

NIEDERLANDER'S 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
3-08-21

CITY HALL - ENGINEERING
MAIL STOP 1-71
Archi Rosas
FOR YOUR FILES

This plat of "NIEDERLANDER'S 2ND 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
Michael C. Greene
_____, 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 _____, 2021.
_____, Mayor,
Brandon J. Whipple, City of Wichita
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2021.

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

Entered on transfer record this _____ day
of _____, 2021.
_____, County Clerk
Kelly B. Arnold

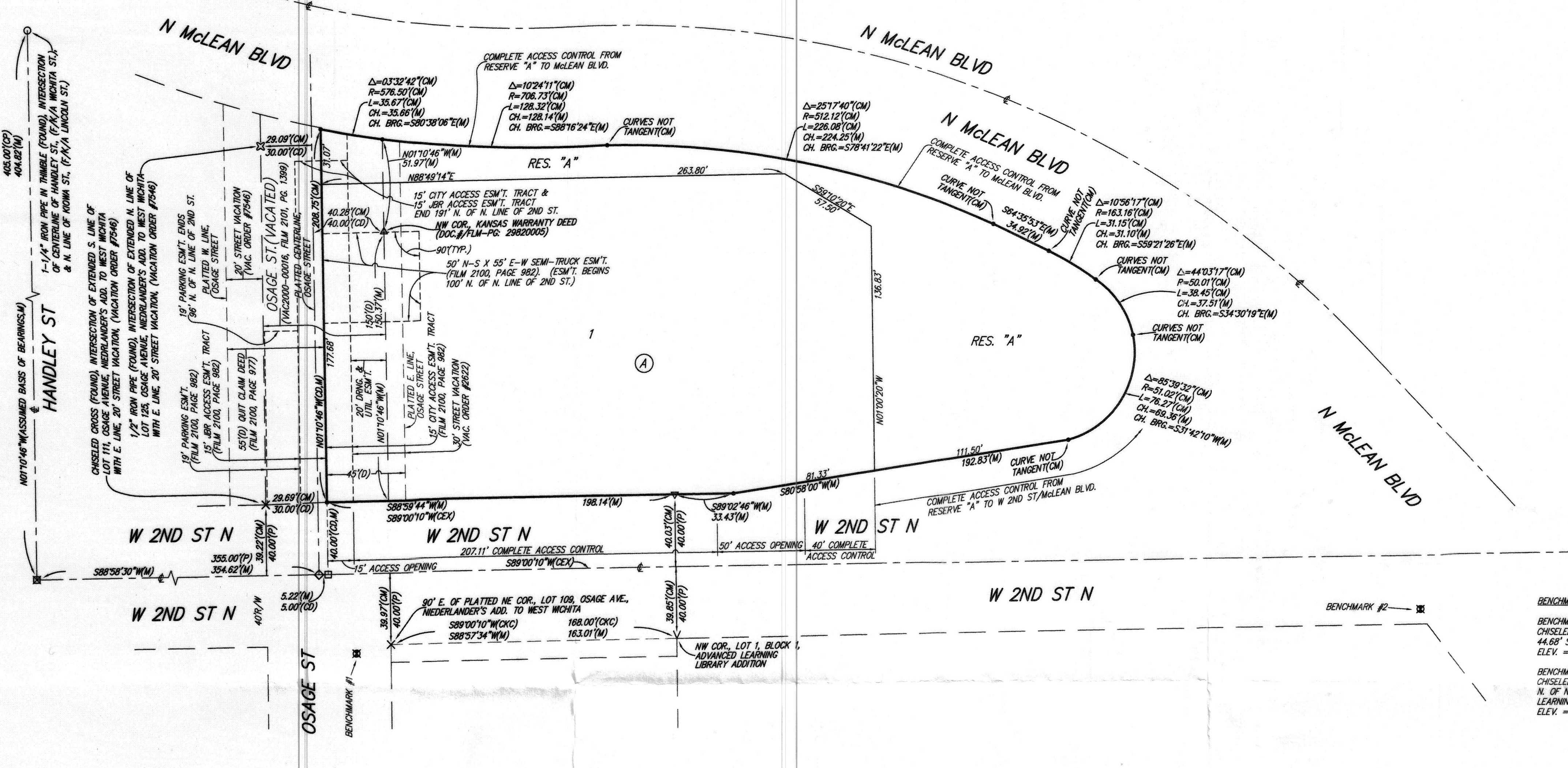
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2021 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

NOTE:
KANSAS GAS AND ELECTRIC COMPANY GRANT
OF RIGHT OF WAY OF UNDEFINED WIDTH AND
LOCATION MAY POSSIBLY AFFECT THIS PLAT,
(MISC. BOOK 35, PAGE 544).

