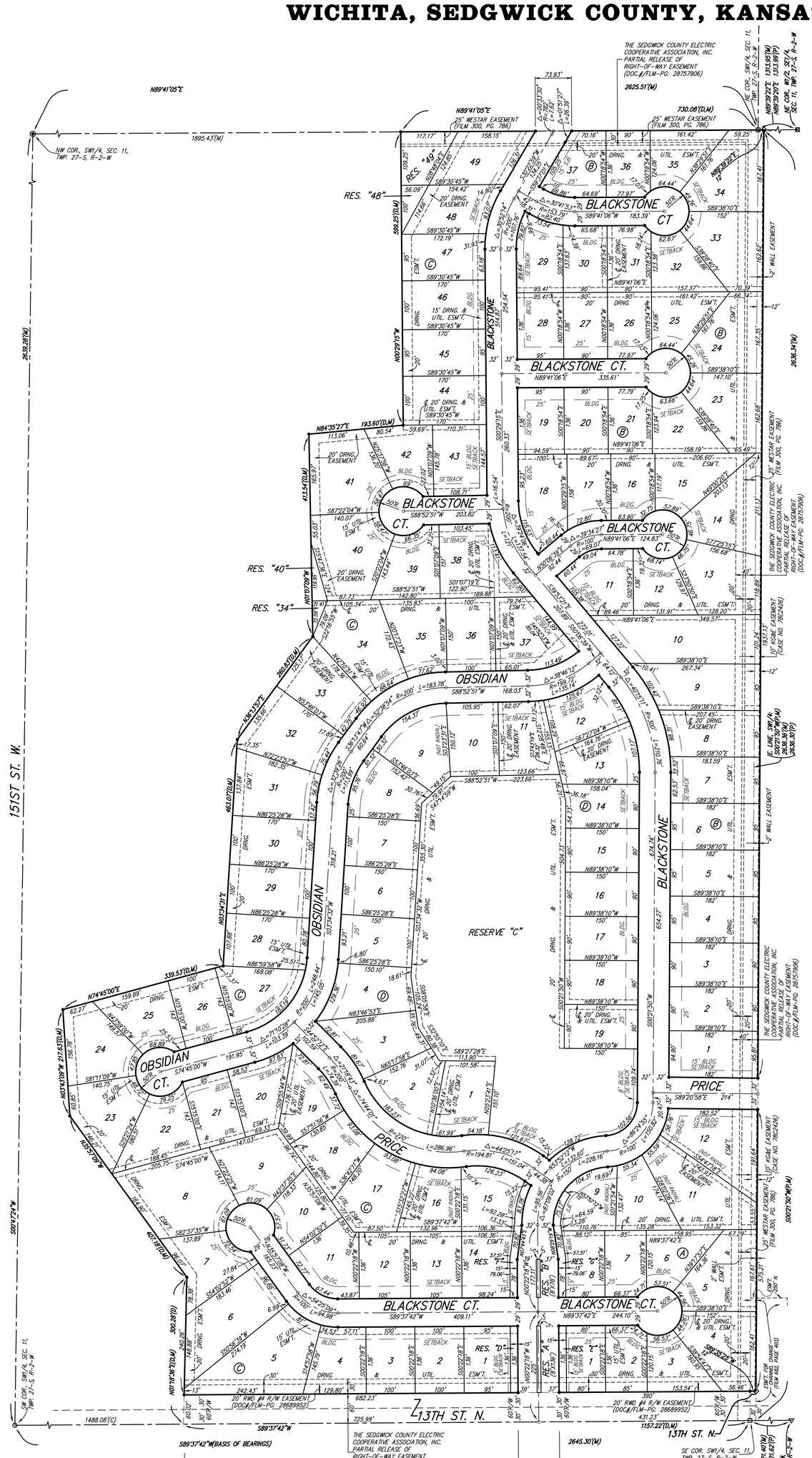
BLACKSTONE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
34–37	B	1,366.1
5	C	1,373.0
6–8, 22, 23	C	1,375.0
24–26	C	1,374.0
27–29	C	1,373.0
30–31	C	1,372.0
32–34	C	1,370.5
35, 39–42	C	1,369.0
43–45	C	1,368.5
46–47	C	1,368.0
48–49	C	1,367.0
1–19	D	1,368.2

13TH ST. W. & 13TH ST. N. – CITY OF WICHITA DISC
AT SOUTHWEST CORNER OF INTERSECTION,
30.00'± W. OF ℄
35.00'± W. OF ℄
ELEV. = 1,355.65 NGVD29
(168.25 CITY DATUM)

SMALL RAILROAD SPIKE IN 2ND HLP W. OF 13STH ST. W.
ON SOUTH SIDE OF 13TH ST. N., (N. FACE OF HLP).
ELEV. = 1,359.50 NGVD29

