

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 "PIKE 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. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit obtained from the City of Wichita Public Works & Utilities Department. The drainage easements are hereby granted as indicated for drainage purposes. 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. Reserves "A", "B", "C", "D", "E", "F", and "G" shall be owned and maintained by the home owners association for the addition. The contingent dedications for public uses, such as streets, sidewalks, drainage, or utilities, shall become effective if the adjacent subdivision is zoned Single-Family Residential (SF-5) or Two-Family Residential (TF-3) and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements, are to be borne by the person(s) or agency that owns said adjacent subdivision. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to 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.

Pike, LLC,
a Kansas limited liability company

Jay W. Russell, President
of J Russell Development
and Management, Inc. Manager

PIKE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "PIKE ADDITION", Wichita, Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as 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.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2018.

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

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 2018, by Jay W. Russell, President of J
Russell Development and Management, Inc., Manager of Pike, LLC, a
Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. _____

This plat of "PIKE 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 _____, 2018.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Cindy Miles, Chair

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2018.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

Entered on transfer record this _____ day
of _____, 2018.

Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2018 at _____ o'clock _____ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds

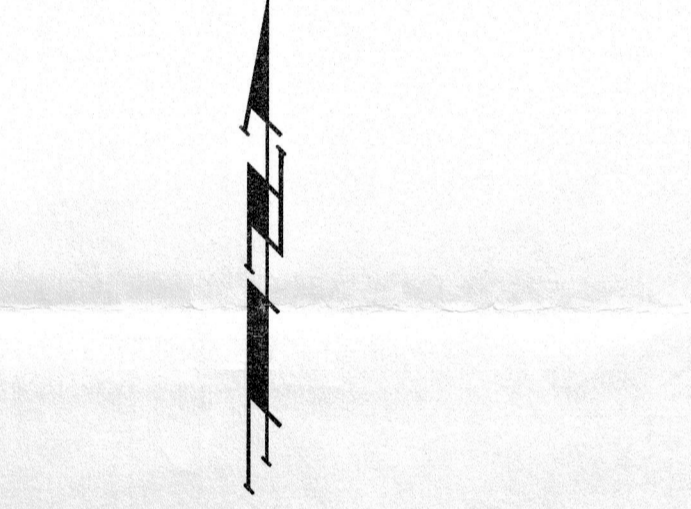
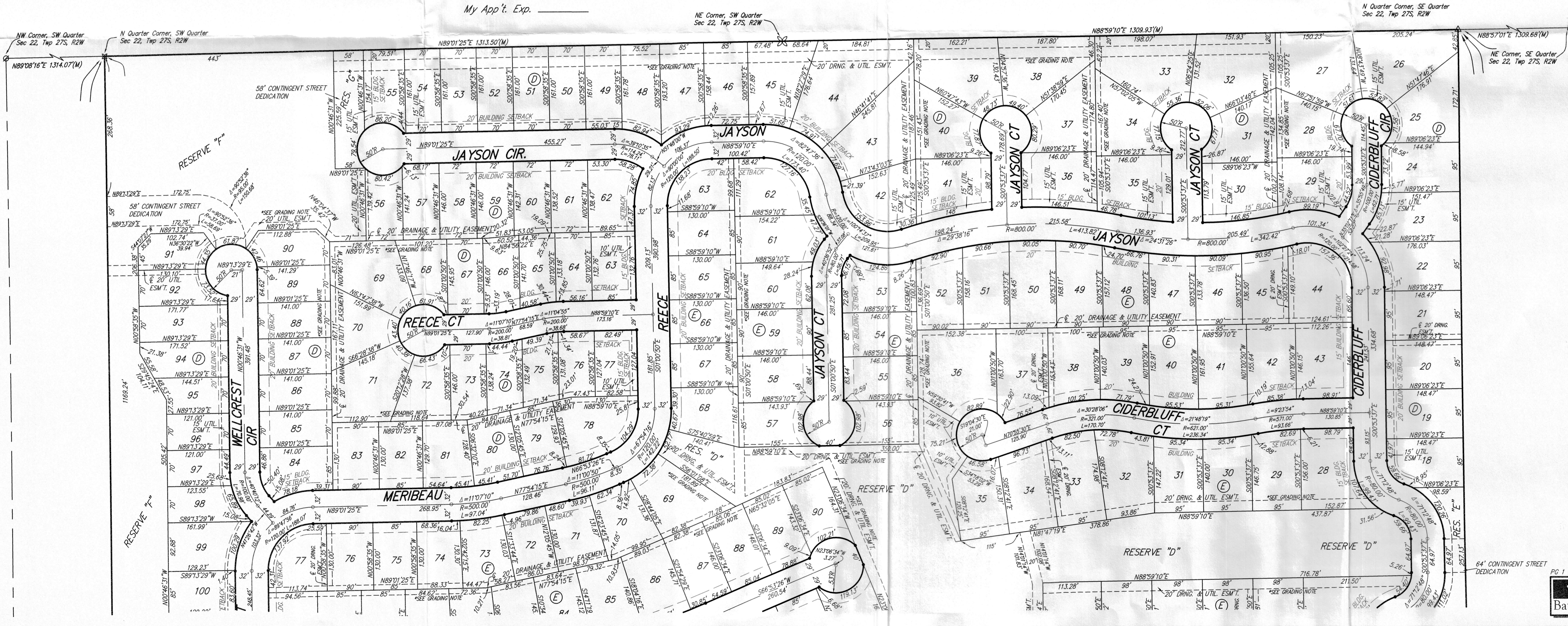
Judy J. Paget, Deputy

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

Emprise Bank

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2018, by _____
of Emprise Bank, on behalf of the bank.

My App't. Exp. _____



DATE OF PREPARATION: 9 NOVEMBER 2018

BUILDING SETBACK FROM FRONT YARD NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER
THE HOMEOWNER'S ASSOCIATION RESTRICTIVE
COVENANTS.

- = #4 Baughman Rebar Set
- = 1 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) = Platted

BENCHMARK:
CITY OF WICHITA DISC TOP OF HEADWALL OF RCBC
660' ± EAST OF THE SE COR. OF THE SE1/4, S. 22,
TWP. 27-S, R-2-W.
ELEV. = 1410.27 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-12,14,15	B	1413.5
55,56,69,90,91	D	1417.0
1,10	E	1417.0
11,21,22,34,35	E	1423.5

* GRADING NOTE:
NO UTILITIES SHALL BE INSTALLED
WITHIN UTILITY EASEMENTS UNTIL SAID
EASEMENTS HAVE BEEN GRADED AND
CURRENT DEVELOPMENT PHASE OF
CITY INFRASTRUCTURE HAS BEEN
COMPLETED. CONTACT DEVELOPER
FOR VERIFICATION OF INFRASTRUCTURE
IMPROVEMENTS.

A master drainage plan has been developed for this plat.
All drainage easements, rights-of-way and reserves shall
remain at established grades (unless modified with the
approval of the City Engineer) and shall be unconstructed to
allow for the conveyance of stormwater in accordance with
the Stormwater Manual.

PIKE ADDITION
PG 1 OF 2
9 November 2018

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7121 F 316-262-0149

Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Pike Addition - Plat\Drawings\Pike Addition - E.dwg

