

PRAIRIE POND PLAZA 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY
FINAL TRACING REC'D

1-29-08
Sub 2007-49

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "PRAIRIE POND PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, 3, and 4, Block A, Prairie Pond Plaza Addition, Wichita, Sedgwick County, Kansas, together with all of Lots 1 and 2, Block B, in said Prairie Pond Plaza Addition, together with all of Reserve "A", as platted in said Prairie Pond Plaza Addition, together with all of Kellogg Drive, as dedicated in said Prairie Pond Plaza Addition.

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

Baughman Company, P.A.

This plat of "PRAIRIE POND PLAZA 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 _____, 2008.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
M. S. Mitchell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2008.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2008.

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

Entered on transfer record this _____ day of _____, 2008.

_____, County Clerk
Don Brace

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 _____, 2008 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

Michael A. Conroy, Surveyor
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, a Street, and a Reserve to be known as "PRAIRIE POND PLAZA 2ND ADDITION", Wichita, 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 drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, drainage purposes, lakes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the lot owners association for the addition. 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.

Taylor Enterprises, Inc., a Kansas corporation

Daniel J. Taylor, President

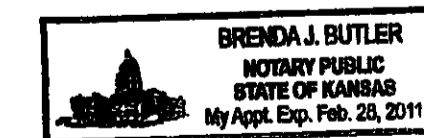
Prairie Pond Plaza Owners' Association, a Kansas non-profit corporation

Daniel J. Taylor, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of January, 2008, by Daniel J. Taylor, President of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the corporation.