SMALL RAILROAD SPIKE IN 4TH HLP W. OF 13STH ST. W.
ON SOUTH SIDE OF 13TH ST. N., (N. FACE OF HLP).
ELEV. = 1,366.64 NGVD29

13TH ST. W. & 13TH ST. N. – CITY OF WICHITA DISC
AT SOUTHEAST CORNER OF INTERSECTION,
56.00'± E. OF ℄
55.00'± S. OF ℄
ELEV. = 1,355.23 NGVD29
(167.83 CITY DATUM)

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◉ = #4 REBAR OVER STONE (FOUND)
○ = 1" STEEL CAP SURVEY MARKER (FOUND)
□ = STONE (FOUND)
▽ = 1/2" IRON OVER STONE (FOUND)
⊠ = 1" IRON (FOUND)
◇ = #4 REBAR W/ "R&B" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED

0 100 200

NOTE:
EXISTING 20 FOOT RURAL WATER DISTRICT NO. 4, SEDGWICK COUNTY, KANSAS RIGHT-OF-WAY EASEMENT, (DOC.#/FLM-PG: 28691987), OVER THE NORTH 20 FEET OF THE SOUTH 80 FEET OF THE W1/2 OF THE W1/2 OF THE SE1/4 OF SEC. 11, TWP. 27-S, R-2-W, EXCEPT THAT PART PLATTED AS CHERYL'S HOLLOW, WICHITA, SEDGWICK COUNTY, KANSAS. THIS EASEMENT AFFECTS THE SOUTH 20 FEET OF THE EAST 12 FEET OF LOT 4, BLOCK A, BLACKSTONE ADDITION.

NOTE:
KG&E EASEMENT PER CASE NO. 78C2426 ALLOWS FOR
4 ANCHORS WITH GUY WIRES TO BE LOCATED APPROXIMATELY
2' SOUTH & NOT MORE THAN 75' E. OF THE NW COR., OF
THE SE1/4 OF SEC. 11, TWP. 27-S, R-2-W.
(SAID ANCHOR EASEMENT IS OF UNDEFINED WIDTH)

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES 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 SYSTEM SHALL BE ALLOWED.

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 "BLACKSTONE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as part of the SW1/4 of Sec. 11, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Beginning at the SE corner of said SW1/4; thence S89°37'42"W along the south line of said SW1/4, 1157.22 feet; thence N01°18'36"E, 300.28 feet; thence N35°57'09"W, 407.18 feet; thence N03°43'09"W, 217.63 feet; thence N74°45'00"E, 339.53 feet; thence N03°34'31"E, 463.07 feet; thence N36°13'57"E, 260.83 feet; thence N01°07'09"W, 413.54 feet; thence N84°35'27"E, 193.60 feet; thence N00°29'15"W, 599.25 feet to a point on the north line of said SW1/4; thence N89°41'05"E along the north line of said SW1/4, 730.08 feet to the NE corner of said SW1/4; thence S00°21'50"W along the east line of said SW1/4, 2636.36 feet to the point of beginning, TOGETHER with the west 12.00 feet of the W1/2 of the SE1/4 of said Sec. 11, all being subject to road rights-of-way of record.
Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "BLACKSTONE 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 easements are hereby granted as indicated for drainage purposes. Reserves "A" and "B" are hereby reserved for entry monuments, landscaping, open space, streets, drainage purposes, and utilities. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A" and "B" adversely affected by street construction, repair, or maintenance. Reserve "C" is hereby reserved for landscaping, lakes, open space, berms, drainage purposes, swimming pool and related accessories, parking, gazebos, recreational uses, private sidewalks, and utilities as confined to easements. Reserves "D" and "E" are hereby reserved for entry monuments, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserves "F" and "G" are hereby reserved for landscaping, berms, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", and "G" shall be be owned and maintained by the homeowners association for the addition. Reserves "34", "40", "48", and "49", are hereby reserved for landscaping, open space, and drainage purposes. Reserves "34", "40", "48", and "49", shall be owned and maintained by their corresponding adjacent lots. The streets are hereby dedicated to and for the use of the public. 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 Development, Inc., a Kansas corporation

_____, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2006, by Paul E. Kelsey, President of Kelsey Development, Inc., a Kansas corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp._____

This plat of "BLACKSTONE 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_____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Harold L. Warner, Jr.

_____, 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_____, 2006.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2006.

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

Entered on transfer record this_____day of _____, 2006.

_____, County Clerk
Don Brace

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_____, 2006 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\BLACKSTONE ADDITION\DWG\BLACKSTONEADDF.DWG-MGC