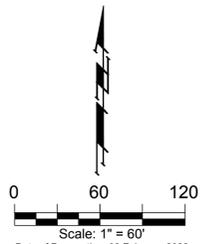


LYCEE BEL AIRE, SEDGWICK COUNTY, KANSAS



NOTE:
EXISTING PIPE LINE RIGHT OF WAY GRANT, (MISC. BOOK 98, PAGE 219), NOW ASSIGNED TO KANSAS PIPELINE COMPANY IN ASSIGNMENT OF PIPELINES, RIGHTS-OF-WAY, LEASEHOLD INTERESTS AND PERMITS, (FILM 1823, PAGE 1287) OVER SEC. 17, TWP. 26-S, R-2-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, IS IN THE PROCESS OF BEING CONFIRMED BY SEPARATE INSTRUMENT THIS 13TH DAY OF DECEMBER, 2021.

NOTE:
A PORTION OF THE WATER LINE BELONGING TO RURAL WATER DISTRICT NUMBER 1, SEDGWICK COUNTY, KANSAS (RWD #1), APPEARS TO LIE OUTSIDE OF THE AREA AUTHORIZED BY THE EASEMENT GRANTED TO RWD #1. SEE RIGHT-OF-WAY EASEMENT RECORDED IN THE OFFICE OF THE SEDGWICK COUNTY REGISTER OF DEEDS IN FILM 1031 AT PAGE 803. BASED UPON FIELD LOCATION EXECUTED ON OCTOBER 27, 2021, BY A REPRESENTATIVE OF RWD #1 THERE IS A CONFLICT BETWEEN THE ALLOWED AREA BEING THE WEST 110 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 2 EAST AND THE ACTUAL WATER LINE BEING ON THE WESTERN PORTION OF LOT 1, BLOCK 4, AND RESERVE "A" WITH SAID WATER LINE BEING CONSTRUCTED UP TO 25 FEET EAST OF THE DESCRIBED EASEMENT LINE. THE CITY OF BEL AIRE AND RWD #1 ARE REQUIRED TO COMPLY WITH THE EASEMENT AS PRESCRIBED OR WORK WITH THE OWNERS OF LOT 1, BLOCK 4, AND RESERVE "A", LYCEE, BEL AIRE, SEDGWICK COUNTY, KANSAS TO RESOLVE THIS ISSUE IN A TIMELY MANNER.

NOTE:
JOINT ACCESS EASEMENT AS SHOWN ON LOTS 1, 2, AND 3, BLOCK B SHALL PROVIDE PERMANENT PERPETUAL ACCESS TO LYCEE STREET.

NOTE:
A PORTION OF RESERVE "A" IS LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 240 OF 690, FOR CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS, MAP NUMBER 20173002400, EFFECTIVE DECEMBER 22, 2016. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LYCEE", Bel Aire, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the northwest corner of the Southwest Quarter of said Section 17; thence N89°32'56"E, coincident with the north line of the Southwest Quarter of said Section 17, 355.32 feet to the northwest corner of Lot 2, Broadstone Villas, Bel Aire, Sedgwick County, Kansas; thence S00°39'06"E, coincident with the west line of Lot 2 in said Broadstone Villas, 632.42 feet to the southwest corner of Lot 2 in said Broadstone Villas and to a point in the north line of an Easement for Right of Way recorded in the Sedgwick County Register of Deeds Office at DOC.#/FLM-PG-29195542; thence N89°59'54"W, coincident with the north line of said Easement for Right of Way, 22.22 feet to a deflection point in the north line of said Easement for Right of Way; thence N82°36'36"W, coincident with the north line of said Easement for Right of Way, 147.75 feet to a deflection point in the north line of said Easement for Right of Way; thence N89°59'54"W, coincident with the north line of said Easement for Right of Way, 186.89 feet to a point in the west line of the Southwest Quarter of said Section 17, said point being 2039.45 feet north of the southwest corner of the Southwest Quarter of said Section 17; thence N00°37'38"W, coincident with the west line of the Southwest Quarter of said Section 17, 610.59 feet to the point of beginning, subject to road rights of way of record, TOGETHER with a tract of land in the Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian described as follows: Commencing at the Southwest Corner of the Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian Sedgwick County, Kansas; thence on an assumed bearing of N00°43'15"W, coincident with the west line of said Southwest Quarter, 1941.01 feet; thence N89°16'45"E, perpendicular to the west line of said Southwest Quarter, 40.00 feet for a point of beginning; thence N89°54'29"E, coincident with the south right-of-way line of Lycee Street described on Film 2919, Page 5542 at the Sedgwick County Register of Deeds, 119.02 feet; thence N83°39'05"E, coincident with said south right-of-way line, 174.34 feet; thence N89°54'29"E, coincident with said south right-of-way line, 229.92 feet to the point of curvature of a tangent curve to the right; thence southeasterly coincident with a curve in said south right-of-way line, through a central angle of 3°38'16" and having a radius of 370.00 feet, an arc distance of 23.49 feet, (having a chord length of 23.49 feet bearing S88°16'24"E) to the north most corner of the west line of Block 1, Lycee Heights, Bel Aire, Sedgwick County, Kansas; thence S00°53'25"W, coincident with a segment of the west line of said Block 1, Lycee Heights, 13.00 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S22°55'17"W, coincident with a segment of the west line of said Block 1, Lycee Heights, 282.63 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S15°36'26"E, coincident with a segment of the west line of said Block 1, Lycee Heights, 320.51 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S67°22'24"E, coincident with a segment of the west line of said Block 1, Lycee Heights, 80.97 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S02°53'47"E, coincident with a segment of the west line of said Block 1, Lycee Heights, 72.16 feet to the southwest corner of said Block 1, Lycee Heights, said corner also being the northwest corner of Block 1, Lycee Heights 2nd, Bel Aire, Sedgwick County, Kansas; thence S33°21'46"E, coincident with the west line of said Block 1, Lycee Heights 2nd, 132.16 feet to a deflection corner in the west line of said Block 1, Lycee Heights 2nd, said deflection corner also being the northeast corner of a tract of land described at Doc.#/Film-Pg-29195583; thence S89°54'25"W, coincident with the north line of said tract of land (29195583), 662.70 feet; thence N00°43'15"W, parallel with the west line of said Southwest Quarter, 777.62 feet to the point of beginning.

