

# CRYSTAL GARDENS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "CRYSTAL GARDENS ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this 19<sup>th</sup> day of July, 2007.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell A. Downing, Chair  
Darrell A. Downing  
John Schlegel, Secretary  
John L. Schlegel

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 16 day of October, 2007.

Carl Brewer, Mayor  
Carl Brewer  
Karen Sublett, City Clerk  
Karen Sublett

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "CRYSTAL GARDENS 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 all of Lot 1, Block  
A, Blattner Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lot  
1, West Meadows, Sedgwick County, Kansas, except that part described as  
beginning at the southeast corner of said Lot 1; thence west along the  
south line of said Lot 1, 355.00 feet; thence north parallel with the east  
line of said Lot 1, 275.00 feet; thence east parallel with the south line  
of said Lot 1, 355.00 feet to a point on the east line of said Lot 1;  
thence south 275.00 feet to the point of beginning.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).  
All being situated in the SW1/4 of Sec. 12, Twp. 27-S,  
R-2-W of the 6th P.M., Sedgwick County, Kansas.  
Baughman Company, P.A.

Michael G. Conroy, Surveyor  
Michael G. Conroy

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets, and Reserves to be known as "CRYSTAL  
GARDENS 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, drainage,  
and utility easements are hereby granted as indicated for street purposes,  
for drainage purposes, and for the construction and maintenance of all  
public utilities. 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 entry monuments, landscaping, open  
space, berms, sidewalks, recreational areas including swimming pools and  
related facilities, parking, drainage purposes, and utilities as confined to  
easements. Reserve "B" is hereby reserved for entry monuments, open  
space, landscaping, berms, sidewalks, drainage purposes, and utilities as  
confined to easements. Reserves "C" and "D" are hereby reserved for  
open space, landscaping, berms, lakes, drainage purposes, and utilities  
as confined to easements. Reserve "E" is hereby reserved for entry  
monuments, streets, landscaping, open space, drainage purposes, and  
utilities as confined to easements. Reserve "F" is hereby reserved for  
streets, open space, drainage purposes, and utilities. The public shall not  
bear the cost of any repair or replacement of improvements within said  
Reserves "E" and "F" adversely affected by street construction, repair, or  
maintenance. Reserves "A", "B", "C", "D", "E", and "F" 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. The Minimum Building Pad  
Elevations for the lowest opening to the structures shall be as indicated  
on the face of the plat.  
Kelsey Investments, Inc., a Kansas corporation

Reviewed in accordance with K.S.A. 58-2005  
on this 7<sup>th</sup> day of September, 2007.

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

Entered on transfer record this 26<sup>th</sup> day  
of OCTOBER, 2007.  
Don Brace, County Clerk  
Don Brace

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this 26<sup>th</sup> day  
of October, 2007 at 10:25 o'clock A.M. and is duly recorded.

