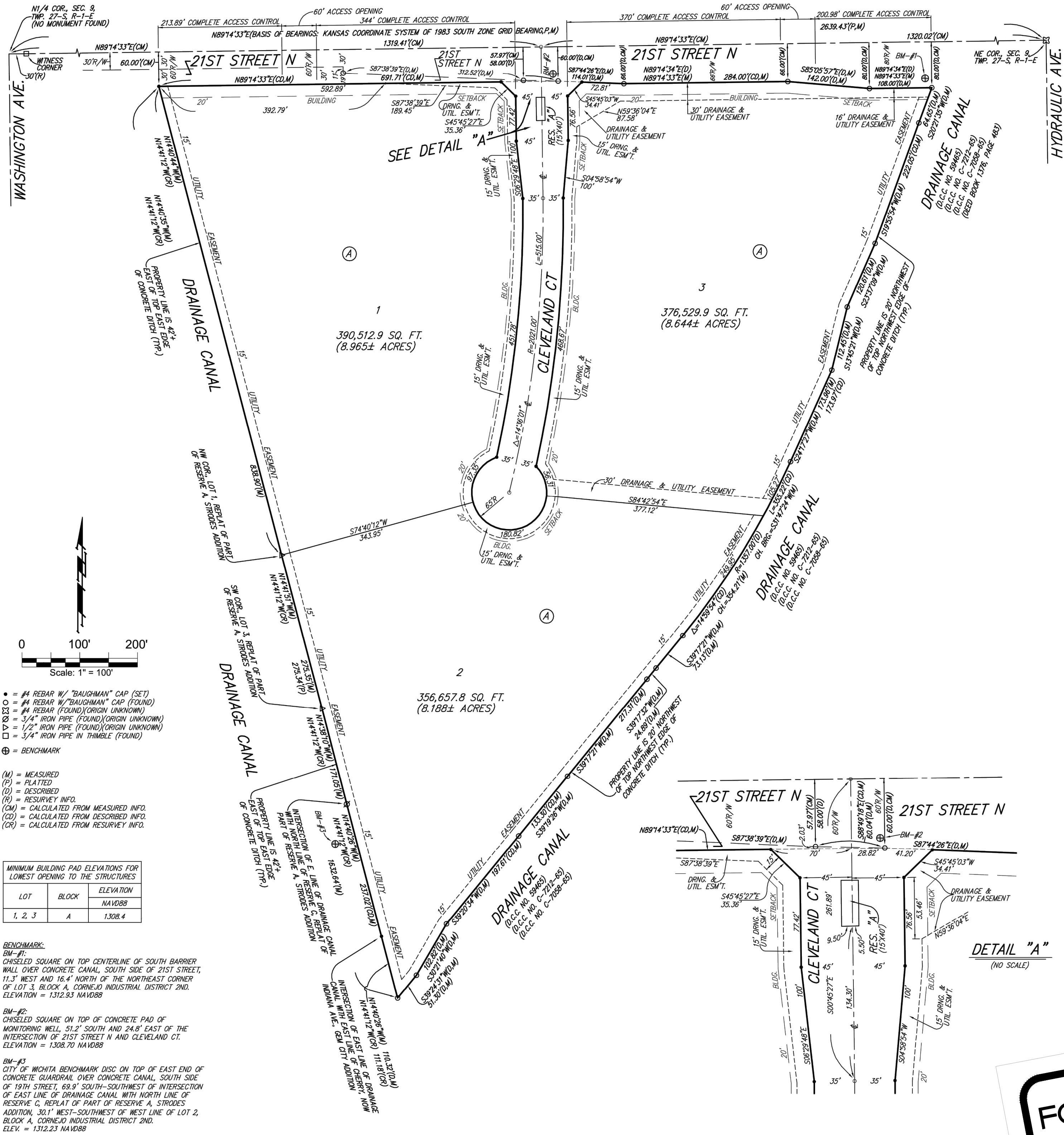


CORNEJO INDUSTRIAL DISTRICT 2ND WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 3/4" IRON PIPE IN TRINCHLE (FOUND)
- ⊕ = BENCHMARK
- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (R) = RESURVEY INFO
- (CM) = CALCULATED FROM MEASURED INFO
- (CD) = CALCULATED FROM DESCRIBED INFO
- (CR) = CALCULATED FROM RESURVEY INFO

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	NAVD88	ELEVATION
1, 2, 3	A	1.508.4	

BENCHMARK:
 BM-#1: CHISELED SQUARE ON TOP CENTERLINE OF SOUTH BARRIER WALL OVER CONCRETE CANAL, SOUTH SIDE OF 21ST STREET, 11.3' WEST AND 16.4' NORTH OF THE NORTHEAST CORNER OF LOT 3, BLOCK A, CORNEJO INDUSTRIAL DISTRICT 2ND. ELEVATION = 1312.93 NAVD88

