

FINAL TRACTS 2.10.15

# JBAR ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "JBAR 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 \_\_\_\_\_, 2015.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Matthew J. Goalsby

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor  
Carl Brewer

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

JABR LLC, a Kansas limited liability company

\_\_\_\_\_, Manager  
Jay Russell

\_\_\_\_\_, Manager  
Bob Armstrong

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS The foregoing instrument acknowledged before Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Jay Russell, Manager of JABR LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Bob Armstrong, Manager of JABR LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

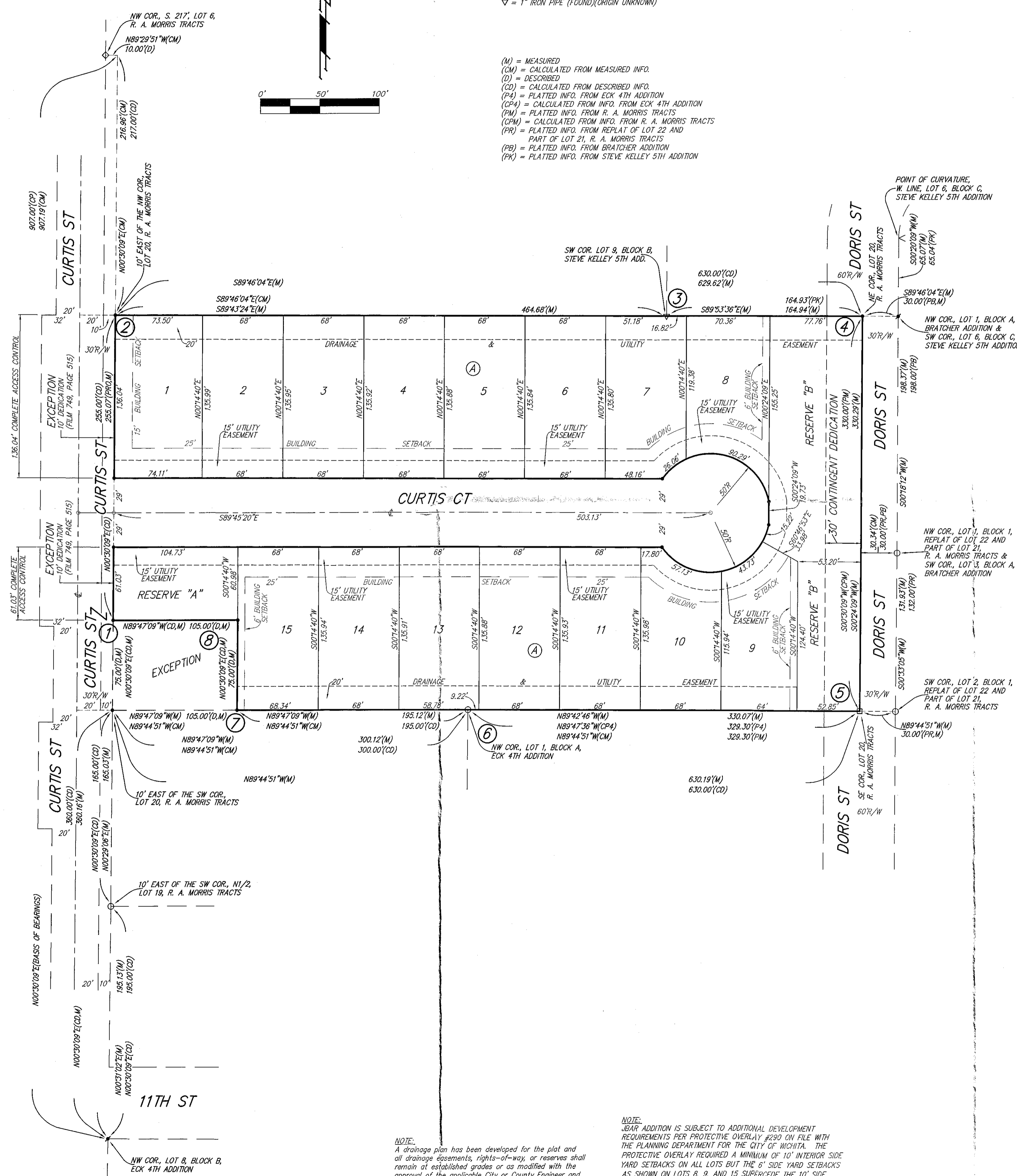
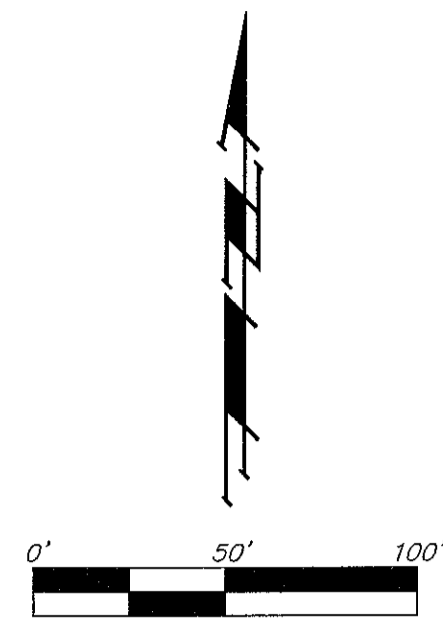
State of Kansas) SS This is to certify that this plat has been Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ◻ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - ◻ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - ◻ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - ◻ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED  
(CM) = CALCULATED FROM MEASURED INFO.  
(D) = DESCRIBED  
(CD) = CALCULATED FROM DESCRIBED INFO.  
(P4) = PLATTED INFO. FROM ECK 4TH ADDITION  
(CP4) = CALCULATED FROM INFO. FROM ECK 4TH ADDITION  
(PM) = PLATTED INFO. FROM R. A. MORRIS TRACTS  
(CPM) = CALCULATED FROM INFO. FROM R. A. MORRIS TRACTS  
(PR) = PLATTED INFO. FROM REPLAT OF LOT 22 AND PART OF LOT 21, R. A. MORRIS TRACTS  
(PB) = PLATTED INFO. FROM BRATCHER ADDITION  
(PK) = PLATTED INFO. FROM STEVE KELLEY 5TH ADDITION



NOTE: JBAR ADDITION IS SUBJECT TO ADDITIONAL DEVELOPMENT REQUIREMENTS PER PROTECTIVE OVERLAY #290 ON FILE WITH THE PLANNING DEPARTMENT FOR THE CITY OF WICHITA. THE PROTECTIVE OVERLAY REQUIRED A MINIMUM OF 10' INTERIOR SIDE YARD SETBACKS ON ALL LOTS BUT THE 8' SIDE YARD SETBACKS AS SHOWN ON LOTS 8, 9, AND 15 SUPERSEDE THE 10' SIDE YARD SETBACKS ESTABLISHED BY THE PROTECTIVE OVERLAY.

NOTE: A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or reserves shall remain of established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.