

Arceh Rosas
FOR YOUR FILES

Meridian 53 Addition

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
RECEIVED FEB 08 2022

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "MERIDIAN 53 ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as The Northeast Quarter of the Northeast Quarter of Section 24, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part platted as Johnson Commercial Centre, an Addition to Wichita, Sedgwick County, Kansas, and EXCEPT that part of Meridian 53 Street North lying east of and abutting the northerly prolongation of the west line of said Johnson Commercial Centre, and EXCEPT that part of Meridian 53 Street North lying north of and abutting the easterly prolongation of the south line of said Johnson Commercial Centre, all being subject to road rights-of-way of record.

This plat of "MERIDIAN 53 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 _____, 2021.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
William M. Johnson
_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2022.
_____, Mayor
Brandon J. Whipple
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2022.
_____, City Clerk
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2022.
_____, County Clerk
Kelly B. Arnold

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 _____, 2022 at _____ o'clock _____ M, and is duly recorded.
_____, Register of Deeds
Tonya Buckingham
_____, Deputy
Kenly Zehring

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.
_____, Surveyor
Michael G. Conrey, P.S. #971

Know all men by these presents that we, the undersigned owners, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets, and Reserves, to be known as "MERIDIAN 53 ADDITION", Wichita, Sedgwick County, Kansas. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public 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 is obtained from the City of Wichita Public Works & Utilities Department. The public access easement is hereby granted to the public as indicated for the construction and maintenance of a shared use pedestrian and bicycle path. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, public access as confined to easement, and sanitary sewer systems and related appurtenances as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, streets, and signage. Reserves "A" and "B" shall be owned and maintained by the lot owners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. 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.

Broadmoor One, LLC, a Kansas limited liability company
By: Circle C, L.P., a Kansas limited partnership, Manager
By: Louise A. Caro 2012 Irrevocable Family Trust, Manager

_____, Trustee
Alfred A. Caro

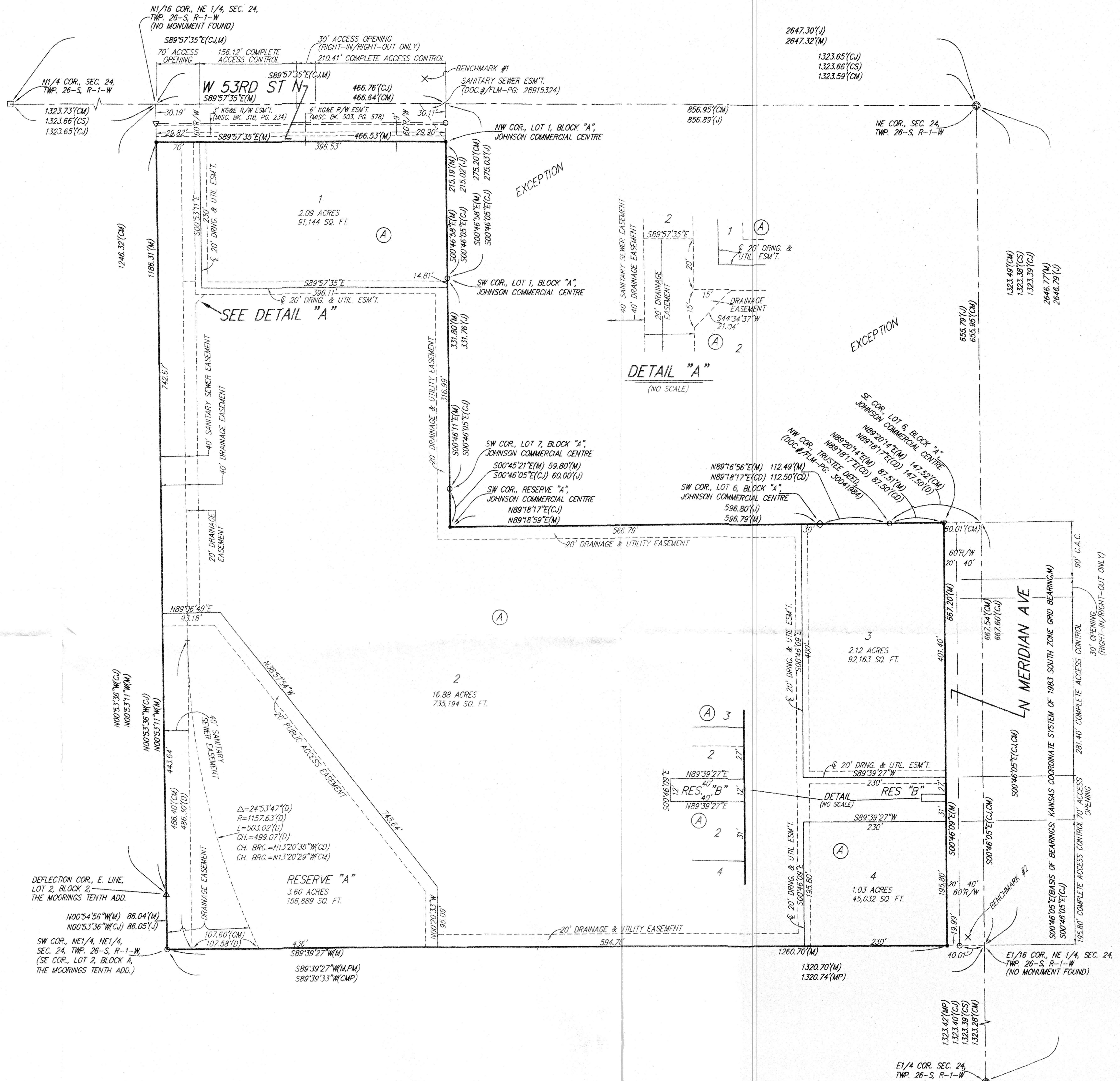
State of Kansas) SS The foregoing instrument was acknowledged before me on this _____ day of _____, 2022 by Alfred A. Caro, as Trustee of the Louise A. Caro 2012 Irrevocable Family Trust, as Manager of Circle C, L.P., a Kansas limited partnership, as Manager of Broadmoor One, LLC, a Kansas limited liability company, on behalf of said limited liability company.