Know all men by these presents that we, the undersigned owners, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve, to be known as "LYCEE", Bel Aire, Sedgwick County, Kansas. The joint access easement is hereby granted to the public as depicted on the face of the plat for permanent perpetual access to Lycee Street. The joint access easement shall be for driveway, ingress, and egress purposes and such easement shall not be used for parking purposes or utilized in any manner so as to impede or inconvenience the use of such easement for the purposes herein set forth. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, recreational uses, utilities as confined to easements, and water lines and related appurtenances as confined to easement. Reserve "A" shall be owned and maintained by the City of Bel Aire. The Lots in Lycee, Bel Aire, Sedgwick County, Kansas may be subject to special assessments for any public improvements completed with Reserve "A". The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Bel Aire, Kansas.

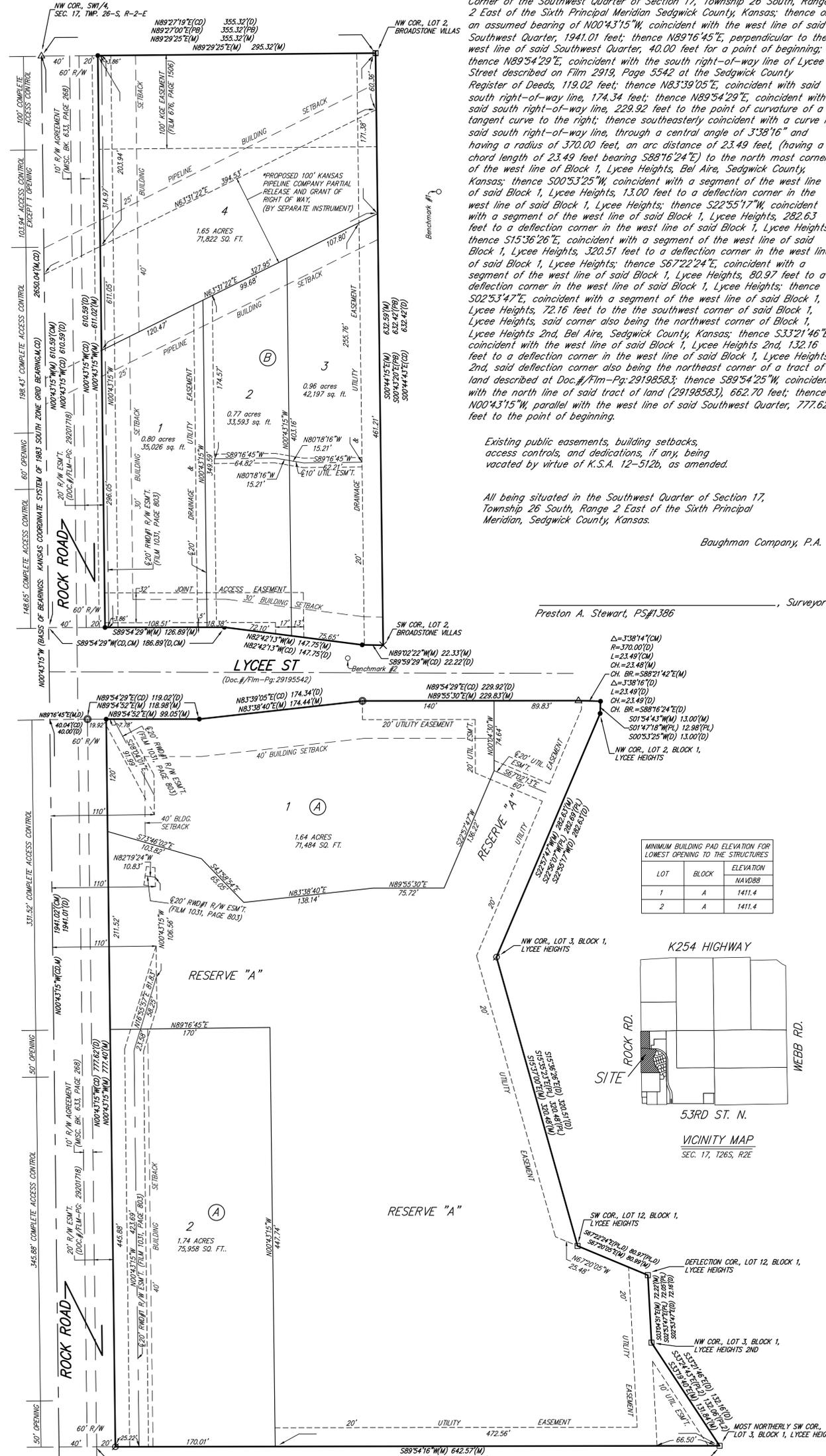
Date of Preparation: 02 February 2022

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 • = #4 REBAR W/ "L3589" CAP (FOUND)
 • = #4 REBAR W/ "CLASS" CAP (FOUND)
 • = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
 • = #4 REBAR W/ "SAVOY" CAP (FOUND)
 • = #4 REBAR W/ "SE" CAP (FOUND)
 X = CHISELED "X" (FOUND)(ORIGIN UNKNOWN)
 O = THIMBLE WITH #5 REBAR (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
 (D) = DESCRIBED
 (C) = CALCULATED
 (PB) = PLATTED PER BROADSTONE VILLAS
 (PL) = PLATTED PER LYCEE HEIGHTS
 (PM) = PLATTED PER LYCEE HEIGHTS 2ND
 (CM) = CALCULATED PER MEASURED INFO.
