

MIES 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

FINAL TRACING REC'D

RECEIVED JUL 25 2023

State of Kansas) SS We, *Baughman Company, P.A., Surveyors in*
Sedgwick County and state do hereby certify that we have surveyed and
platted "MIES 2ND ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as North 100 acres of Southwest Quarter of Section
12, Township 27 South, Range 2 West of the Sixth Principal Meridian,
Sedgwick County, Kansas; EXCEPT the following: Commencing at the
southwest corner of said Southwest Quarter; thence north along the west
line of said Southwest Quarter, 990.00 feet to the intersection with the
westerly extension of the north line of Lot 1, Vince Garcia Addition, an
Addition to Sedgwick County, Kansas, and for a point of beginning; thence
continuing north along the west line of said Southwest Quarter, 766.00
feet; thence east parallel with the south line of said Southwest Quarter,
900.00 feet; thence south parallel with the west line of said Southwest
Quarter, 766.00 feet to a point on the north line of Crystal Gardens
Addition, Wichita, Sedgwick County, Kansas; thence west along the north
line of said Crystal Gardens and along the north line of Lot 1 in said
Vince Garcia Addition, and as extended west, 900.00 feet to the point of
beginning, all being subject to road rights-of-way of record, and EXCEPT
a tract of land lying within the north 100 Acres of the Southwest Quarter
of Section 12, Township 27 South, Range 2 West of the Sixth Principal
Meridian, Sedgwick County, Kansas, described as beginning at the
northeast corner (Center Corner of said Section 12) of said Southwest
Quarter; thence S01°45'01"E coincident with the east line of said
Southwest Quarter, 1,633.68 feet to the southeast corner of the north
100 Acres of said Southwest Quarter; thence S88°17'00"W coincident with
the south line of the north 100 Acres of said Southwest Quarter, 589.58
feet; thence N01°41'44"W, 110.06 feet; thence N44°00'46"W, 109.30 feet;
thence N55°28'43"W, 66.07 feet; thence N07°14'22"W, 140.67 feet; thence
S82°45'38"W, 40.00 feet; thence S07°14'22"E, 104.95 feet; thence
N55°28'43"W, 51.30 feet; thence S88°18'16"W, 98.53 feet; thence
N07°04'47"W, 44.09 feet; thence N22°05'32"W, 105.65 feet; thence
N41°08'32"W, 116.02 feet; thence N26°34'03"W, 109.83 feet; thence
N06°02'35"W, 95.93 feet; thence N88°50'40"E, 136.03 feet; thence
N01°09'20"W, 40.00 feet; thence S88°50'40"W, 137.89 feet; thence
N01°09'20"W, 21.85 feet; thence N47°11'27"E, 235.45 feet; thence
N38°07'03"W, 222.34 feet; thence S81°00'29"W, 119.13 feet; thence
N05°06'31"E, 44.00 feet; thence N65°25'06"E, 47.77 feet; thence
N26°30'38"E, 97.90 feet; thence S75°04'50"E, 40.78 feet; thence
N45°49'03"E, 167.58 feet; thence N05°44'24"W, 77.73 feet; thence
N48°27'32"W, 68.54 feet; thence N02°43'43"E, 88.93 feet; thence
N80°47'48"E, 58.39 feet; thence N01°32'36"W, 65.18 feet to a point in the
north line of the Southwest Quarter of said Section 12; thence
N88°27'24"E coincident with the north line of the Southwest Quarter of
said Section 12, 872.66 feet to the point of beginning, and EXCEPT that
part platted as Mies Addition, Wichita, Sedgwick County, Kansas.

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
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. 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,
landscaping, a fire apparatus access road approved by the Fire Code
Official, drainage purposes, and utilities as confined to easements.
Reserve "B" is hereby reserved for open space, berms, landscaping, lakes,
drainage purposes, and utilities as confined to easements.
Reserves "C" and "D" are hereby reserved for open space, berms,
landscaping, drainage purposes, and utilities as confined to easements.
Reserves "E" and "F" are hereby reserved for open space, landscaping,
floodplain and floodway purposes, and drainage purposes.
Reserves "G" is hereby reserved for open space, berms, landscaping, lakes,
floodplain purposes, drainage purposes, contingent street dedication as
confined to easement, and utilities as confined to easements.
Reserve "H" is hereby reserved for open space, berms, landscaping, walking
paths, gazebos, drainage purposes, 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", "D", "E", "F", "G" and "H" 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. FEMA floodplain and regulatory floodway
boundaries are subject to periodic change and such change may affect
the intended land use within the subdivision.

