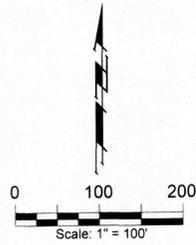


JANTZ ADDITION SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ✱ = STONE (FOUND) (ORIGIN UNKNOWN)
- ⊠ = BENCHMARK

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CM) = CALCULATED FROM MEASURED INFO.
- (CP) = CALCULATED FROM PLATTED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.

BENCHMARK:
 BM-#1: RAILROAD SPIKE, NORTH SIDE OF POWER POLE, 83.9'± WEST AND 371'± SOUTH OF SW COR., LOT 2, BLOCK A, JANTZ ADD.
 ELEV. = 1398.62 NAVD88

BM-#2: RAILROAD SPIKE, WEST SIDE OF POWER POLE, 89.8'± EAST OF SE COR., LOT 1, BLOCK A, JANTZ ADD.
 ELEV. = 1406.16 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1,384.6

NOTE:
 ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE HEARTSTONE PLANNED UNIT DEVELOPMENT PUD-#129.

NOTE:
 Existing affidavit (Film 1026, Page 1083) by a Kansas Gas and Electric Company employee claiming right-of-way over a portion of property within plot legal description.

EASEMENT NOTE:
 Existing blanket Pipe Line Right-of-Way Grant for pipeline over the East Half of the Northeast Quarter of Sec. 12, Twp. 26-S, R-1-E of the Sixth Principal Meridian, Sedgwick County, Kansas lying east of the Chicago Rock Island & Pacific Railroad Right of Way, in favor of Skelly Oil Company (Misc. Book 102, Page 428), now assigned to Seminate Transportation and Gathering, Inc., (Film 2296, Page 102) is in the process of being released this 22th day of April, 2025. No evidence of pipeline within plot legal description.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "JANTZ ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Northeast Quarter of Section 12, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the Right of Way of the Chicago, Rock Island, and Pacific Railway Company; EXCEPT the South 988.9 feet; and EXCEPT the North 1006.69 feet thereof; AND EXCEPT a tract described as commencing at the northeast corner thereof; THENCE south along the East Line of said Northeast Quarter, 1006.69 feet for a point of beginning; THENCE west, parallel with the North line of said Northeast Quarter, 807 feet; THENCE south, 652.77 feet; THENCE east, 806.98 feet; THENCE north to beginning; TOGETHER WITH That part of the Northeast Quarter of Section 12, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the Right of Way of the Chicago, Rock Island, and Pacific Railway Company; EXCEPT the South 988.9 feet; and EXCEPT the North 1006.69 feet thereof; AND EXCEPT a tract described as commencing at the northeast corner thereof; THENCE south along the East Line of said Northeast Quarter, 1006.69 feet; THENCE west, parallel with the North line of said Northeast Quarter, 807 feet for a place of beginning; THENCE continuing west along the last described line, 471.97 feet to the easterly Right of Way line of CR&P Railroad; THENCE southwesterly along said Railroad Right of way, 759.10 feet to a point 988.90 feet north of the South line of said Northeast Quarter as measured parallel with the East line of said Northeast Quarter; THENCE east parallel with the South line of said Northeast Quarter, 859.24 feet to a point 806.98 feet west of the East line of said Northeast Quarter; THENCE north parallel with the East line of said Northeast Quarter, 652.77 feet to the place of beginning; AND EXCEPT the East 50 thereof for road.

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 Northeast Quarter of Section 12, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Preston A. Stewart, P.S. #1386, 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, a Reserve, and a Street to be known as "JANTZ ADDITION", Sedgwick County, Kansas. The utility easement is hereby granted to the public as indicated 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, drainage purposes, lakes, and floodplain. No buildings shall be constructed or placed on or within said floodplain, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

Jantz Properties LLC, a Kansas limited liability company

Chadwick S. Jantz
 Chadwick S. Jantz, Member

Alicia N. Jantz
 Alicia N. Jantz, Member

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

Dated this _____ day of _____, 2024.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

 Bryan K. Frye, Chairman

 Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2025.

 Lily Wu, Mayor
 City of Wichita

 Paul Leeker, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2025.

 Ryan Baty, Fourth District, Chairman

ATTEST: _____
 Kelly B. Arnold, County Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this 23rd day of May, 2025, by Chadwick S. Jantz and Alicia N. Jantz, as Member and Member of Jantz Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company.



