

PRAIRIE POND PLAZA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "PRAIRIE POND PLAZA ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the W1/2 of the SW1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of the SW1/4 of said Sec. 24; thence north along the west line, 658.30 feet; thence east, 1317.80 feet, more or less, to a point on the east line of the W1/2 of said SW1/4, which is 659.80 feet north of the SE corner of the W1/2 of said SW1/4; thence south, 659.80 feet; thence west along the south line of said SW1/4 to the point of beginning, EXCEPT that part taken for highway right-of-way in Condemnation Case A-17549.

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 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 _____, _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Morris K. Dunlap
_____, 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 _____, _____.

_____, Surveyor
Michael G. Conroy

_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Sublett

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 "PRAIRIE POND PLAZA 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 streets are 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

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

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

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

_____, County Clerk
Don Braca

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

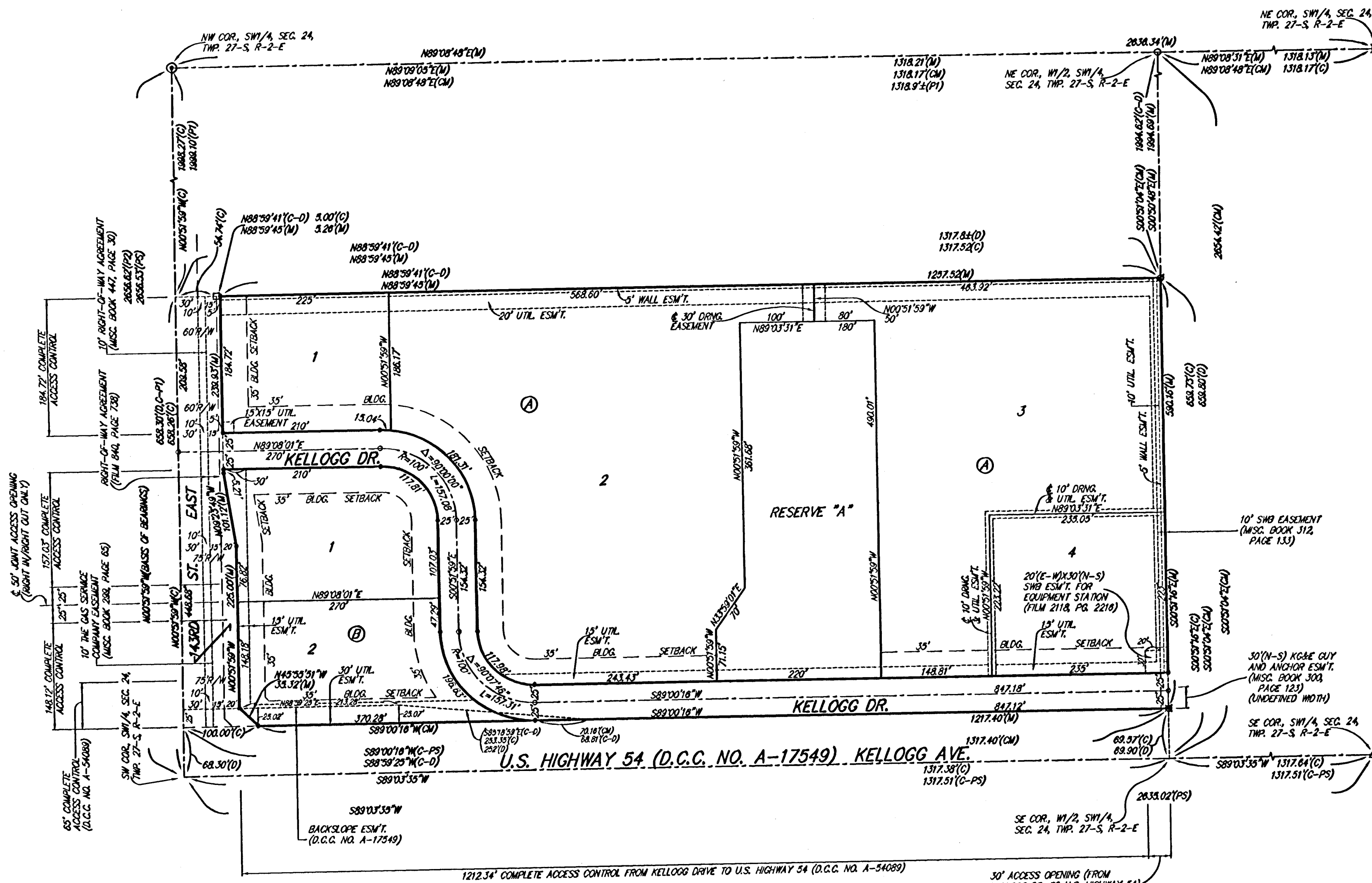
_____, Notary Public

My App't. Exp. _____

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

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzia



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-213 AT SUCH TIME AS THEY DEEM NECESSARY.

NOTE "A": AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM 143RD STREET EAST TO 150TH 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-213 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: KOGEE CUY AND ANCHOR EASEMENT IN THE SW1/4 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 WIDTHS AND LOCATIONS) (MISC. BOOK 303, PAGE 419)

NOTE: KOGEE TREE TRIMMING PERMIT ALLOWING ACCESS TO LAND ADJOINING 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 303, PAGE 42)

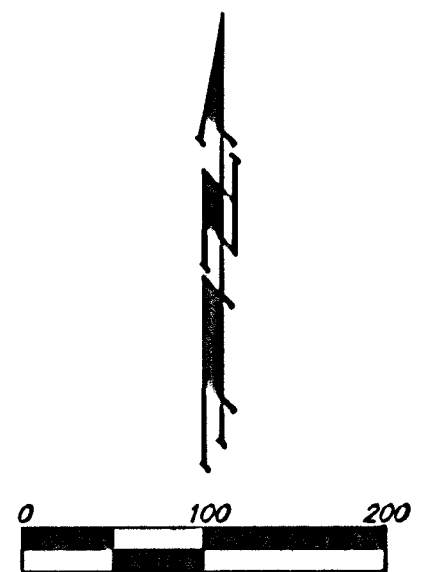
LOTS	BLOCK	CITY DATUM	ELEVATION
2, 3	A	141.0	1328.40

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

"T" CUT, TOP OF WEIR AT W. END OF HEADWALL, 700'± E. OF & 143RD ST. E. & 112'± N. OF THE S. LINE OF THE SW1/4 OF SEC. 24, TWP. 27-S, R-2-E. ELEV. = 1328.74 NGVD29 (139.34 CITY DATUM)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #5 REBAR (FOUND)
- ⊖ = 1/2" FINISHED IRON (FOUND)
- ⊕ = #4 REBAR W/ "TIGER" CAP (FOUND)
- ⊗ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- △ = LEAD PLUG W/ TACK (FOUND)

- (U) = MEASURED
- (C) = CALCULATED
- (D) = DESCRIBED
- (PS) = PREVIOUS SURVEY
- (CM) = CALCULATED PER MEASURED INFO
- (P1) = PLATTED PER PARK EAST
- (P2) = PLATTED PER MEADOWLAND ADD.
- (C-P1) = CALCULATED PER PARK EAST PLAT
- (C-D) = CALCULATED PER DESCRIBED INFO
- (C-PS) = CALCULATED PER PREVIOUS SURVEY



NOTE: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-213.

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316.262.7271 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
PLATTED PRAIRIE POND PLAZA ADDITION, D:\W\1813-07-00\PLAZA.DWG