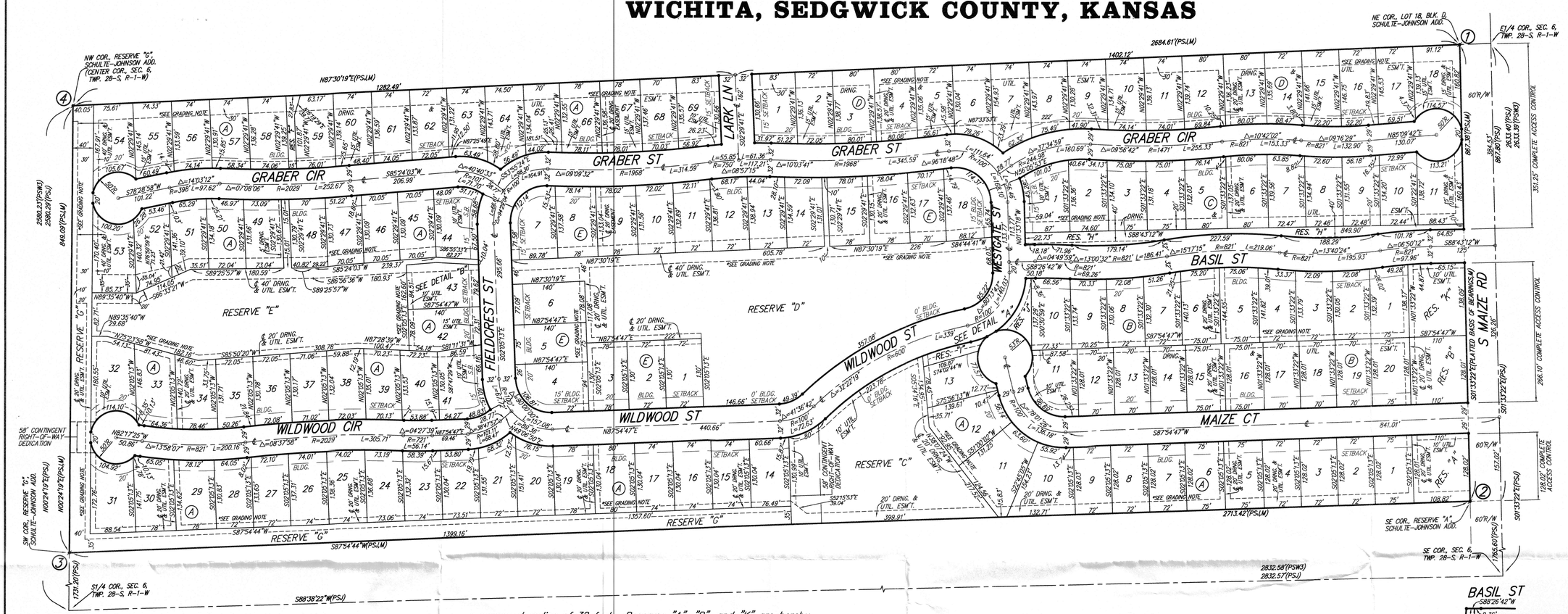
SCHULTE-JOHNSON 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(PSJ) = INFO. FROM PLAT OF SHULTE-JOHNSON ADD.
(PSW3) = INFO. FROM PLAT OF SKYWAY WEST 3RD ADD.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1333.0
11–14	A	1337.5
32–53	A	1338.4
1, 20	B	1332.5
1–18	E	1338.4

BENCHMARK:
CROWS FOOT CUT ON TOP OF WEST CURB OF LARK LANE 72± SOUTH OF THE INTERSECTION OF LARK LANE AND GREENFIELD, 75± NORTH OF THE NORTH LINE OF SCHULTE-JOHNSON ADD., EAST OF POINT OF CURVATURE IN EAST LINE OF LOT 73, BLOCK C, SOUTHERN RIDGE 3RD ADD. ELEV. = 1337.76 (NAVD88)

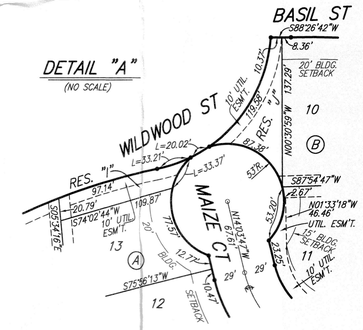
NOTE:
LOTS 1-13, BLOCK A, AND LOTS 11-20, BLOCK B WITHIN SCHULTE-JOHNSON 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

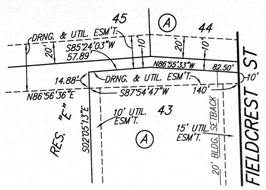
NOTE:
BUILDING SETBACK FOR FRONT YARDS: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER THE HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS.

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.

DETAIL "A"
(NO SCALE)





DETAIL "B"
(NO SCALE)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SCHULTE-JOHNSON 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block B, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, Block C, TOGETHER with all Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block D, TOGETHER with all Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Block E, TOGETHER with all of Reserves "A", "B", "C", "D", "E", "F", and "G", TOGETHER with all of Basil St, Graber Cir, Wildwood St, both Wildwood Cir, Lark Ln, Fieldcrest St, and Westgate St, all as platted and dedicated in Schulte-Johnson Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, building setback lines, dedications, and access controls, 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 Lots, Blocks, Reserves and Streets, to be known as "SCHULTE-JOHNSON 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 and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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 streets are hereby dedicated to and for the use of the public. The cul-de-sac on Maize Ct. has a 53 foot radius and shall have a pavement radius of 38 feet. Reserves "A", "B", and "K" are hereby reserved for open space, landscaping, berms, entry monuments, lakes, drainage purposes, and utilities as confined to easement. The berms within said Reserves "A", "B", and "K" shall be contained within said reserves with no regrading allowed in the street right-of-way. Reserve "C" is hereby reserved for open space, landscaping, berms, lakes, walking paths, parking, a contingent right-of-way dedication, drainage purposes, and utilities as confined to easement. Reserve "D" is reserved for open space, landscaping, berms, walking paths, lakes, a playground and related appurtenances, drainage purposes, parking, and utilities as confined to easement. Reserve "E" is reserved for open space, landscaping, berms, lakes, walking paths, drainage purposes, and utilities as confined to easement. Reserve "F" is reserved for open space, landscaping, walking paths, drainage purposes, and utilities as confined to easement. Reserve "G" is reserved for open space, landscaping, berms, walking paths, a contingent right-of-way dedication, drainage purposes, and utilities as confined to easement. Reserve "H" is reserved for open space, landscaping, berms, drainage purposes, and utilities as confined to easement. Reserves "I" and "J" are reserved for open space, landscaping, drainage purposes and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K" shall be owned and maintained by a homeowners association for the addition. The contingent right-of-way 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. 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.

Russell Investments, L.C.,
a Kansas limited liability company

_____, Sole Member
Jay W. Russell

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2020, by Jay W. Russell, Sole Member of the Russell Investments, L.C., a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

This plat of "SCHULTE-JOHNSON 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_____, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Charles A. Warren

_____, 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_____, 2020.

_____, Mayor, City of Wichita
Brandon J. Whipple

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2020.

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

Entered on transfer record this_____day of_____, 2020.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2020 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

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

FINAL TRACING REC'D 8-04-20

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

E:\Projects\Schulte-Johnson 2nd Addition\Plat\Drawings\SCHULTE-JOHNSON 2ND E.dwg-RKR