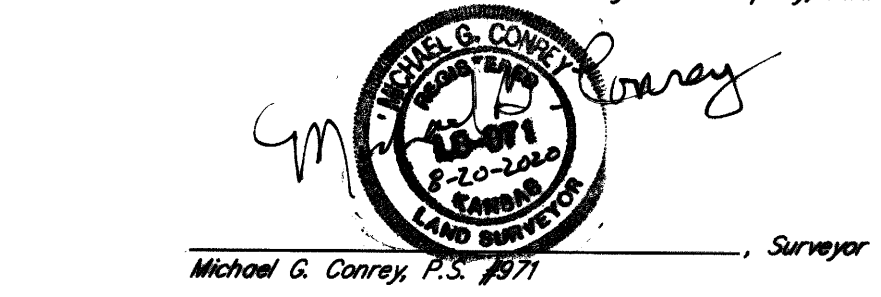


NRD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A.,
Sedgwick County) Surveyors in aforesaid county and state do hereby certify that we
have surveyed and platted "NRD ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the East 177.18 feet of the
South Half of the Southwest Quarter of Section 1, Township 27
South, Range 2 East of the Sixth Principal Meridian, Sedgwick County,
Kansas, subject to road rights-of-way of record.

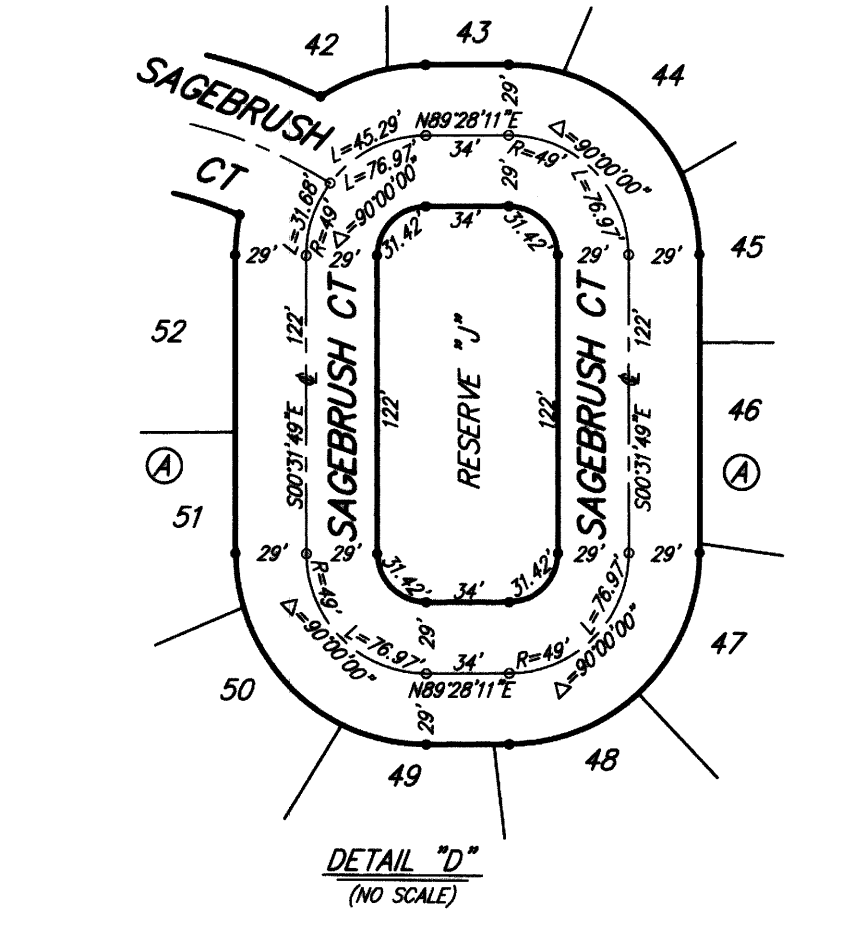
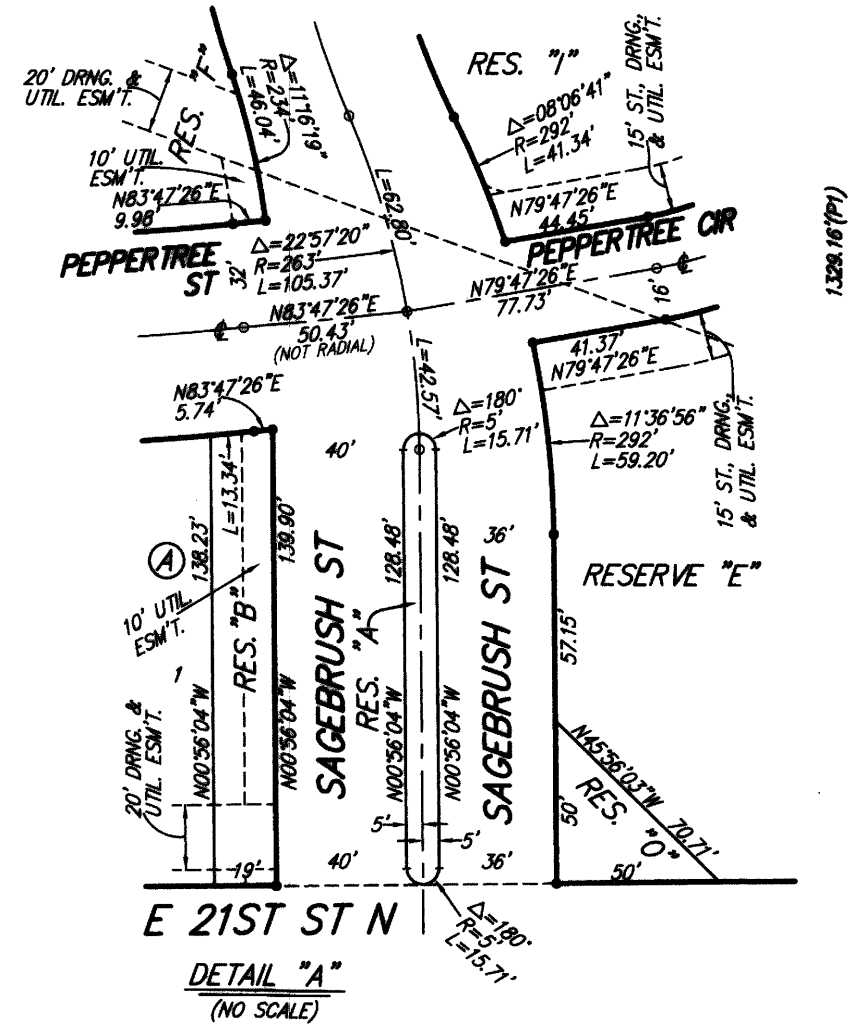
Existing public easements, building setback lines,
dedications, and access controls, if any, being
voted by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.
Michael G. Conroy, P.S. 1971



Know all men by these presents that
we, the undersigned owners, have caused the land in the surveys
certified to be platted into Lots, Blocks, Streets, and Reserves, to
be known as "NRD ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the East 177.18 feet of the
South Half of the Southwest Quarter of Section 1, Township 27
South, Range 2 East of the Sixth Principal Meridian, Sedgwick County,
Kansas, subject to road rights-of-way of record.

