLIFTON HEIGHTS COMMERCIAL 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 \_\_\_\_\_, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr., Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of a storm water sewer district within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide storm water sewer service to this area, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Don Brace, 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 \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

NOTE:  
PERPETUAL EASEMENT FOR BORROW RIGHTS AND FOR CONSTRUCTION AND MAINTENANCE OF DITCHES TO CHANGE CHANNEL OF DRY CREEK NEAR CONNELL, KANSAS, AND RELEASE OF DAMAGES (MISC. BOOK 180, PAGE 297)  
(THIS EASEMENT AFFECTS THIS PLAT AND ADJACENT PROPERTY)

NOTE:  
BLANKET EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY OVER THE SE1/4 OF SEC. 23, TWP. 28-S, R-1-E. (MISC. BOOK 247, PAGE 315)

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.