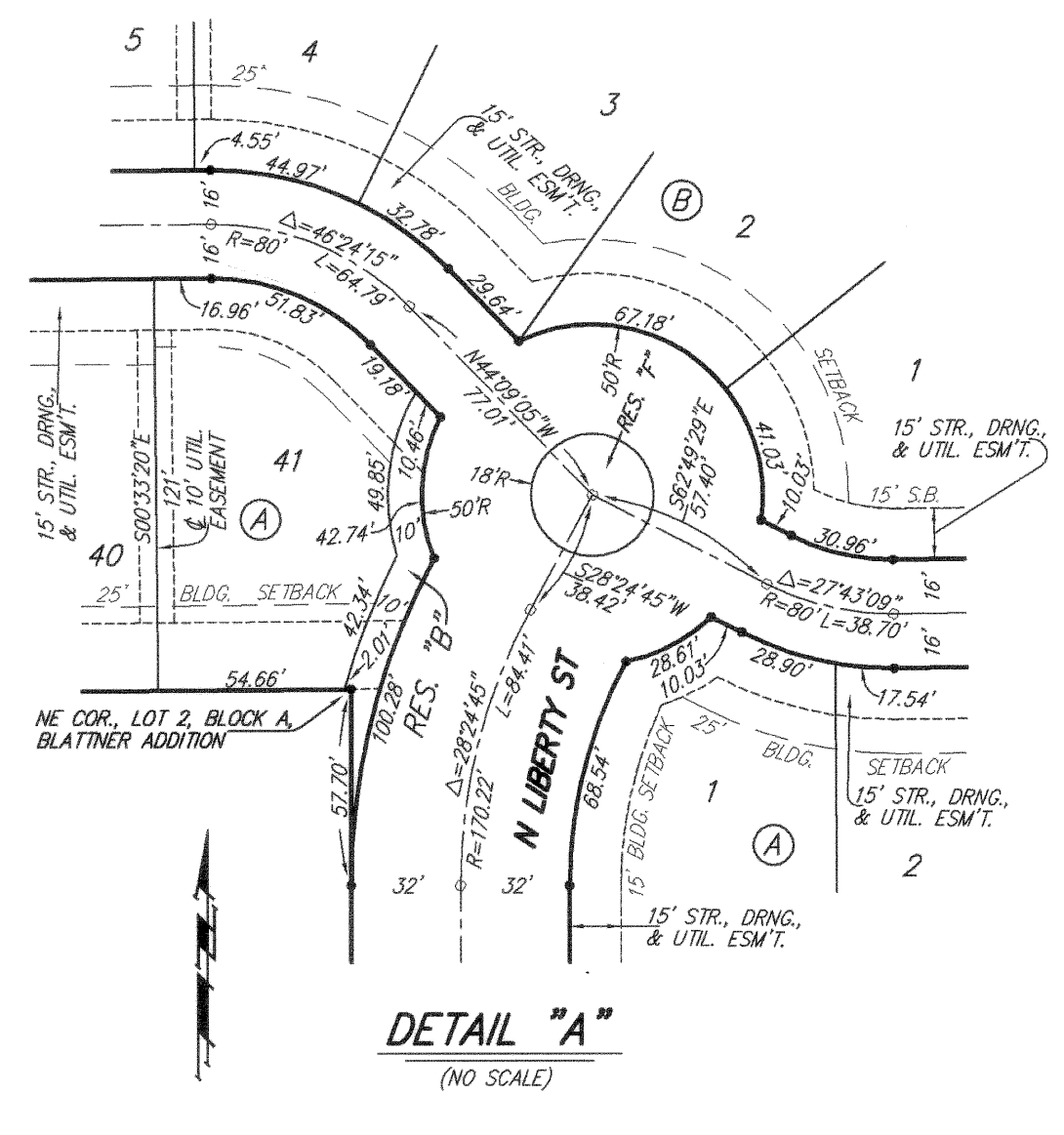
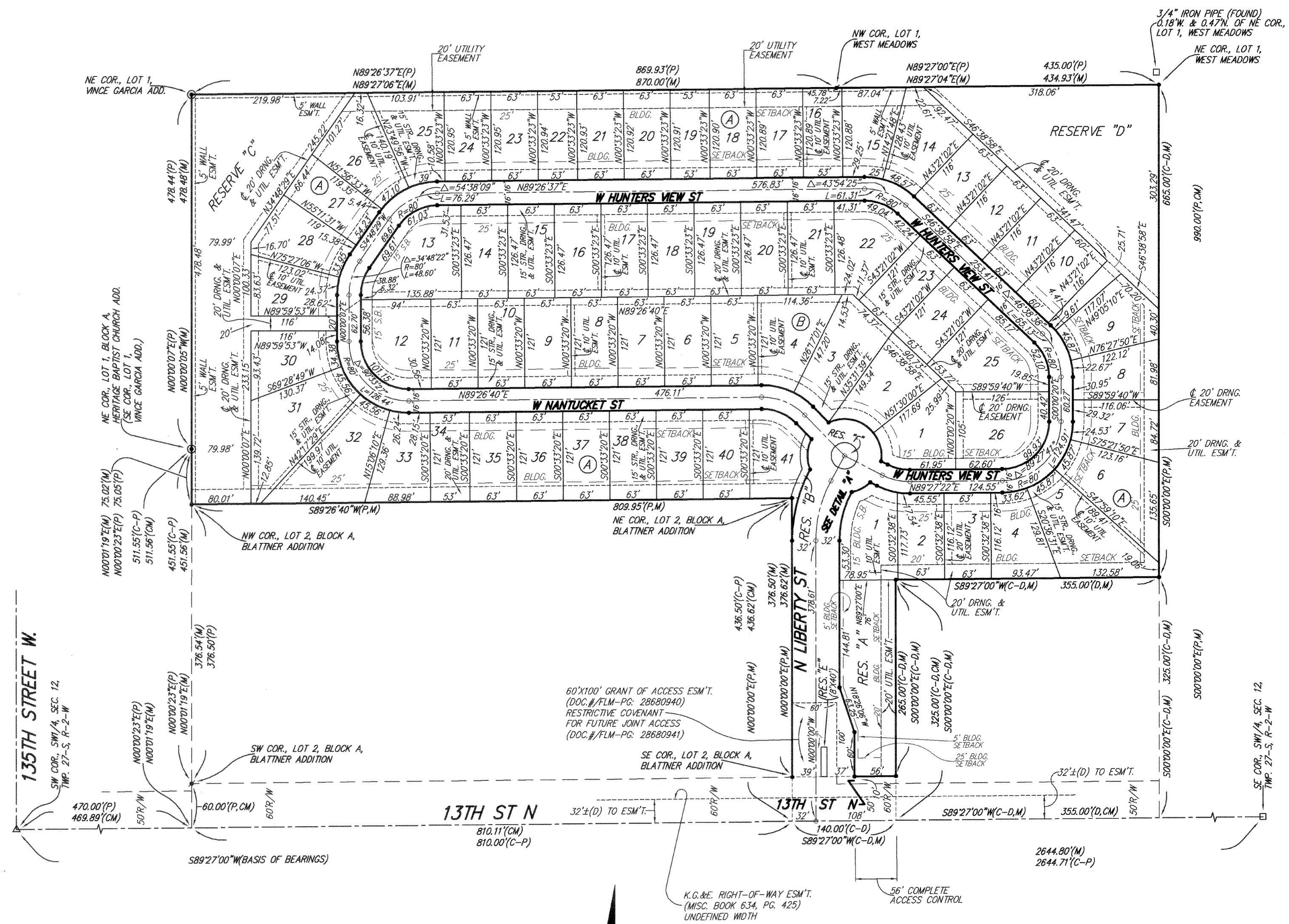
Bill Meek, Register of Deeds  
Bill Meek  
Tonya Buckingham, Deputy  
Tonya Buckingham