 (CD) = CALCULATED PER DESCRIBED INFO

BENCHMARK:
 BM-#1
 SQUARE CUT WITH "CROSS" ON TOP OF CURB 67.2± E AND 148.0± S OF NW CORNER, LOT 2, BROADSTONE VILLAS. ELEVATION = 1415.29 NAVD88

BM-#2
 SQUARE CUT ON TOP OF CURB INLET, NORTH SIDE OF LYCEE STREET 37.7± W AND 13.8± S OF SW CORNER, LOT 2, BROADSTONE VILLAS. ELEVATION = 1411.37 NAVD88



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 Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Preston A. Stewart, PS#1386, Surveyor

Greg Hiser
 a/k/a Gregory K. Hiser

Rebecca Hiser

City of Bel Aire, Kansas, a municipal corporation
 Mayor
 Jim Benage
 City of Bel Aire

ATTEST:
 Melissa Krehbiel, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by Greg Hiser a/k/a Gregory K. Hiser and Rebecca Hiser, husband and wife.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by Jim Benage, Mayor of the City of Bel Aire, Kansas, a municipal corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS This plat of "LYCEE", Bel Aire, Sedgwick County, Kansas has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas.

Dated this _____ day of _____, 2022.
 Bel Aire Planning Commission

James Schmidt, Chairman
 Anne Stephens, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Bel Aire, Kansas, this _____ day of _____, 2022.

Jim Benage, Mayor
 Melissa Krehbiel, City Clerk

State of Kansas) SS The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Jacqueline Kelly, City Attorney

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

Tricia L. Robello, P.S. #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

LYCEE
 February 2, 2022

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