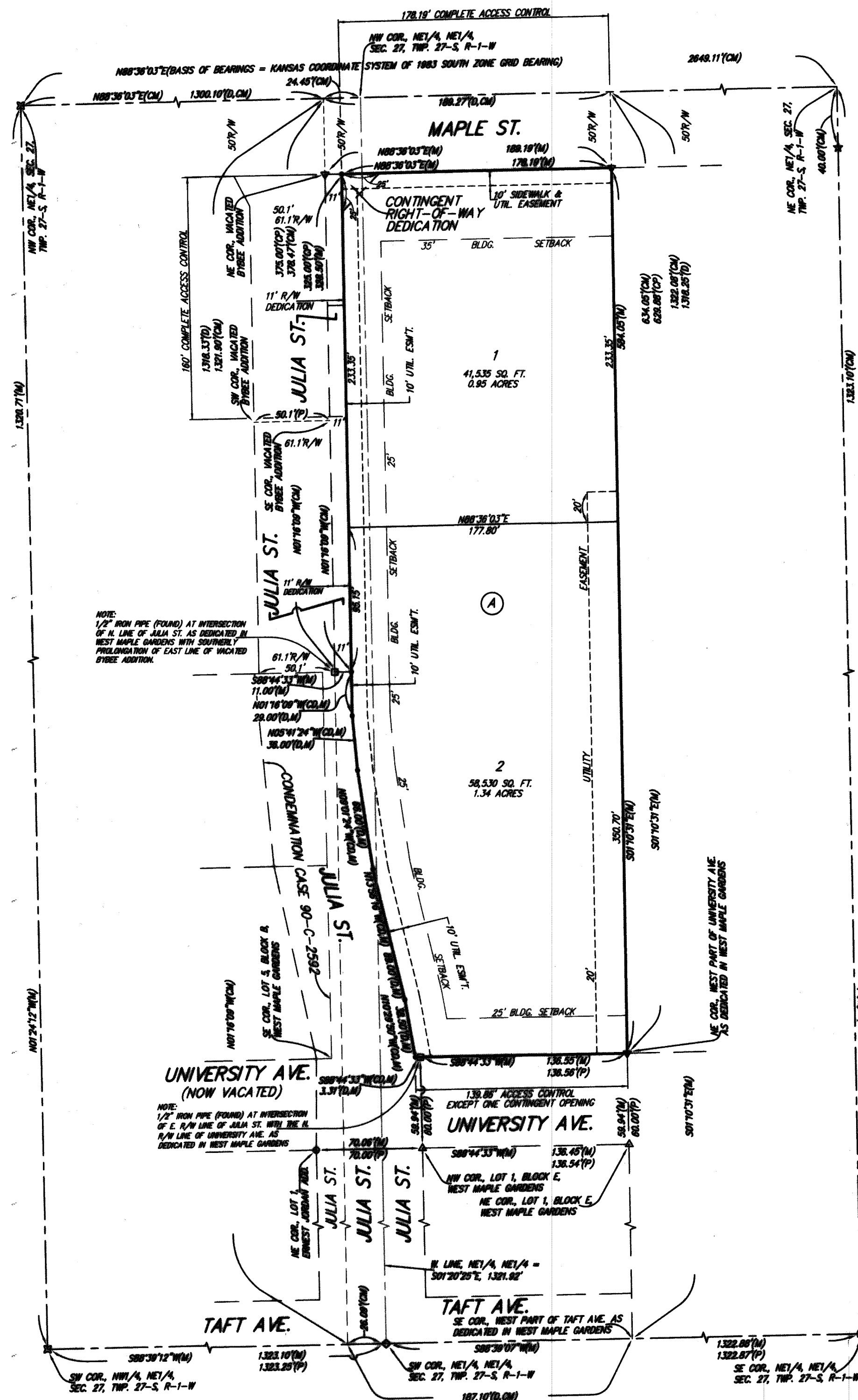
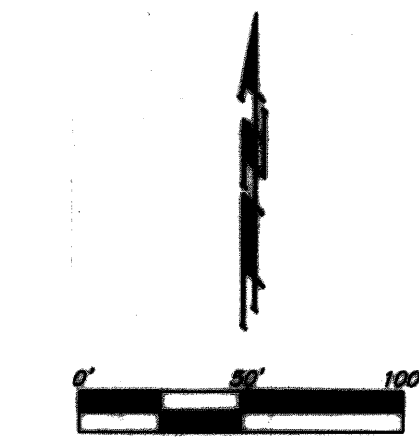


TRU-BUILDING ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specialty engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

NOTE:
THAT PART OF THE EAST-WEST SEGMENT OF THE EXISTING KANSAS GAS & ELECTRIC COMPANY RIGHT-OF-WAY EASEMENT, (MISC. BOOK 243, PAGE 237), THAT AFFECTS THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 17TH DAY OF SEPTEMBER, 2020.



NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS FOR TRU-BUILDING COMMERCIAL PLANNED UNIT DEVELOPMENT PUD-71.