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.



Preston A. Stewart, P.S. #1386

Surveyor

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

Joy W. Russell, Manager

JWR Management, LLC,
a Kansas limited liability company

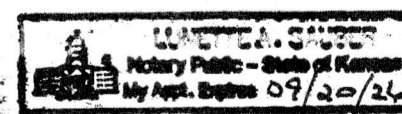
Manager

State of Kansas) SS

The foregoing instrument acknowledged before
me, this 24th day of July, 2023, by Joy W. Russell, Manager of
JWR Management, LLC, a Kansas limited liability company, Manager of Mies
Holding Co., LLC, a Kansas limited liability company, on behalf of the
limited liability company.

LUNETTE A. SAUBER
Notary Public

My App't. Exp. 09/20/2024



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

Legacy Bank

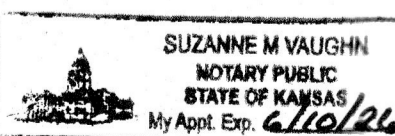
REX REYNOLDS

EVP
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 24th day of July, 2023, by *Rex Reynolds*,
Exec Vice Pres of Legacy Bank, on behalf of the bank.
(Title)

Suzanne M. Vaughn, Notary Public

My App't. Exp. 06/10/2026



This plat of "MIES 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 _____, 2023.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ann Fox

_____, 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 _____, 2023.

_____, Mayor, City of Wichita
Brandon J. Whipple

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2023.

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

Entered on transfer record this _____ day
of _____, 2023.

_____, 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 _____, 2023 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

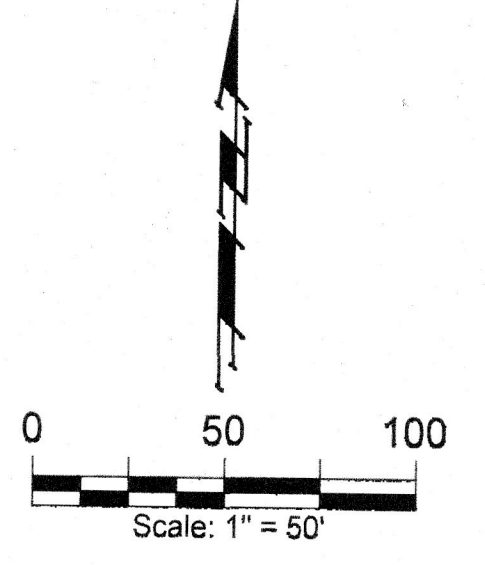
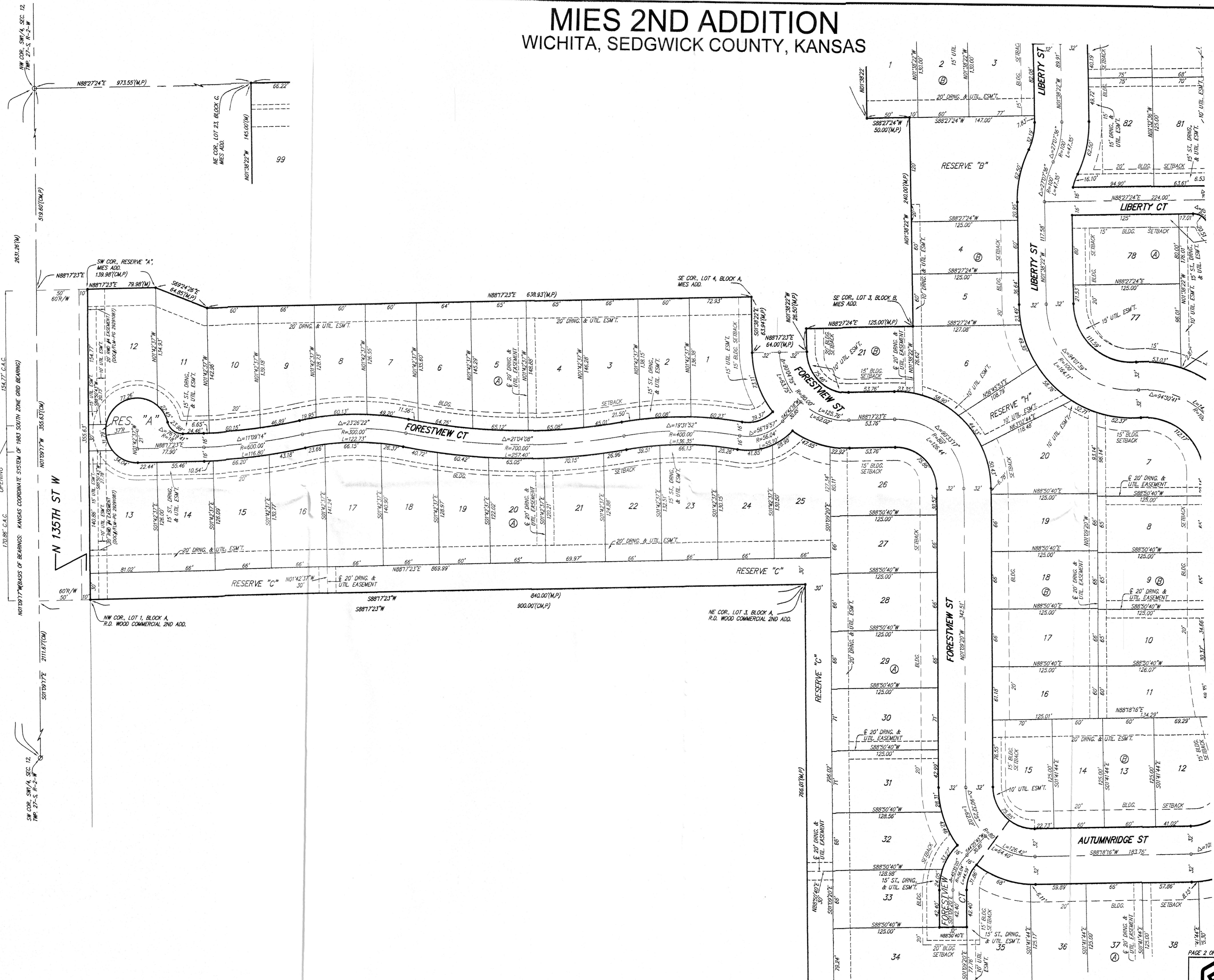
MIES 2ND ADDITION

