

CRANOR ADDITION MAIZE, SEDGWICK COUNTY, KANSAS

This plat of "CRANOR ADDITION", Maize, Sedgwick County, Kansas has been submitted to and approved by the Maize City Planning Commission, Maize, Kansas.

Dated this _____ day of _____, 2023.
Maize City Planning Commission

_____, Chairman
Bryan Aubuchon

_____, Secretary
Dennis Downes

_____, Planning Administrator
Kim Edgington

This plat approved and all dedications shown hereon accepted by the City Council of the City of Maize, Kansas, this _____ day of _____, 2023.

_____, Mayor
Patrick Stivers

_____, City Clerk
Sue Villarreal

State of Kansas) SS This plat is approved pursuant to the provisions of K.S.A. 12-401.
City of Maize)

Date Signed: _____, 2023.

_____, City Attorney
Tom Powell

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2023.

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

Entered on transfer record this _____ day of _____, 2023.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record in the Office of the Register of Deeds, this _____ day of _____, 2023 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2023, by Paul E. Kelsey, President of Kick "N" Development Corp., a Kansas corporation, on behalf of the corporation.

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2023, by Paul E. Kelsey, President of Kelsey Investments, Inc., a Kansas corporation, on behalf of the corporation.

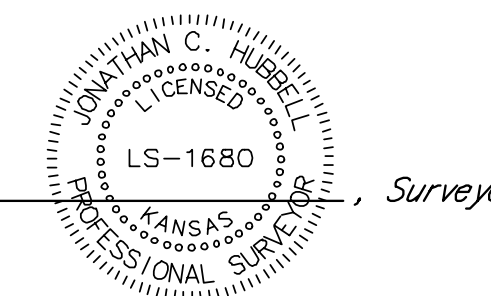
My App't. Exp. _____

CRANOR ADDITION
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CRANOR ADDITION", Maize, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Northwest Quarter of Section 31, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at a point on the west line, said point being 478 feet South of the Northwest corner thereof; THENCE East parallel with the north line of said Northwest Quarter, 350 feet; THENCE South parallel with said west line, 561.65 feet; THENCE East parallel with the north line of said Northwest Quarter to the east line of said Northwest Quarter, 2209.77 feet; THENCE south along the east line of said Northwest Quarter thereof, to the south line of said Northwest Quarter, 1601.71 feet; THENCE West along the south line of said Northwest Quarter, 2341.24 feet; THENCE North parallel with the west line of said Northwest Quarter, 250.00 feet; THENCE West parallel with the south line to the west line of said Northwest Quarter, 250.00 feet; THENCE North along the west line of said Northwest Quarter, 1914.27 feet, to the point of beginning. Subject to road rights-of-way of record.

Existing public easements, dedications, building setbacks, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Jonathan C. Hubbell, P.S. #1680, Surveyor



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 "CRANOR ADDITION", Maize, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage 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. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for open space, landscaping, drainage purposes, berms, entry monuments, signage, utilities as confined to easement, and streets as confined to easement. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, berms, utilities as confined to easements, and streets as confined to easement. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, berms, entry monuments, signage, lakes, utilities as confined to easements, and streets as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, drainage purposes, berms, swimming pools and related facilities, multi-sport courts, playgrounds, parking, water lines and related appurtenances as confined to easement, electric lines and related appurtenances as confined to easement, utilities as confined to easement, and streets as confined to easement. Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, berms, lakes, water lines and related appurtenances as confined to easement, electric lines and related appurtenances as confined to easement, utilities as confined to easement, and streets as confined to easement. Reserve "G", "H", and "K" are hereby reserved for open space, landscaping, drainage purposes, berms, entry monuments, signage, utilities and streets. Reserves "I" and "J" are hereby reserved for open space, landscaping, drainage purposes, signage, and utilities. Reserve "L" is hereby reserved for open space, landscaping, drainage purposes, berms, swimming pools and related facilities, multi-sport courts, playgrounds, parking, and utilities as confined to easement. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained by the homeowners association for the addition and/or any successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Maize, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Kick "N" Development Corp.,
a Kansas corporation

_____, President
Paul E. Kelsey

Kelsey Investments, Inc.,
a Kansas corporation

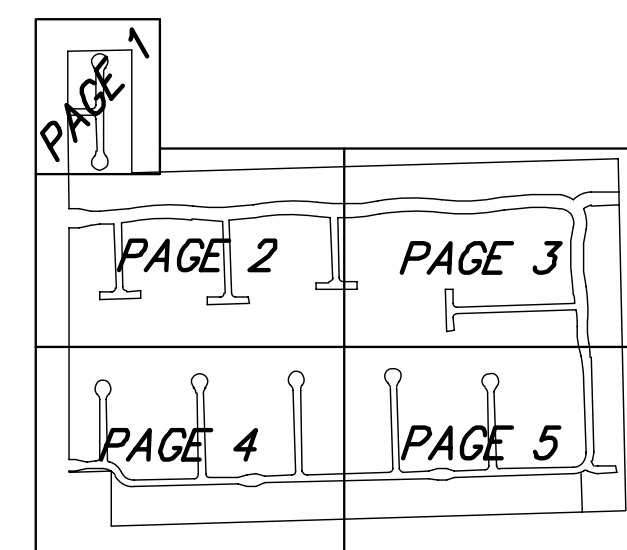
_____, President
Paul E. Kelsey

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

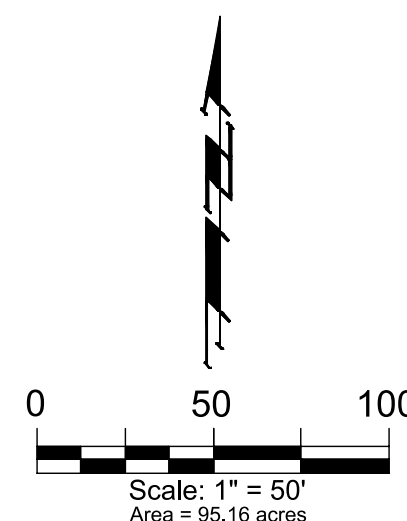
State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2023, by _____ of Legacy Bank, on behalf of the bank.

