

PIKE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

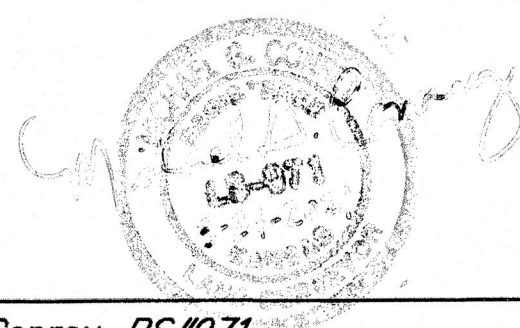
FINAL TRACING REC'D

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

4-05-21

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "PIKE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block D, TOGETHER with all of the most southerly Ciderbluff Ct, all as platted and dedicated in Pike Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Reserve "B" as platted in said Pike Addition described as follows: Beginning at the northwest corner of said Lot 13; thence S00°53'37"E coincident with the west line of said Lots 1, 3, 14, and 15, 249.81 feet to the southwest corner of said Lot 15; thence N03°11'11"W, 249.99 feet to a point on the south line of said Lot 11; thence N88°59'10"E coincident with the south line of said Lot 11, 10.00 feet to the point of beginning, and TOGETHER with all of the most southerly Ciderbluff Cir as dedicated in said Pike Addition, said most southerly Ciderbluff Cir lying generally southeast and south of and abutting the following described line: Beginning at the most northerly northeast corner of said Reserve "B", said most northerly northeast corner also being a point on the southerly right-of-way line of Sheriac as dedicated in said Pike Addition; thence northeasterly coincident with the southerly right-of-way line of said Sheriac, being a curve to the left, through a central angle of 21°59'52" and having a radius of 152.00 feet, an arc distance of 58.36 feet, (having a chord length of 58.00 feet bearing N54°20'54"E), to the northwest corner of Lot 9 in said Block D, and for a point of termination.

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



Michael G. Conrey, PS#971, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets to be known as "PIKE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. 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 private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The pedestrian access easement if hereby granted to the public as indicated for pedestrian access purposes between Ciderbluff Cir. and W. Maple Street and no fences or other obstructions shall be constructed or placed within this easement. 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.

Pike, LLC,
a Kansas limited liability company

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

State of Kansas) SS The foregoing instrument acknowledged before me, this 30th day of March, 2021, 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.

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

This plat of "PIKE 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

Michael C. Greene, Chair
Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2021.

Brandon J. Whipple, Mayor, City of Wichita
Karen Sublett, City Clerk

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.

Kelly B. Arnold, County Clerk

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 _____, 2021 at _____ o'clock _____ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "PIKE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

