

# MIES 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 "MIES ADDITION", Wichita, Sedgwick County, Kansas and that the  
accompanying plat is a true and correct exhibit of the property surveyed,  
described as that part of the Southwest Quarter of Section 12, Township  
27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County,  
Kansas described as follows: Beginning at the northwest corner of said  
Southwest Quarter; thence N88°27'24"E coincident with the north line of  
said Southwest Quarter, a distance of 973.55 feet; thence S01°38'22"E, a  
distance of 339.00 feet; thence N88°27'24"E, a distance of 50.00 feet;  
thence S01°38'22"E, a distance of 240.00 feet; S88°27'24"W, a distance of  
125.00 feet; thence S01°38'22"E, a distance of 26.50 feet; thence  
S88°17'23"W, a distance of 64.00 feet; N01°38'22"W, a distance of 63.94  
feet; thence S88°17'23"W, a distance of 638.93 feet; thence N69°24'26"W,  
a distance of 64.85 feet; thence S88°17'23"W, a distance of 139.98 feet  
to a point on the west line of said Southwest Quarter, thence  
N01°09'17"W coincident with said west line, a distance of 519.60 feet to  
the point of beginning, all being subject to road rights-of-way of record.

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 "MIES  
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. No sign, light  
poles, private drainage systems, berms, walls, masonry trash enclosures or  
other structures shall be located within public utility easements unless  
permitted by the City of Wichita Department of Engineering and that they  
do not inhibit the conveyance of surface drainage. 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 street,  
drainage, and utility easements are hereby granted to the public as  
indicated for street purposes, 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  
Department of Engineering. The streets are hereby dedicated to and for  
the use of the public. Reserve "A" is hereby reserved for open space,  
berms, landscaping, lakes, entry monuments, drainage purposes, utilities as  
confined to easements. Reserve "B" is hereby reserved for open space,  
berms, landscaping, entry monuments, drainage purposes, streets as  
confined to easements, and utilities as confined to easements. Reserve  
"C" is hereby reserved for open space, berms, landscaping, lakes, drainage  
purposes, and utilities as confined to easements. Reserve "D" is hereby  
reserved for open space, berms, landscaping, drainage purposes, contingent  
dedication and utilities as confined to easements. The contingent  
dedication for public uses, such as streets, sidewalks, drainage, or utilities,  
shall become effective if the adjacent subdivision is zoned SF-5  
Single-Family Residential or TF-3 Two-Family Residential 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. Reserves "A",  
"B", "C", and "D" shall be owned and maintained by the homeowners  
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.

This plat of "MIES 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 \_\_\_\_\_, 2022,  
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, City of Wichita  
Brandon J. Whipple

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_,  
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  
Sedgwick County) 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 and dedications  
being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the SW Quarter of Section 12,  
Township 27 South, Range 2 West of the Sixth  
Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Preston A. Stewart, P.S. #1386

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

Emprise Bank

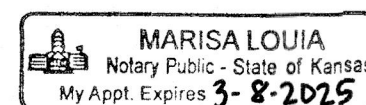
\_\_\_\_\_, S.V.P.  
Lori NEWELL (Title)

Mies Holding Co., LLC,  
a Kansas limited liability company

\_\_\_\_\_, Manager  
Jay W. Russell, Manager of  
JWR Management, LLC  
a Kansas limited liability company

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_  
S.V.P. \_\_\_\_\_ of Emprise Bank, on behalf of the bank.  
(Title)

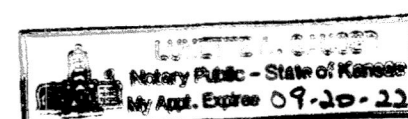
\_\_\_\_\_, Notary Public  
MARISA LOUIA  
My App't. Exp. 3-8-2025



State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Jay W. Russell, Manager of  
JWR Management, LLC, a Kansas limited liability company, on behalf of the  
limited liability company.

