

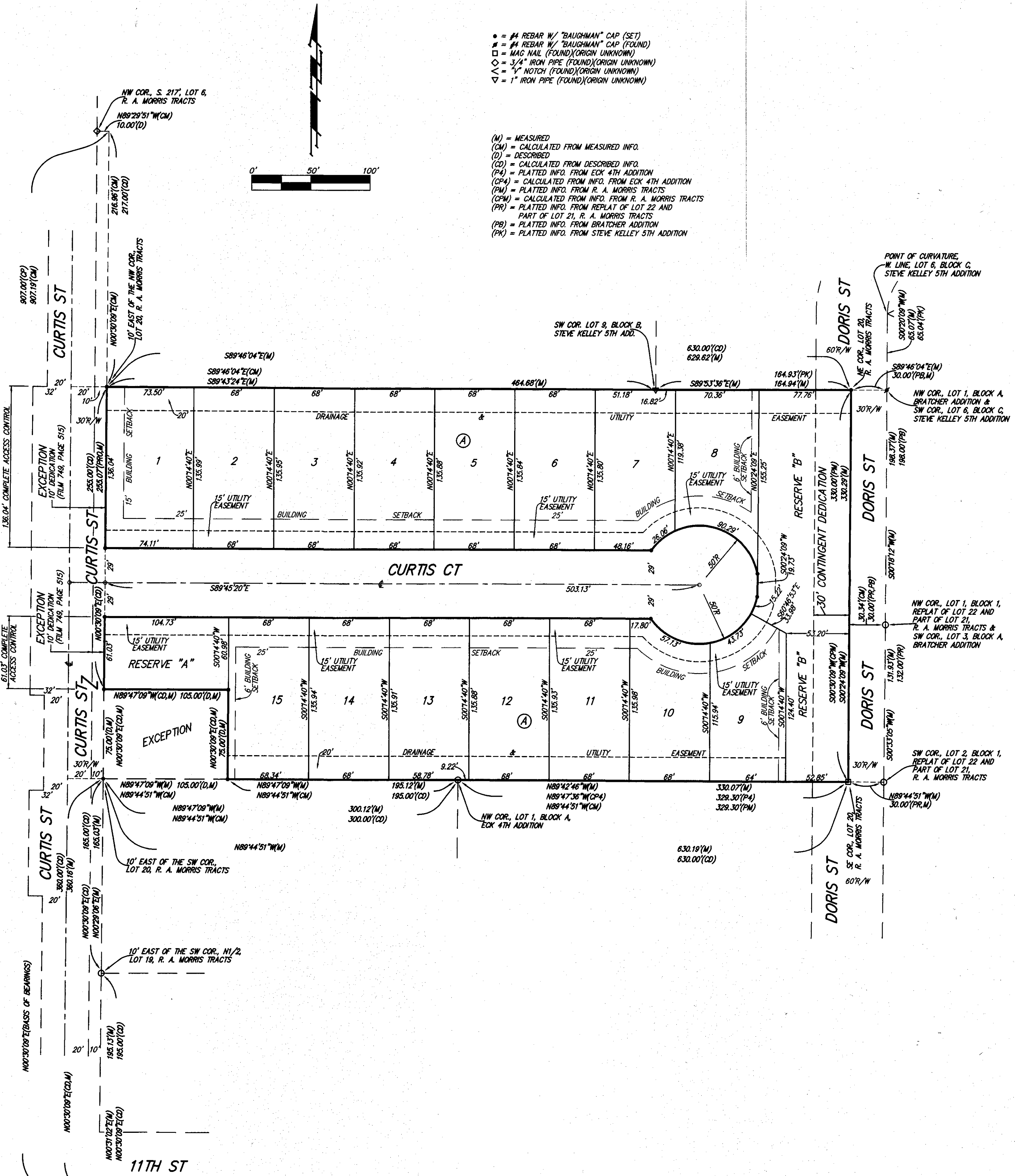
JBAR ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FILE NO. SU62014-00039

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 4" GAS NAIL (FOUND)(ORIGIN UNKNOWN)
- ◇ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- △ = 1" NOTCH (FOUND)(ORIGIN UNKNOWN)
- ▽ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

- (M) = MEASURED
- (CM) = CALCULATED FROM MEASURED INFO.
- (D) = DESCRIBED
- (CD) = CALCULATED FROM DESCRIBED INFO.
- (P4) = PLATTED INFO. FROM ECK 4TH ADDITION
- (CP4) = CALCULATED FROM INFO. FROM ECK 4TH ADDITION
- (PM) = PLATTED INFO. FROM R. A. MORRIS TRACTS
- (CPM) = CALCULATED FROM INFO. FROM R. A. MORRIS TRACTS
- (PR) = PLATTED INFO. FROM REPLAT OF LOT 22 AND PART OF LOT 21, R. A. MORRIS TRACTS
- (PB) = PLATTED INFO. FROM BRATCHER ADDITION
- (PK) = PLATTED INFO. FROM STEVE KELLEY 5TH ADDITION



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "JBAR 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 Lot 20, R. A. Morris Tracts, Wichita, Sedgwick County, Kansas, EXCEPT the west 10.00 feet dedicated to the public for street purposes in the document entitled Dedication recorded in Film 749 at Page 515, and EXCEPT the east 105.00 feet of the west 115.00 feet of the south 75.00 feet of said Lot 20.

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 Northwest Quarter of Section 14, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Michael S. Conrey
 Michael S. Conrey, Surveyor
 (Professional Seal: Michael S. Conrey, Registered Professional Surveyor, LS-971)

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 Reserves to be known as "JBAR 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 street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, a playground, drainage purposes, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, a playground, drainage purposes, utilities as confined to easements, and a contingent dedication for public use. The contingent dedication in said Reserve "B" shall become effective if the City of Wichita determines a need for such dedication. This contingent dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said Reserve "B" covered by said contingent dedication. Reserves "A" and "B" shall be owned and maintained by the homeowners 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.

JABR LLC, a Kansas limited liability company

Jay Russell, Manager
Bob Armstrong, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 30th day of FEBRUARY, 2015, by Jay Russell, Manager of JABR LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
 Notary Public - State of Kansas
 My App't. Expires 11-7-17
Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 10th day of FEBRUARY, 2015, by Bob Armstrong, Manager of JABR LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
 Notary Public - State of Kansas
 My App't. Expires 11-7-17
Judith M. Terhune, Notary Public

This plat of "JBAR 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 _____, 2015.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Matthew J. Goolsby, Chair
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2015.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2015.

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

Entered on transfer record this _____ day of _____, 2015.

Kelly B. Arnold, County Clerk

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

NOTE: JBAR ADDITION IS SUBJECT TO ADDITIONAL DEVELOPMENT REQUIREMENTS PER PROTECTIVE OVERLAY #230 ON FILE WITH THE PLANNING DEPARTMENT FOR THE CITY OF WICHITA. THE PROTECTIVE OVERLAY REQUIRED A MINIMUM OF 10' INTERIOR SIDE YARD SETBACKS ON ALL LOTS BUT THE 6' SIDE YARD SETBACKS AS SHOWN ON LOTS 8, 9, AND 15 SUPERSEDE THE 10' SIDE YARD SETBACKS ESTABLISHED BY THE PROTECTIVE OVERLAY.