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = 1/2" IRON PIPE IN THIMBLE (FOUND)
 - = EMPTY THIMBLE (FOUND)
 - × = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
 - ∇ = CHISELED "Y" NOTCH (FOUND)(ORIGIN UNKNOWN)
 - = 1-1/4" IRON PIPE IN THIMBLE (FOUND)
 - △ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - ▽ = 3/4" PINCHED IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - ⊗ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = #4 REBAR IN THIMBLE (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED FROM MEASURED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.
(CP) = CALCULATED FROM PLATTED INFO.
(CX) = CALCULATED INFO. FROM
EXPLORATION PLACE ADDITION
(CK) = CALCULATED INFO. FROM
KEY CONSTRUCTION ADDITION

BENCHMARKS:
BENCHMARK #1:
CHISELED "C" TOP OF CURB INLET, 15.38' E &
44.68' S. OF INTERSECTION OF OSAGE & 2ND ST.
ELEV. = 1297.47 (NAVD83)
BENCHMARK #2:
CHISELED "C" TOP OF CURB INLET, 3.56' W & 7.83'
N. OF NE CORNER OF LOT 1, BLOCK 1, ADVANCED
LEARNING LIBRARY ADDITION.
ELEV. = 1302.14 (NAVD83)

State of Kansas) SS We, Baughman Company, P.A., Surveyors
Sedgwick County) in aforesaid county and state do hereby certify that we have surveyed
and platted "NIEDERLANDER'S 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as follows: That part of Reserve C,
Niederlander's Addition to West Wichita, Sedgwick County, Kansas,
described as lying generally south of and abutting the south
right-of-way line of McLean Boulevard as presently located, lying
generally west of and abutting the west right-of-way line of McLean
Boulevard as presently located, and lying north of and abutting the
north right-of-way line of Second Street as presently located, (Second
Street previously known as Webster Street as dedicated in said
Niederlander's Addition to West Wichita), TOGETHER with the east 45.00
feet of that part of Osage Avenue as dedicated in said Niederlander's
Addition to West Wichita, (said Osage Avenue now vacated), lying west
of and abutting said Reserve C and lying south of and abutting the
south right-of-way line of said McLean Boulevard as presently located.

All being situated in the Northwest Quarter of
Section 20, Township 27 South, Range 1 East of the
Sixth Principal Meridian, Sedgwick County, Kansas.
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, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, a Reserve, and Streets, to be known as
"NIEDERLANDER'S 2ND ADDITION", Wichita, Sedgwick County, Kansas. The
drainage and utility easement is hereby granted to the public as
indicated 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 hereby reserved for open space,
landscaping, drainage purposes, berms, and utilities as confined to
easements. No regrading within abutting rights-of-way shall be allowed
within the construction of the berms allowed within Reserve "A". The
berms cannot impact access to or bury manholes, water valves and/or
water meters. Reserve "A" shall be owned and maintained by the City
of Wichita, Kansas. Compliance with any platted restrictions and
applicable restrictive covenants affecting said Reserve "A" 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.

740 Partners, LLC
a Kansas limited liability company
_____, Manager
David Burk, Sole Member of
DCB, L.L.C., a Kansas
limited liability company

City of Wichita, Kansas, a municipal corporation
_____, Mayor,
Brandon J. Whipple, City of Wichita
ATTEST: _____, City Clerk
Karen Sublett

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of
"NIEDERLANDER'S 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Meritrust Federal Credit Union

_____, Business Operations Manager
CORY WINTER
State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2021, by Cory Winter,
Business Operations Manager of Meritrust Federal Credit Union, on behalf of the
credit union.

My App't. Exp. 09-20-2022
_____, Notary Public
LUNETTE A. SAUBER

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2021, by David Burk, Sole Member of
DCB, L.L.C., a Kansas limited liability company, Manager of 740 Partners,
LLC, a Kansas limited liability company, on behalf of the limited liability
company.

My App't. Exp. 09-20-2022
_____, Notary Public
LUNETTE A. SAUBER

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2021, by Brandon J. Whipple, Mayor of
the City of Wichita, Kansas, a municipal corporation, on behalf of the
corporation.

_____, Notary Public
My App't. Exp. _____