BM-#2: CHISELED SQUARE ON TOP OF CONCRETE PAD OF MONITORING WELL, 51.2' SOUTH AND 24.8' EAST OF THE INTERSECTION OF 21ST STREET N AND CLEVELAND CT. ELEVATION = 1308.70 NAVD88

BM-#3: CITY OF WICHITA BENCHMARK DISC ON TOP OF EAST END OF CONCRETE GUARDRAIL OVER CONCRETE CANAL, SOUTH SIDE OF 19TH STREET, 58.9' SOUTH-SOUTHWEST OF INTERSECTION OF EAST LINE OF DRAINAGE CANAL, WITH NORTH LINE OF RESERVE C, REPLAT OF PART OF RESERVE A, STRODES ADDITION, 30.1' WEST-SOUTHWEST OF WEST LINE OF LOT 2, BLOCK A, CORNEJO INDUSTRIAL DISTRICT 2ND. ELEV. = 1312.23 NAVD88

NOTE: THE EXISTING FRONTIER OIL COMPANY PIPE LINE RIGHT OF WAY GRANT, (RIGHT OF WAY NOT TO EXCEED 10 FEET), (MISC. BOOK 412, PAGE 462), THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

NOTE: THE EXISTING 20 FOOT THE GAS SERVICE COMPANY RIGHT OF WAY AGREEMENT, (MISC. BOOK 592, PAGE 322), AND NOW ASSIGNED TO ONE GAS, INC. (DOC. #14-10-28223662), THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

NOTE: THE EXISTING 10 FOOT FRONTIER OIL COMPANY PIPE LINE RIGHT OF WAY GRANT, (MISC. BOOK 412, PAGE 477), THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

NOTE: THE EXISTING FRONTIER OIL COMPANY PIPE LINE RIGHT OF WAY GRANT OF UNDETERMINED WIDTH OVER LOTS 6 AND 8 ON CLEVELAND AVENUE, HARVEY'S WALNUT GROVE ADDITION TO THE CITY OF WICHITA, KANSAS, (MISC. BOOK 412, PAGE 464), THAT AFFECTS A PORTION OF THIS PLAT IS IN THE PROCESS OF BEING RELEASED THIS 8TH DAY OF FEBRUARY, 2022.

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, Streets, and a Reserve, to be known as "CORNEJO INDUSTRIAL DISTRICT 2ND", 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 drainage easement is hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, streets, and signage. Reserve "A" shall be owned and maintained by the lot owners association for the addition, their heirs, successors, and assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said reserves shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas or the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

R.R.M. Properties, LLC, a Kansas limited liability company
 Ronald J. Cornejo, Manager
 Cornejo Holdings, LLC, a Kansas limited liability company, 1/n/a Triple J of Wichita, L.L.C., a Kansas limited liability company
 Ronald J. Cornejo, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by Ronald J. Cornejo, Manager of R.R.M. Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by Ronald J. Cornejo, Member of Cornejo Holdings, LLC, a Kansas limited liability company, 1/n/a Triple J of Wichita, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

FOR REFERENCE ONLY
NOT TO SCALE

This plat of "CORNEJO INDUSTRIAL DISTRICT 2ND", 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 _____, 2021.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, 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 _____ day of _____, 2022.

Brandon J. Whipple, Mayor
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2022.

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

Entered on transfer record this _____ day of _____, 2022.

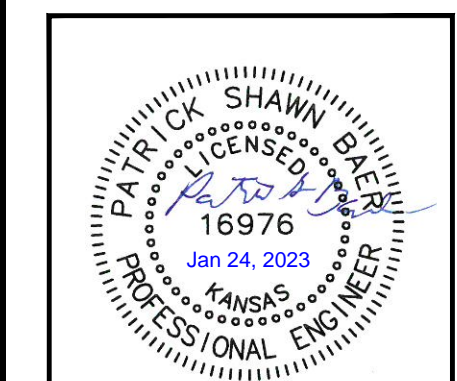
Kelly B. Arnold, County Clerk

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 _____ day of _____, 2022 at _____ o'clock _____ M, and is duly recorded.

Tonya Buckingham, Register of Deeds
 Kenly Zehring, Deputy

Page 2 of 2

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



BAUGHMAN COMPANY

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

Cornejo Industrial District 2nd	
Plat 1	
Water Line Improvements	
PROJECT NUMBER: 448-2021-017261	
DESIGN: PSB DRAWN: JA	
DATE: Jan 23, 2023	
SHEET	OF
15	15

E:\Projects\Comp\Industrial District_2nd (21-10-2717)\P\Drawings\Comp_Industrial District 2nd_Revise.dwg

File: E:\Projects\Comp\Industrial District_2nd (21-10-2717)\E\Engineering\Phase_1\WTRCID PPW 2nd Plat.dwg