The drainage and utility easements are hereby
granted to the public as indicated for
drainage purposes. 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 street,
drainage, and utility easements are hereby granted to the public as
indicated for street purposes, for drainage purposes, and for the
construction and maintenance of all public utilities. No private
drainage systems shall be located within public drainage easements
unless a Residential Drainage Relief Permit is obtained from the City
of Wichita Public Works & Utilities Department. The wall easement is
herby granted as indicated for the construction and maintenance of
private screening walls and utility man lines and service lines shall
be allowed to cross this easement. The contingent dedication for
public uses, such as streets, sidewalks, drainage, or utilities, shall
become effective if the adjacent subdivision is zoned Single-Family
Residential (SF-5) or Two-Family Residential (TF-3) and the City
Engineer of the City of Wichita determines a need for such
dedication. The costs of constructing said improvements are to be
borne by the person(s) or agency that owns said adjacent
subdivision. The streets are hereby dedicated to the use of the
public. No obstructions shall be constructed or placed within the
street stubs providing future access to adjacent properties.
Reserves "A" and "D" are hereby reserved for entry monuments, open
space, landscaping, drainage purposes, streets, and utilities. Reserve
"B" is hereby reserved for open space, landscaping, drainage
purposes, screening walls, and utilities as confined to easements.
Reserve "C" is hereby reserved for open space, landscaping,
emergency access as confined to easement, and utilities as confined
to easement. No fences or other obstructions shall be constructed
or placed within said Reserve "C". Reserve "E" is hereby reserved
for open space, lakes, berms, walking paths, sidewalks, landscaping,
pipelines as confined to easement, drainage purposes, and utilities as
confined to easements. Reserve "F" is hereby reserved for open
space, lakes, berms, walking paths, sidewalks, landscaping, gazebos,
a swimming pool and related appearances, playgrounds, parking,
pipelines as confined to easement, drainage purposes, and utilities as
confined to easements. Reserve "G" is hereby reserved for open
space, landscaping, berms, walking paths, sidewalks, pipelines as
confined to easement, drainage purposes, and utilities as confined to
easements. Reserve "H" is hereby reserved for open space,
pedestrian access, landscaping and drainage purposes. Reserve "I"
is hereby reserved for open space, lakes, landscaping, entry monuments,
signage, berms, walking paths, sidewalks, gazebos, playgrounds,
parking, pipelines as confined to easement, drainage purposes, and
utilities as confined to easements. Reserves "J" and "M" are hereby
reserved for open space, landscaping, gazebos, streets and drainage
purposes. Reserve "K" is hereby reserved for open space,
landscaping, a contingent dedication for public uses over the west 58
feet of said Reserve "K", drainage purposes and utilities as confined
to easements. No fences or other obstructions shall be constructed
or placed within the contingent dedication for public uses within
Reserve "K". Reserve "L" is hereby reserved for entry monuments,
open space, landscaping, drainage purposes and utilities as confined
to easements. Reserve "N" is hereby reserved for open space,
landscaping, berms, pedestrian access, playgrounds, streets, walking
paths, sidewalks, drainage purposes, and utilities as confined to
easements. Reserve "O" is hereby reserved for entry monuments,
open space, landscaping, utilities and drainage purposes. Reserve "P"
is hereby reserved for open space, landscaping, drainage purposes,
pedestrian access, utilities as confined to easement, and emergency
access as confined to easement. No fences or other obstructions
shall be constructed or placed within said Reserve "P". Reserves "A",
"B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", and
"P" 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.



This plat of "NRD ADDITION", Sedgwick
County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 9th day of July, 2020,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Michael C. Gaese, Chair
Charles A. Hansen, Michael C. Gaese
Scott A. Wade, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 13th day of October, 2020.

Brandon J. Whipple, Mayor,
City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-201
on this 22nd day of September, 2020.

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

State of Kansas) SS The foregoing instrument acknowledged before
me, this 15th day of August, 2020, by Nicholas A. Cowgill,
Manager of 21 Management, LLC, a Kansas limited liability company,
Operating Manager of NRD, LLC, a Kansas limited liability company,
on behalf of the limited liability company.

Lynette A. Saubier, Notary Public
LUNETTE A. SAUBIER

My App. Exp. 07-20-2022

Entered on transfer record this 15th day
of December, 2020.

Kelly B. Arnold
Kelly B. Arnold



State of Kansas) SS This is to certify
Sedgwick County) for record in the office of the
December, 2020