- - #1 REBAR BY "DAUGHMANN" CAP (SET)
- ▼ - #1 REBAR BY "DAUGHMANN" CAP (FOUND)
- - 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- △ - 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- - #1 REBAR BY "SIS" CAP (FOUND)
- - 3/4" IRON PIPE IN TRIMBLE (FOUND)(ORIGIN UNKNOWN)
- ✱ - ALUMINUM CAP ON #1 OFFSET S. OF NE COR. NE1/4 SEC. 27, TWP. 27-S, R-1-W (FOUND)(ORIGIN UNKNOWN)
- ◇ - #1 REBAR IN TRIMBLE (FOUND)(ORIGIN UNKNOWN)

- (M) - MEASURED
- (P) - PLATTED
- (D) - DESCRIBED
- (CAL) - CALCULATED FROM MEASURED INFO
- (C) - CALCULATED FROM DESCRIBED INFO

FOR REFERENCE ONLY
NOT TO SCALE

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "TRU-BUILDING ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning at a point 310.1 feet East of the Northwest corner of the East 10 acres of the West 40 acres of the North Half of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, said point being 1300.1 feet East of the Northwest corner of said Northeast Quarter, thence South 1318.33 feet to the South line of said North Half, thence East 187.1 feet; thence North 1318.25 feet to the Section line; thence West 189.27 feet to point of beginning, except that part platted into a part of West Maple Gardens, all of the above being subject to road rights-of-way of record, TOGETHER with that part of Julia St. as dedicated in West Maple Gardens, Wichita, Sedgwick County, Kansas described as follows: Beginning at the intersection of the east right-of-way line of said Julia St. with the north right-of-way line of University Ave. as dedicated in said West Maple Gardens; thence north coincident with the east right-of-way line of said Julia St., 254.88 feet (platted information), 255.12 feet (calculated from measured information), to the northeast corner of said Julia St.; thence west coincident with the north right-of-way line of said Julia St., 40.42 feet; thence south with a deflection angle to the left of 90°00'42", 29.00 feet; thence southerly with a deflection angle to the left of 04°25'14", 36.00 feet; thence southerly with a deflection angle to the left of 03°20'01", 66.00 feet; thence southerly with a deflection angle to the left of 04°54'52", 89.00 feet; thence southerly with a deflection angle to the right of 03°26'26", 38.50 feet to the intersection with the north right-of-way line of said University Ave.; thence easterly with a deflection angle to the left of 80°45'38" and coincident with the north right-of-way line of said University Ave., 3.31 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Michael G. Conroy, P.S. #971, Surveyor

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 "TRU-BUILDING ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The sidewalk and utility easement is hereby granted to the public as indicated for the construction and maintenance of a public sidewalk and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. The Contingent Right-of-Way Dedication is for public uses such as streets, sidewalks, drainage, or utilities and shall become effective if the City Engineer of the City of Wichita, Kansas determines a need for such dedications. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening location to or from University Ave. over and across the south line of Lot 2, Block A shall be as determined by the City Engineer of the City of Wichita, Kansas contingent upon the paving of said University Ave.

Tru-Ridge, L.L.C.,
a Kansas limited liability company

Jeffery C. Jones, Member

Kimberly A. Jones, Member

Valkyrie Resources, LLC,
a Kansas limited liability company

Rune Larang, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 7th day of December, 2020, by Jeffrey C. Jones, Member of Tru-Ridge, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.



Lynette A. Sauber, Notary Public

My App't. Exp. 07-20-2022

State of Kansas) SS The foregoing instrument acknowledged before me, this 7th day of December, 2020, by Kimberly A. Jones, Member of Tru-Ridge, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.



Lynette A. Sauber, Notary Public

My App't. Exp. 07-20-2022

State of Kansas) SS The foregoing instrument acknowledged before me, this 7th day of December, 2020, by Rune Larang, Manager of Valkyrie Resources, LLC, a Kansas limited liability company, on behalf of the limited liability company.

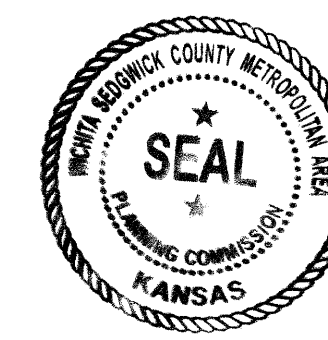


Lynette A. Sauber, Notary Public

My App't. Exp. 07-20-2022

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

Dated this 4th day of JUNE, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Michael C. Greene, Chair

Scott A. Wadle, Secretary

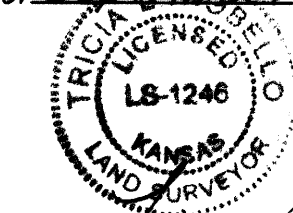
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 2nd day of November, 2020.



Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 17th day of September, 2020.



Tricia L. Robello, P.S. #1248
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 10th day of December, 2020.



Kelly B. Arnold, 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 10th day of December, 2020 at 9:30:20 clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds

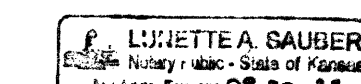
Karly Zehring, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TRU-BUILDING ADDITION", Wichita, Sedgwick County, Kansas.

First National Bank of Hutchinson

Kyle Nation, VP Commercial Lender

State of Kansas) SS The foregoing instrument acknowledged before me, this 9th day of October, 2020, by KYLE NATION, VP-Commercial Lender of First National Bank of Hutchinson, on behalf of the bank.



Lynette A. Sauber, Notary Public

My App't. Exp. 07-20-2022



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

TRU-BUILDING ADDITION

**COPY OF
PLAT**

WATER DISTRIBUTION
SYSTEM

PROJECT NUMBER:

DESIGN: DRAWN:

DATE: November 22, 2021

SHEET 12 OF 12

PC 287-10

E:\Projects\TRU-Building PUD 19-09-P482\Engineering\Phase 1\WTR\Water.dwg