_____, Notary Public
JOHN H. MORICONI
JOHN H. MORICONI
Notary Public - State of Kansas
My App't. Exp. 5/20/25

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "MERIDIAN 53 ADDITION", Wichita, Sedgwick County, Kansas.
Chisholm Trail State Bank n/k/a Stry Bank

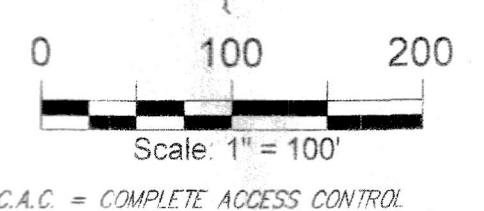
_____,
ZACHARY WEAST
_____,
DENAL GOODALL
State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2022 by Zachary Weast, EVP of Chisholm Trail State Bank, on behalf of the bank.

_____, Notary Public
DENAL GOODALL
Notary Public - State of Kansas
My App't. Expires 3-23-2025
_____, n/k/a Stry Bank



LOT	BLOCK	ELEVATION
1	A	1,333.0
2	A	1,332.4

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - ▽ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
 - △ = #5 REBAR W/ "WACC" CAP (FOUND)
 - = #5 REBAR W/ ILLISIBLE YELLOW CAP (FOUND) (ORIGIN UNKNOWN)
 - ◇ = #5 REBAR W/ "A/E CLS 17" CAP (FOUND)
 - = 1/2" IRON IN THIMBLE (FOUND) (ORIGIN UNKNOWN)
 - X = BENCHMARK
- (M) = MEASURED
(D) = DESCRIBED
(J) = PLATTED INFO. FROM JOHNSON COMMERCIAL CENTRE
(MP) = PLATTED INFO. THE MOORINGS PLAZA II ADDITION
(CM) = CALCULATED FROM MEASURED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.
(CJ) = CALCULATED INFO. FROM JOHNSON COMMERCIAL CENTRE
(CS) = CALCULATED INFO. FROM SUBDIVISION OF QUARTER SECTION
(CMP) = CALCULATED INFO. FROM THE MOORINGS PLAZA II ADDITION



DRAINAGE PLAN NOTE:
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 UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL.

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