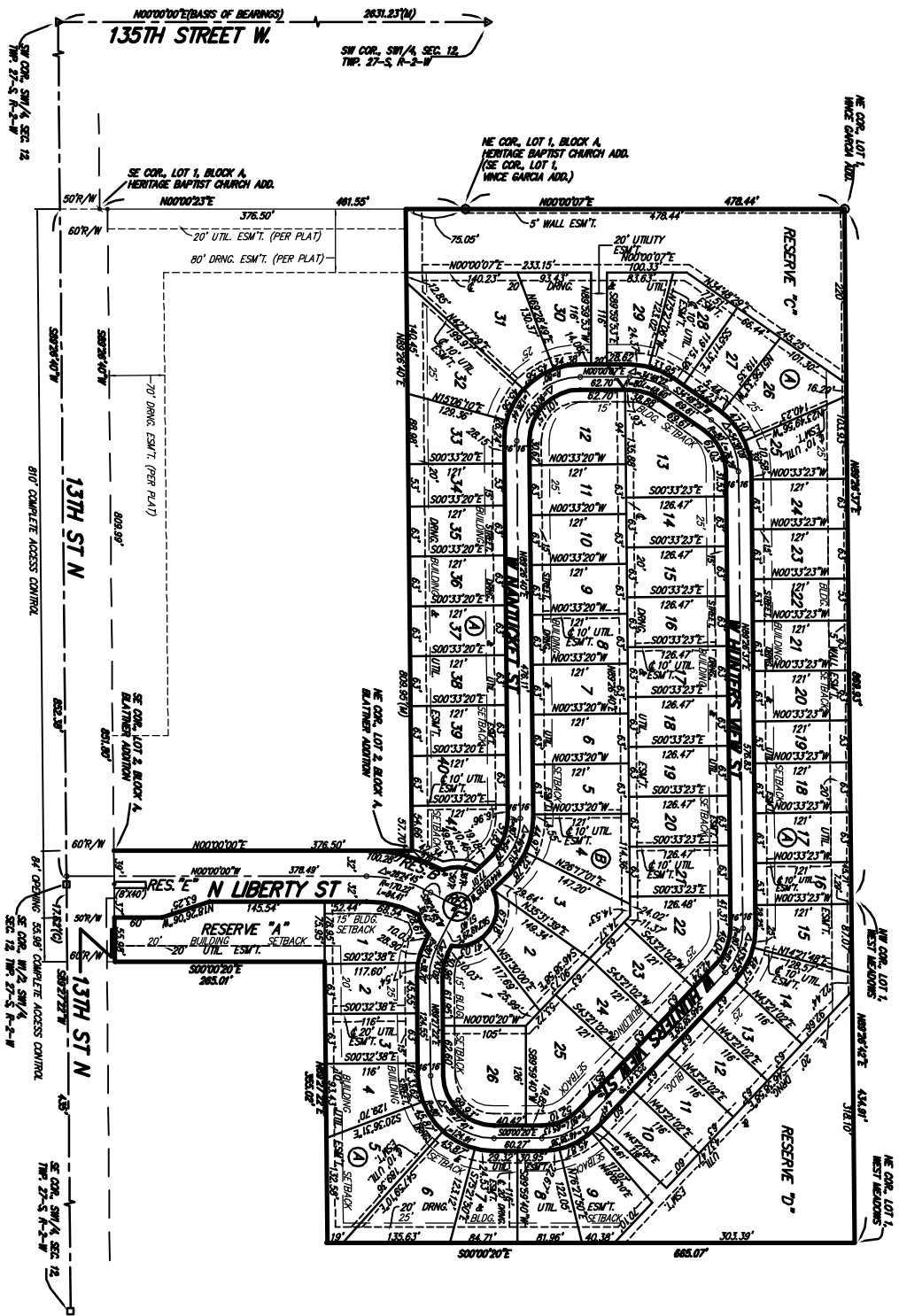


CRYSTAL GARDENS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ADDITIONAL BUILDING SETBACKS PER COMMUNITY UNIT PLAN DP-364

- = M. REAR W/ THUSMAN CAP (SET)
- = M. REAR W/ THUSMAN CAP (ROUND)
- △ = 3' COUNTY DSG. IN CONC. (ROUND)
- = M. REAR W/ THUSMAN CAP (ROUND)
- (1) = RESERVED
- (2) = DESCRIBED
- (3) = CALCULATED
- (4) = CALCULATED PER DESCRIBED AREA

REMARKS:
CITY OF WICHITA, ASS. 20' SOUTH OF SOUTH LINE OF LOT 2, BLOCK A, LIBERTY PARK ADDITION, EX. = 134,082 ACROSS

ANNUAL BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES	LOT	BLOCK	ELEVATION	MSL
	9-14	A	1250.0	
	26-32	A	1247.0	

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage ditches and other features shown on this plat are in accordance with the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas) SS
Sedgwick County) and state do hereby certify that we have surveyed and plotted 'CRYSTAL GARDENS ADDITION', Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Lot 1, Block A, Batcher 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, 335.00 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, 303.00 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).

Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we the undersigned have caused the land in the surveyors certificate to be plotted into Lots, Blocks, Streets, and Reserves to be known as 'CRYSTAL GARDEN 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 streets are hereby dedicated to and for the use of the public. Reserve 'A' is 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 assessments. Reserve 'B' is reserved for entry monuments, streets, landscaping, open space, berms, sidewalks, drainage purposes, and utilities as confined to assessments. Reserve 'C' is reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to assessments. Reserve 'D' is reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to assessments. Reserve 'E' is reserved for entry monuments, streets, landscaping, open space, berms, sidewalks, drainage purposes, and utilities as confined to assessments. Reserve 'F' is reserved for streets, open space, drainage purposes, and utilities. 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 permitted opening locations shall be as determined by the City Engineer of 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

Paul E. Kelsey, President

State of Kansas) SS The foregoing instrument acknowledged before me, this ___ day of _____, 2007, by Paul E. Kelsey, President of the Kelsey Investments, Inc., a Kansas corporation on behalf of the corporation.

My App't. Exp. _____ Notary Public

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 ___ day of _____, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell A. Downing, Chair

John L. Schlegel, Secretary

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

Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2007.

Tracie L. Robella, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this ___ day of _____, 2007.
Dan Broce, County Clerk

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

CRYSTAL GARDENS ADDITION
25 JUNE, 2007
Baughman Company, P.A.
3157th St. Wichita, KS 67211 734-625771 734-6254049
Baughman Incorporated | Leawood | Kansas | LSCORP/KANSAS/CRISTALGARDENS/DWG/CRP