\_\_\_\_\_, Notary Public  
LUNETTE A. SAUBEA

My App't. Exp. 09-20-2022



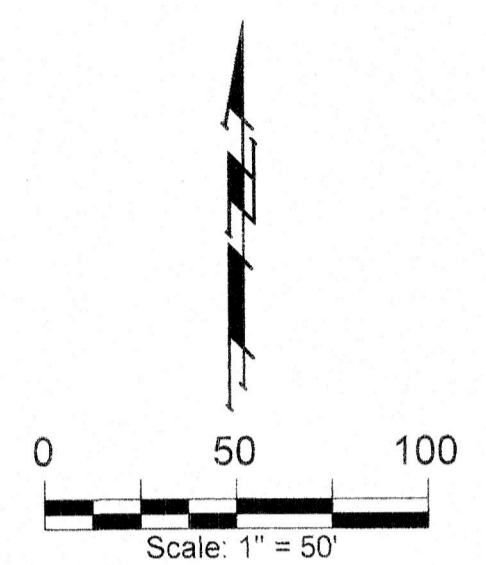
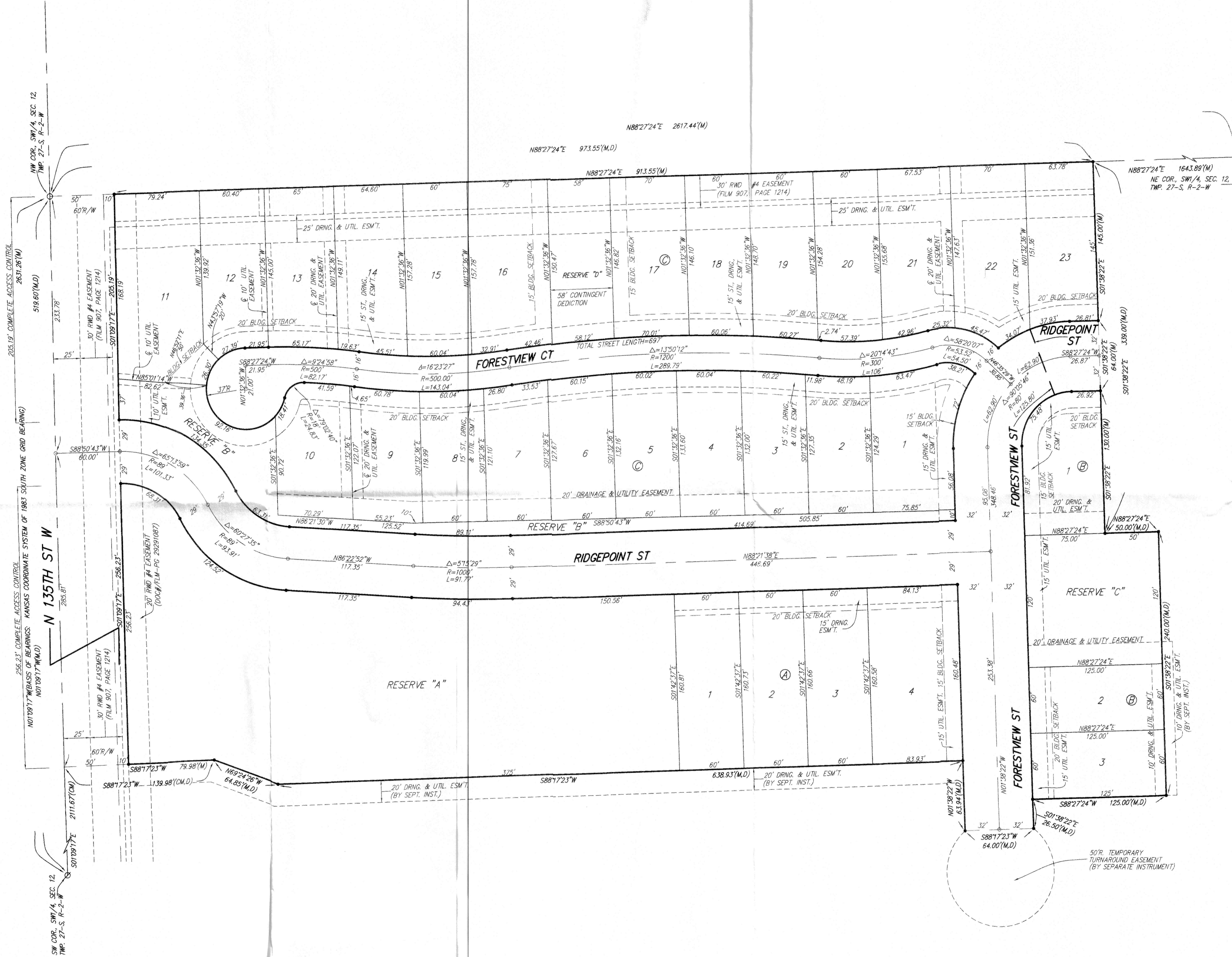
MIES ADDITION

PAGE 1 OF 2



# MIES ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



**NOTE:**  
ALL LOTS WITHIN MIES ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

**BENCHMARK:**  
CHISELED CROSS ON FACE OF WALK, 578.1' N. OF THE MOST WESTERLY NW COR. LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION, (SAID MOST WESTERLY NW COR. BEING A POINT ON THE E. R/W LINE OF N 135TH ST. W.), & 44.1' E. OF THE W. LINE, SW 1/4, SEC. 12, TWP. 27-S, R-2-W  
ELEV. = 1357.30 NAVD88

CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION.  
ELEV. = 1353.98 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1355.5
1,2	B	1354.0

- ⊕ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = 3/4" IRON IN THIMBLE (FOUND)
- = 1/2" IRON IN THIMBLE (FOUND)
- = #5 REBAR (FOUND)
- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED

**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this plot. 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 backyards 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.

**Right-of-way Note:**  
No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A, B, and C. The berms cannot impact access to or bury manholes, water valves and/or water meters.

MIES ADDITION

PAGE 2 OF 2

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