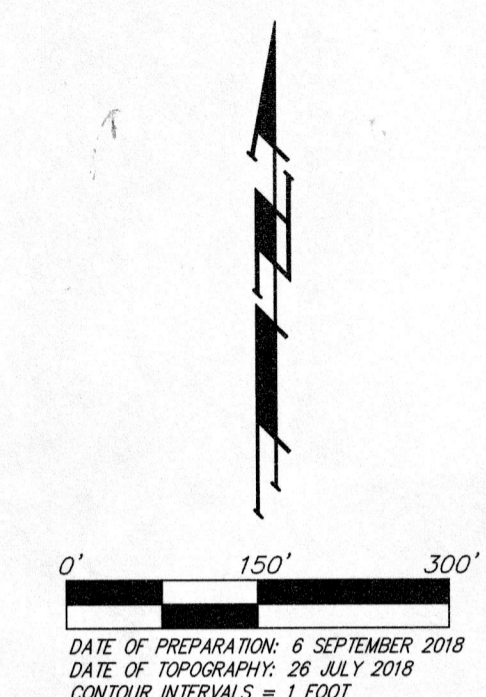


PRELIMINARY PLAT  
**PIKE ADDITION**  
 WICHITA, SEDGWICK COUNTY, KANSAS

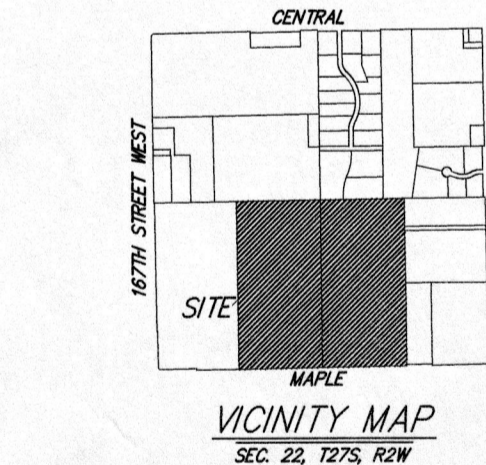


**CONTRACT PURCHASER:**  
 PIKE, LLC  
 ATTN: JAY RUSSELL  
 PO BOX 75337  
 WICHITA, KS 67275

**LEGAL DESCRIPTION:**  
 THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS.

**BENCHMARK:**  
 CITY OF WICHITA DISC TOP OF HEADWALL OF RCBC 660± EAST OF THE SE COR. OF THE SE 1/4, SEC. 22, TWP. 27-S, R-2-W.  
 ELEV. = 1410.27 NAVD88

- = #4 Baughman Rebar Set
  - = 1/2" Iron Pipe Found (Origin Unknown)
  - △ = 3/4" Iron Pipe Found (Origin Unknown)
  - ⊙ = #5 Rebar Found (Origin Unknown)
  - ⊗ = Metal Cap Found (Origin Unknown)
  - ✕ = Stone Found
- (C) = Calculated  
 (M) = Measured  
 (P) = Plotted
- AB □ = ALPHA Box
  - PH ○ = Fire Hydrant
  - PP □ = Power Pole
  - Sign ○ = Sign
  - WM ● = Water Meter
  - WV ⊕ = Water Valve



RESERVE "A" IS RESERVED FOR ENTRY MONUMENTS, LANDSCAPING, OPEN SPACE, BERMS, AND DRAINAGE PURPOSES.

RESERVES "B" AND "H" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "C" IS RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, BERMS, PARKING, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "D" IS RESERVED FOR OPEN SPACE, LANDSCAPING, LAKES, WALKING PATHS, BERMS, PARKING, CLUBHOUSE AND RELATED APPURTENANCES, POOL AND RELATED APPURTENANCES, BASKETBALL COURTS, DRAINAGE PURPOSES AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "E" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, CONTINGENT STREET DEDICATION, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "F" IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, WALKING PATHS, LAKES, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "G" IS RESERVED FOR OPEN SPACE, LANDSCAPING, CONTINGENT STREET DEDICATION, AND DRAINAGE PURPOSES.

**BUILDING SETBACK FOR FRONT YARD:**  
 FOR HOMES WITH FRONT FACING GARAGES THE FRONT BUILDING SETBACK WILL BE 25'.  
 FOR HOMES WITH SIDE ENTRY GARAGES THE FRONT BUILDING SETBACK WILL BE 20'.

**CITY HALL - ENGINEERING**  
**MAIL STOP 1-71**  
 \*Julianne Kallman  
 Plats for 9-27-18 Subdivision Mtg.

**PIKE ADDITION**  
 8 September 2018

**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Pike Addition\_Plats\Drawings\Pike Addition\_P.dwg:RKR