My App't. Exp. _____

_____, Notary Public



SHEET LOCATION



FOR REFERENCE ONLY
NOT TO SCALE

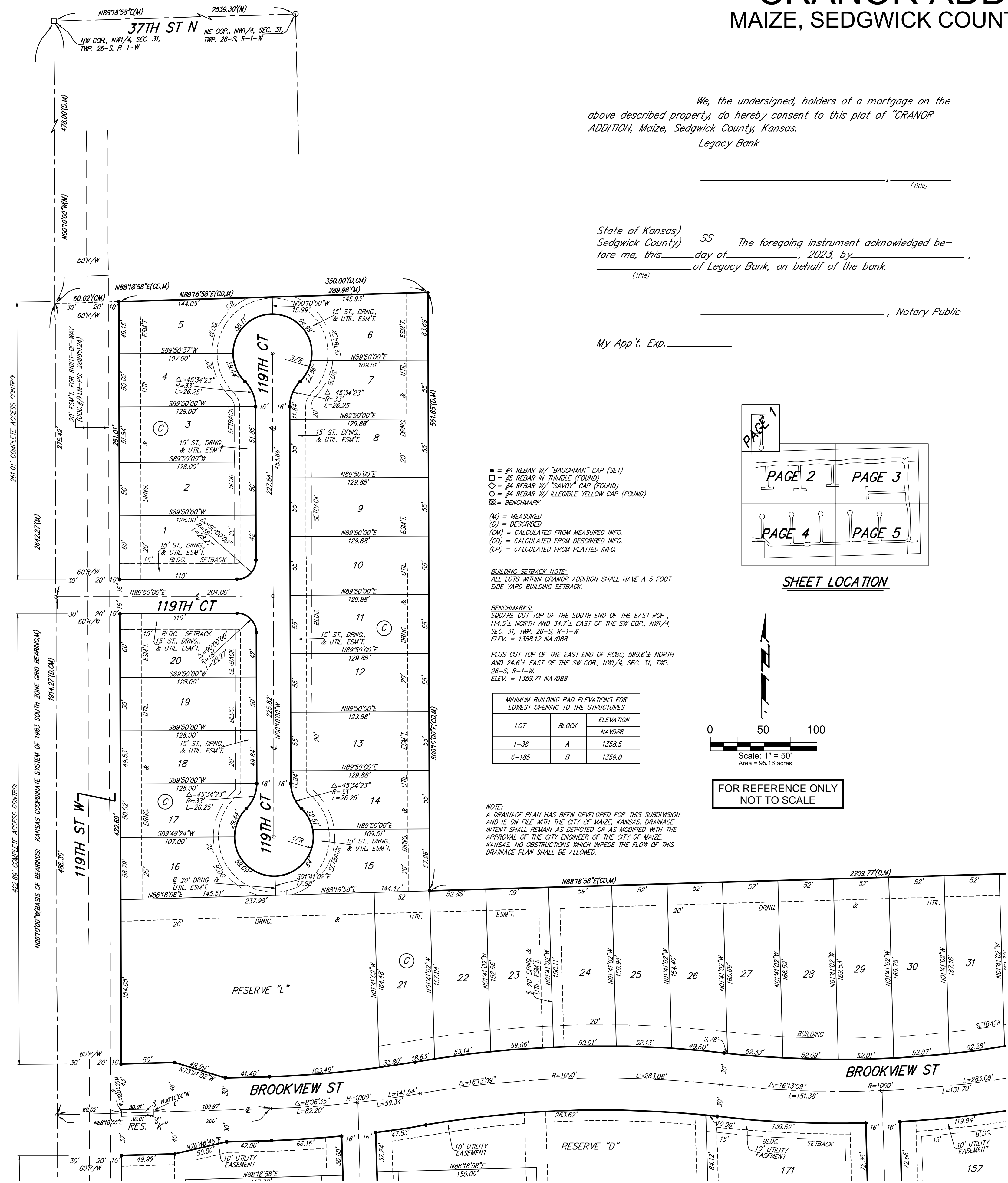
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ THIMBLE (FOUND)
- = #4 REBAR W/ "SAVOY" CAP (FOUND)
- = #4 REBAR W/ ILLINOIS YELLOW CAP (FOUND)
- ⊠ = BENCHMARK
- (M) = MEASURED
- (C) = CALCULATED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.

BUILDING SETBACK NOTE:
ALL LOTS WITHIN CRANOR ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

BENCHMARKS:
SQUARE CUT TOP OF THE SOUTH END OF THE EAST RCP, 114.5± NORTH AND 34.7± EAST OF THE SW COR., NW1/4, SEC. 31, TWP. 26-S, R-1-W. ELEV. = 1358.12 NAVD88
PLUS CUT TOP OF THE EAST END OF RCP, 588.6± NORTH AND 24.6± EAST OF THE SW COR., NW1/4, SEC. 31, TWP. 26-S, R-1-W. ELEV. = 1359.71 NAVD88

LOT	BLOCK	ELEVATION
1-36	A	1358.5
6-185	B	1359.0

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF MAIZE, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF MAIZE, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



E:\Projects\Cranor Addition (Kelsey, 119th), 22-04-PT88\PlanDrawings\CRANOR_ADD_Mylar.dwg