Lunette A. Sauber
 Lunette A. Sauber, Notary Public

My App't. Exp. 09/20/2026

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

FINAL TRACING REC'D
 RECEIVED MAY 28 2025
 CITY HALL - ENGINEERING
 MAIL STOP 1-71
 Arceli Rosas
 FOR YOUR FILES

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

Legacy Bank

Rex Reynolds
 REX REYNOLDS, EVP (Title)

Entered on transfer record this _____ day of _____, 2025.

 Kelly B. Arnold, County Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this 22nd day of May, 2025, by REX REYNOLDS, EVP of Legacy Bank, on behalf of the bank.



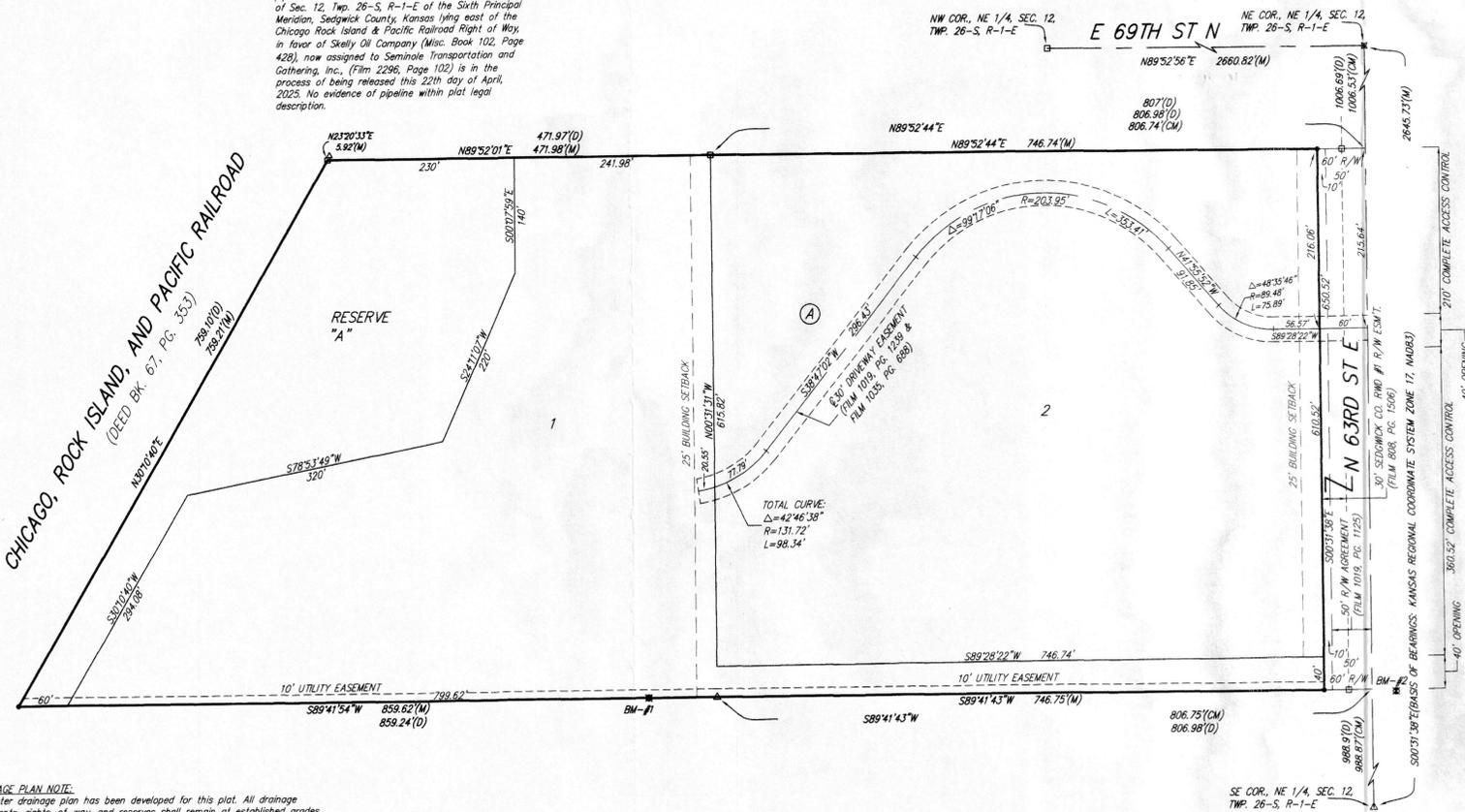
Lunette A. Sauber
 Lunette A. Sauber, Notary Public

My App't. Exp. 09/20/2026

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 _____, 2025 at _____ o'clock _____ M; and is duly recorded.

 Tonya Buckingham, Register of Deeds

 Kenly Zehring, Deputy



DRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plot. All drainage easements, rights-of-way and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

JANTZ ADDITION

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