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "CRYSTAL  
GARDENS ADDITION", Wichita, Sedgwick County, Kansas.  
Legacy Bank

Steve Gegan, VP  
STEVE GEGAN

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 31<sup>st</sup> day of August, 2007, by Steve Gegan  
of Legacy Bank, on behalf of the bank.

Lisa A. Piska, Notary Public  
LISA A. PISKA



NOTE:  
ALL LOTS WITHIN CRYSTAL GARDENS ADDITION  
SHALL HAVE A 5 FOOT INTERIOR SIDEYARD  
BUILDING SETBACK.

NOTE:  
ADDITIONAL BUILDING SETBACKS PER  
COMMUNITY PLAN DP-264.

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
- 3/4" IRON PIPE (FOUND)
- 2" COUNTY DISC IN CONC. (FOUND)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATTED INFO.

BENCHMARK:  
□ CUT ON TOP OF CURB, WEST SIDE OF FORESTVIEW, EAST  
OF FIRE HYDRANT, AND ALONG EASTERLY EXTENSION OF THE  
SOUTH LINE OF LOT 2, BLOCK A, LIBERTY PARK 2ND ADDITION.  
ELEV. = 1347.62 NGVD29

LOT	BLOCK	ELEVATION
9-14	A	1347.0
26-32	A	1350.0

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.

Sedgwick County  
Register of Deeds - Bill Meek  
DOC #/FLM-PG: 28927398  
Receipt # 1670948  
Page Recorded: 1  
Custodian Initials: MLB  
Authorized By: [Signature]  
Date Recorded: 10/26/2007 10:25:47 AM

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 29<sup>th</sup> day of August, 2007, by Paul E. Kelsey, President  
of the Kelsey Investments, Inc., a Kansas corporation, on behalf of the  
corporation.

Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE