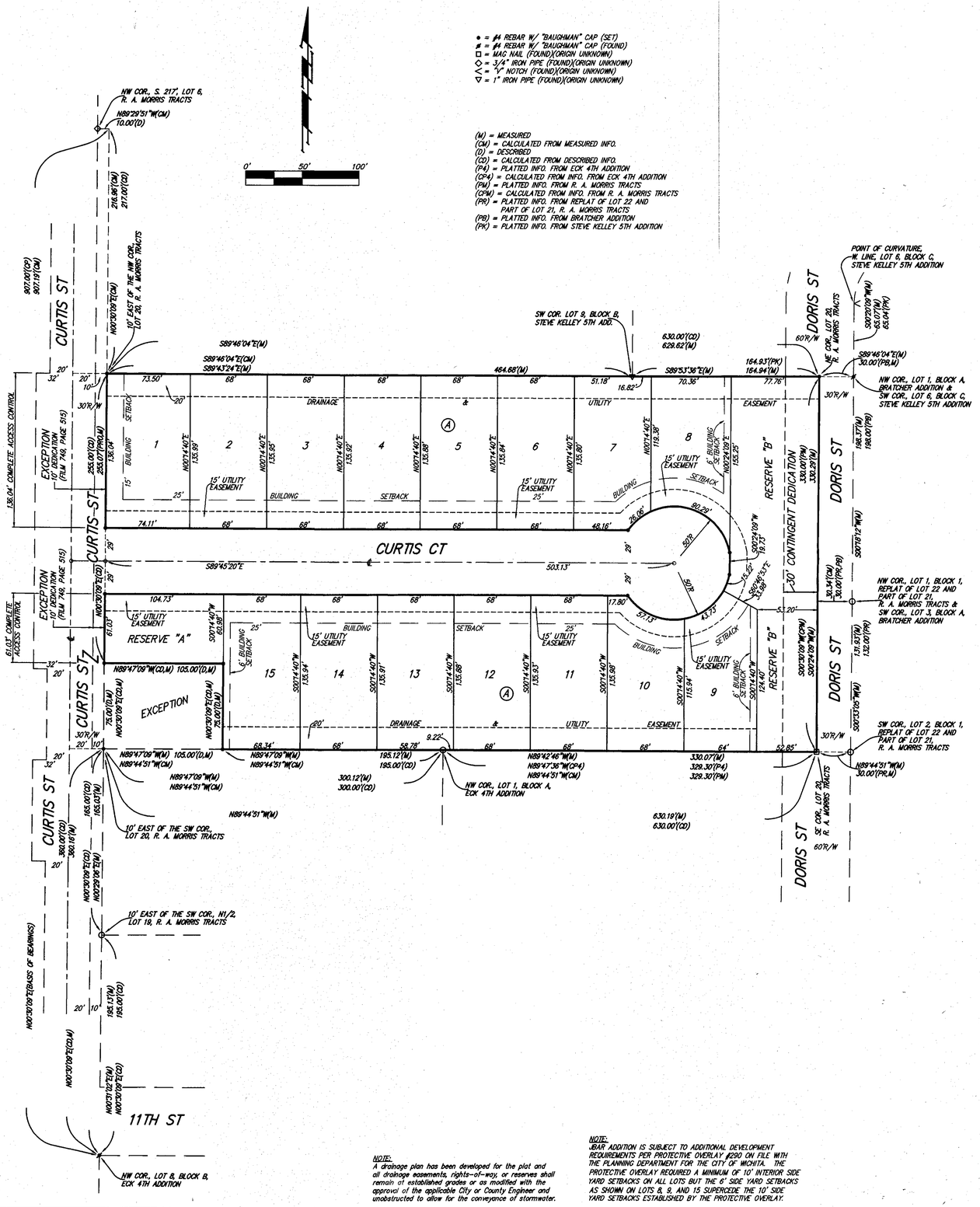
FINAL TRACING REC'D 2.10.15

FILE C...
SUB2014-00039

JBAR ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

NOTE:
JBAR ADDITION IS SUBJECT TO ADDITIONAL DEVELOPMENT REQUIREMENTS PER PROTECTIVE OVERLAY #290 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 SUPERCEDE THE 10' SIDE YARD SETBACKS ESTABLISHED BY THE PROTECTIVE OVERLAY.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state 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 G. CONREY REGISTERED LS-971 LAND SURVEYOR

Michael G. Conrey 11-9-2015, 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, 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)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 3RD 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 Appt. Expires 11-7-17

Judith M. Terhune JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-17

State of Kansas)
Sedgwick County) 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 Appt. Expires 11-7-17

Judith M. Terhune JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-17

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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Matthew J. Goolsby

_____, 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_____, 2015.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

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.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____ day of_____, 2015 at_____ o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-267-1271 F 316-267-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\JABR ADDITION 1406-P052\PLAT\DRAWINGS\JABR ADDITION F.DWG-MGC