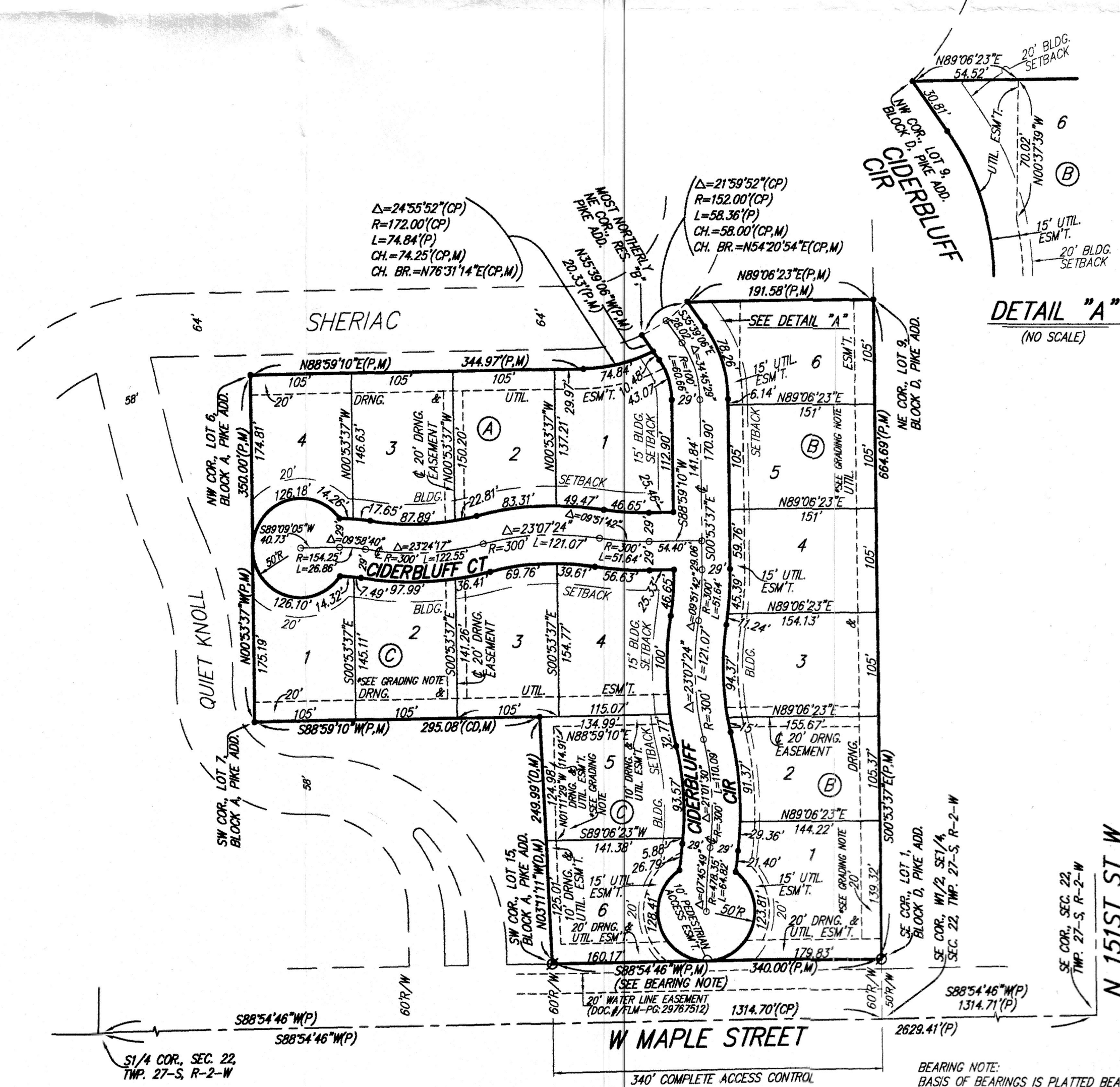
Emprise Bank
LORI J. NEWELL, (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 31st day of March, 2021, by LORI J. NEWELL, Senior Vice-President of Emprise Bank, on behalf of the bank.

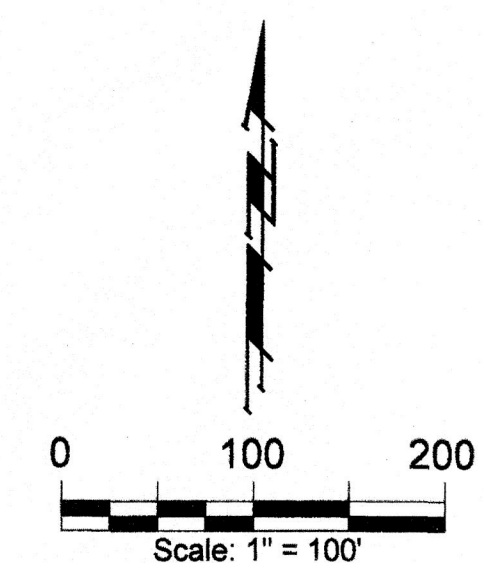
Tyler Henning, Notary Public

My App't. Exp. 08/28/2022

TYLER HENNING
Notary Public - State of Kansas
My App't. Expires 08/28/2022



DETAIL "A"
(NO SCALE)



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CP) = CALCULATED FROM PLATTED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.

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

* 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.

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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

Note:
Existing Blanket Phillips Pipe Line Company Easement for Telephone and Telegraph Lines over the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Sec. 22, Twp. 27-S, R-2-W, (Misc. Book 98, Page 112), now assigned to Phillips 66 Gold Line System, LLC, (DOC # PLM-PC 2946431).