Brenda J. Butler, Notary Public

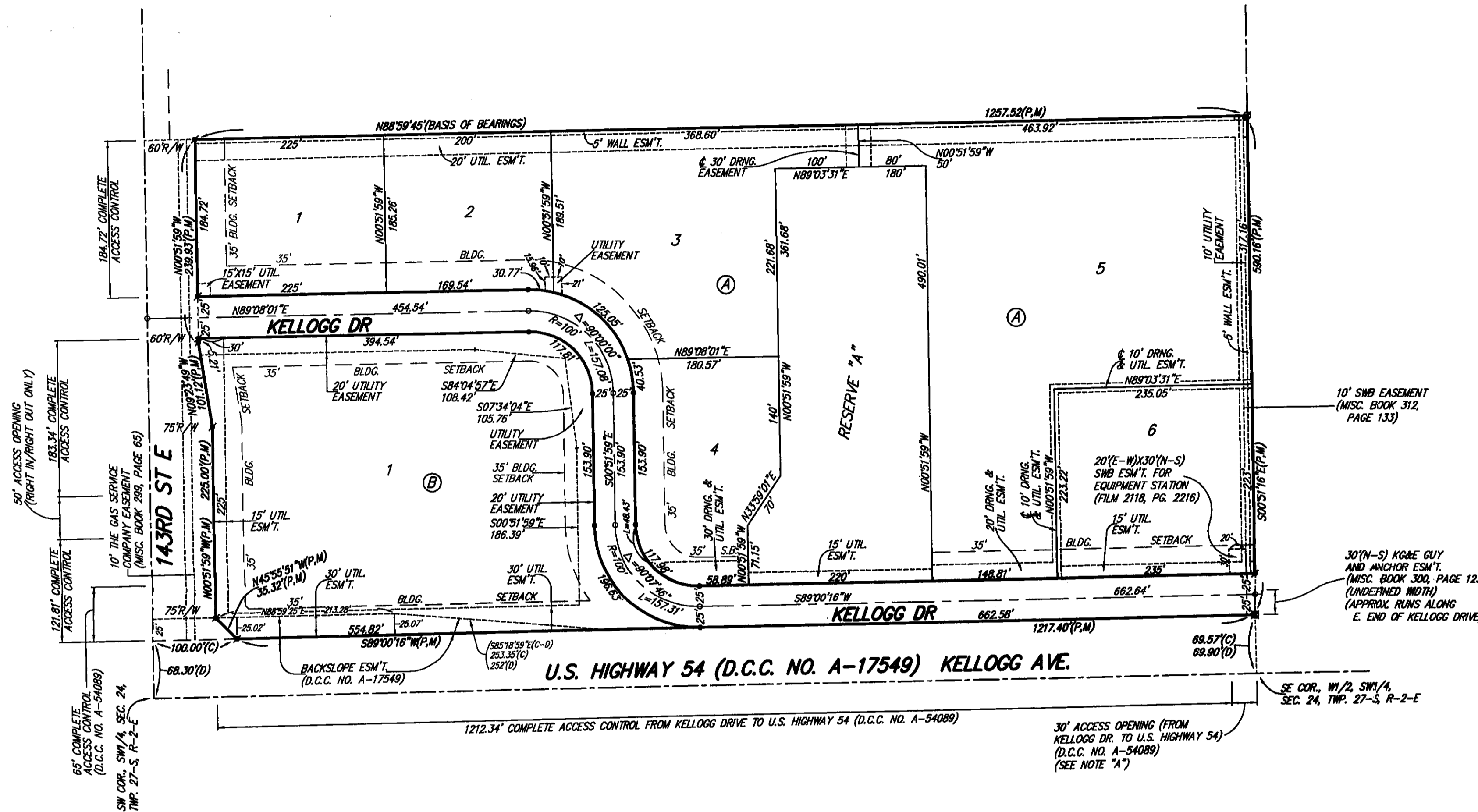
My App't. Exp. 2-28-2011



State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of January, 2008, by Daniel J. Taylor, Jr., President of Prairie Pond Plaza Owners' Association, a Kansas non-profit corporation, on behalf of the corporation.

Brenda J. Butler, Notary Public

My App't. Exp. 2-28-2011



NOTE: THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO CLOSE THE CROSSOVER MEDIAN IN U.S. HIGHWAY 54 AT THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 AT SUCH TIME AS THEY DEEM NECESSARY.

NOTE "A": AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM 143RD STREET EAST TO 158TH STREET EAST, THE KANSAS DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE 30 FOOT ACCESS OPENING, (PER D.C.C. NO. A-54089), ALONG THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 FROM U.S. HIGHWAY 54.

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.

NOTE: KIGAE GUY AND ANCHOR EASEMENT IN THE SW 1/4 OF SEC. 24, TWP. 27-S, R-2-E FOR MULTIPLE SUPPORTS OF AN E-W TRANSMISSION LINE LOCATED IN U.S. HIGHWAY 54 RIGHT-OF-WAY (UNDEFINED WIDTH AND LOCATIONS) (MISC. BOOK 93, PAGE 419)

NOTE: KIGAE TREE TRIMMING PERMIT ALLOWING ACCESS TO LAND ABUTTING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54 FOR THE PURPOSE OF TRIMMING TREES AND HEDGES AS NECESSARY TO PREVENT CONTACT WITH AN E-W TRANSMISSION LINE LOCATED IN SAID U.S. HIGHWAY 54 RIGHT-OF-WAY. (TRIMMING AREA OF UNDEFINED WIDTH) (MISC. BOOK 93, PAGE 62)

NOTE: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-273.

LOTS	BLOCK	ELEVATION
3, 4, 5	A	1328.40

BENCHMARK: [] CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD ST. E. ELEV. = 1318.61 NGVD29 (131.21 CITY DATUM)

[] CUT, TOP OF WEIR AT W. END OF HEADWALL, 730'± E. OF @ 143RD ST. E. & 112'± N. OF THE S. LINE OF THE SW 1/4 OF SEC. 24, TWP. 27-S, R-2-E. ELEV. = 1326.74 NGVD29 (139.34 CITY DATUM)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" PINCHED IRON (FOUND)
- = 3/4" IRON (FOUND)

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