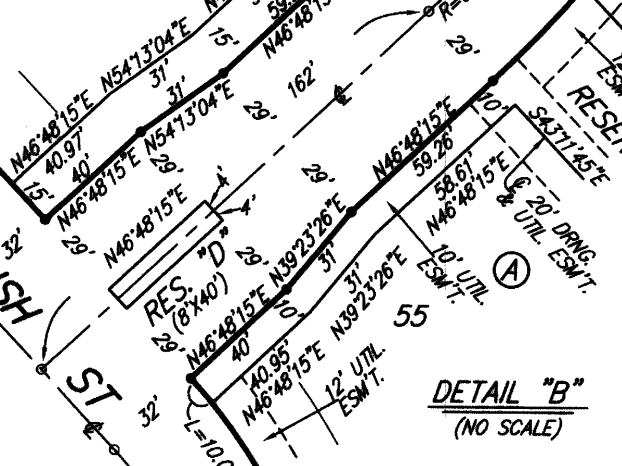
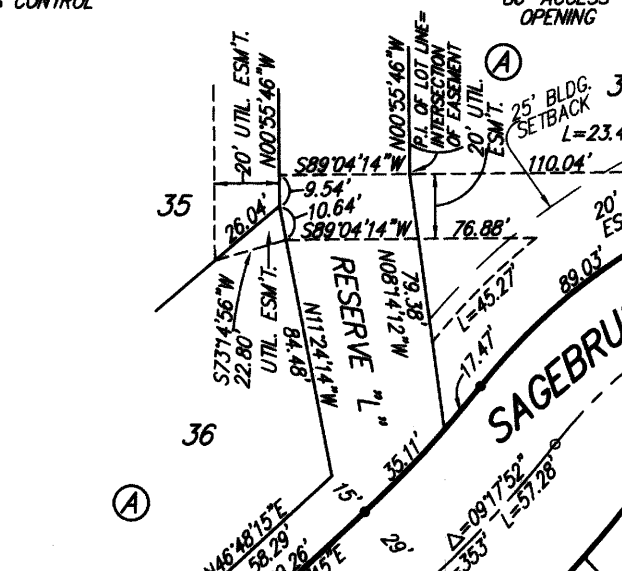
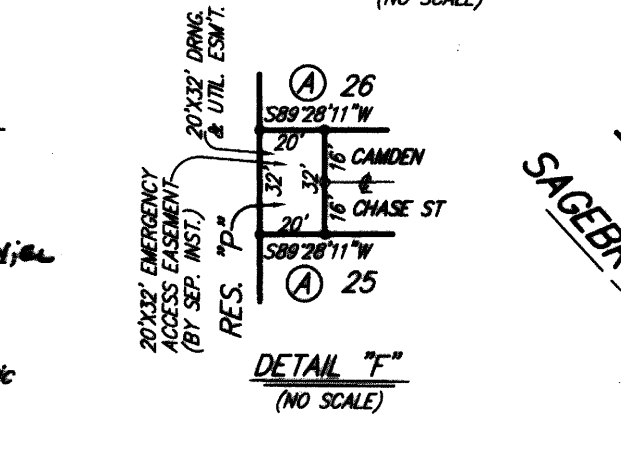
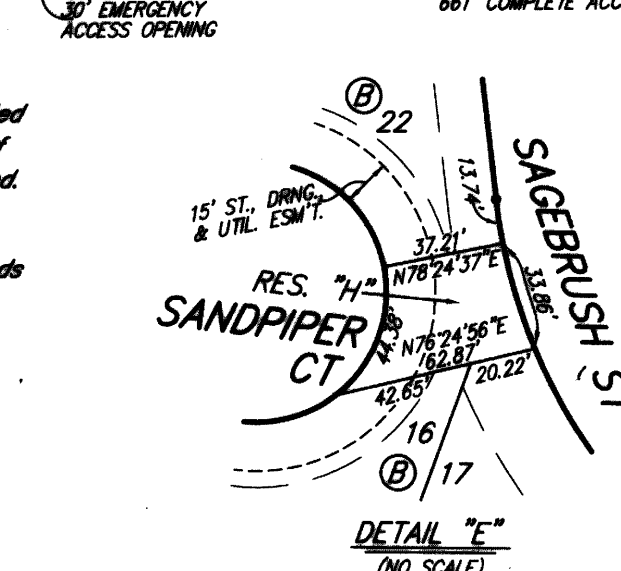
**FOR REFERENCE ONLY
NOT TO SCALE**

Chad S.V.P.
CHAD S.V.P.

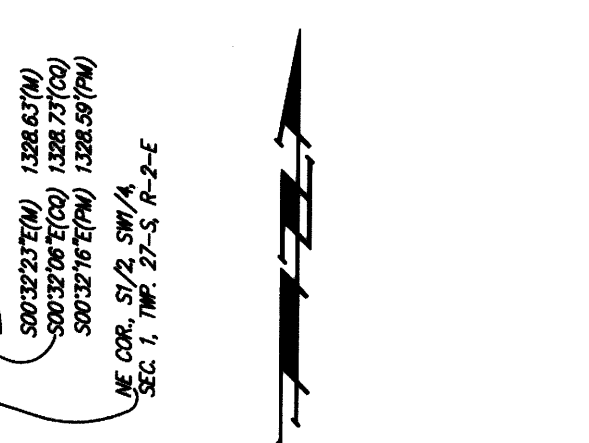
State of Kansas) SS The foregoing instrument acknowledged before me this 15th day of August, 2020, by Chad S.V.P.,
S.V.P. of Empire Bank, on behalf of the bank.

Lynette A. Saubier, Notary Public
LUNETTE A. SAUBIER

My App. Exp. 07-20-2022



Sedgwick County
Register of Deeds - Tonge Buckingham
Doc # Film # Pg: 30016739
Page Recorded: 1
Clerk: KVENATOR
Date Recorded: 12/17/2020 01:35:53 PM
Recording Fee: 432.00



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = 1/2" IRON PIPE (FOUND/ORIGIN UNKNOWN)
 - = #6 REBAR (FOUND/ORIGIN UNKNOWN)
 - = 3/4" IRON PIPE (FOUND/ORIGIN UNKNOWN)
 - = 1/2" IRON PIPE IN THIMBLE (FOUND/ORIGIN UNKNOWN)
- (M) = MEASURED
(CS) = CALCULATED FROM MEASURED INFO.
(CO) = CALCULATED FROM SUBDIVISION
(Q) = CALCULATED FROM QUARTER SECTION
(DS) = CALCULATED FROM DESCRIBED INFO.
(PM) = PLATTED INFO. FROM MONARCH LANDING
(PI) = PLATTED INFO. FROM 143RD STREET ESTATES

MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
47-62	A	1,365.5
3-15	B	1,369.5

BENCHMARKS:
CHASED SQUARE ON NW CORNER OF CATCH
BASIN, 262.2' W. & 35.5' N. OF S1/4 COR.,
SEC. 1, TWP. 27-S, R-2-E.
ELEV=1361.72 NAVD88

CHASED SQUARE ON NW CORNER OF CATCH
BASIN, 362.0' W. & 35.5' N. OF S1/4 COR.,
SEC. 1, TWP. 27-S, R-2-E.
ELEV=1363.84 NAVD88

CHASED SQUARE ON NW CORNER OF CATCH
BASIN, 160.0' E. & 24.3' S. OF SW COR., LOT
13, BLOCK A, NRD ADDITION.
ELEV=1369.65 NAVD88

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this
plat. All drainage easements, right-of-way, and
reserves shall remain at established grades (unless
modified with the approval of the City Engineer) and
shall be unobstructed to allow for the conveyance of
stormwater in accordance with the Stormwater
Manual. The maintenance of all dropoways and
drainage facilities in backyard drainage easements
and reserves shall be the responsibility of the
property owner, and shall be enforced by the
Homeowners' Association and be provided for in the
Homeowners' Association covenants.

NOTE:
LOTS 1-36, 55-58, BLOCK A, AND
LOTS 1-31, BLOCK B WITH NRD
ADDITION SHALL HAVE A 5 FOOT
INTERIOR SIDEYARD SETBACK.



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
BaughmanCo.com

NRD ADDITION

**COPY OF
PLAT**

STORM WATER DRAIN
IMPROVEMENTS

PROJECT NUMBER:
21-03-E867

DESIGN: DRAWN:
DATE: July 2, 2021

SHEET
46 OF **46**

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERS | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\Projects\NRD Addition_12-01-2020\Plan\Drawings\NRD Addition_Edms.RKR