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



MIES 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:
CHISELED CROSS ON SE CORNER OF CURB INLET,
EAST SIDE OF 135TH ST W, 32' NORTH OF THE
NORTH R/W LINE OF RIDGEPOINT ST.
ELEV. = 1356.64 NAVD88

SQUARE CUT ON NE COR. OF CURB INLET, 2' W.
OF SE COR. OF LOT 21, BLOCK "C", MIES ADDITION.
ELEV. = 1355.95 NAVD88

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

NOTE:
ALL LOTS WITHIN MIES 2ND ADDITION SHALL
HAVE A 3 FOOT SIDE YARD BUILDING SETBACK.

- ⊙ = #4 REBAR W/ "DAUGHMAN" CAP (SET)
- ⊙ = 3/4" IRON IN THIMBLE (FOUND)
- ⊙ = 1/2" IRON IN THIMBLE (FOUND)
- ⊙ = #5 REBAR (FOUND)
- ⊙ = BENCHMARK

(M) = MEASURED
(C) = CALCULATED PER MEASURED
F.A.A.R. = FIRE APPARATUS ACCESS ROAD

Drainage Plan Note:
A master drainage plan has been developed for this plot. All
drainage easements, rights-of-way, and reserves shall remain of
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.

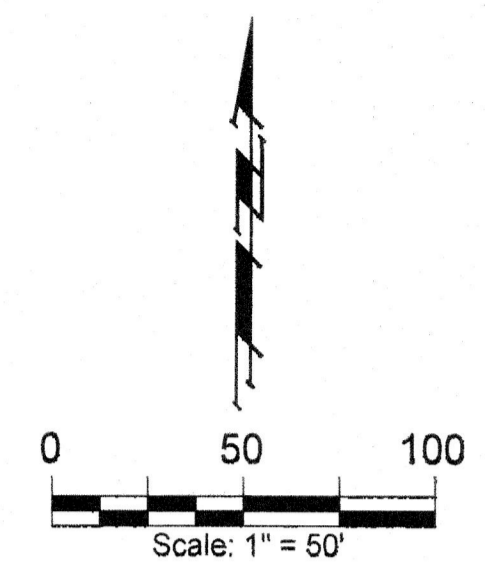
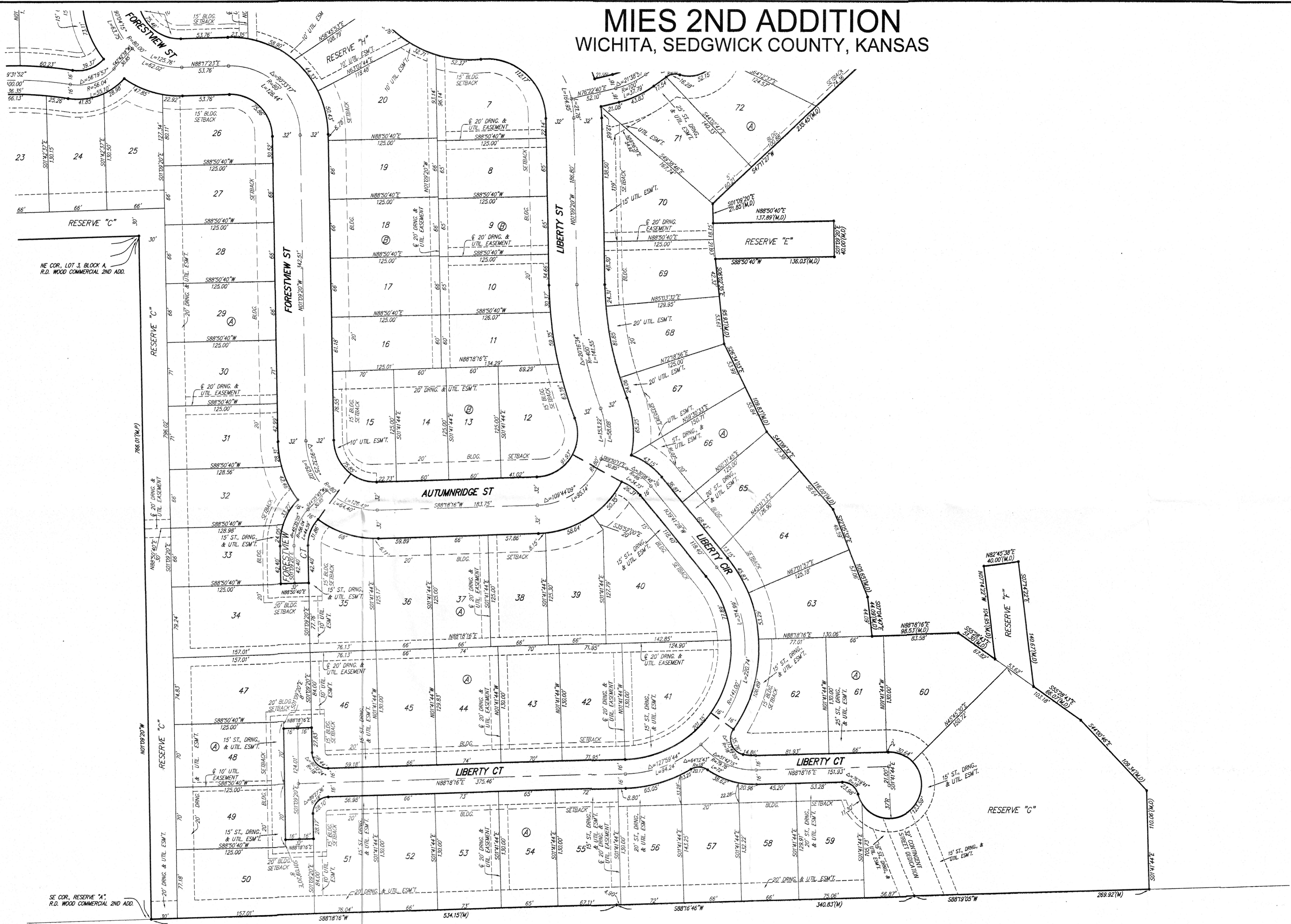
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
5-12	A	1357.0
59-67	A	1341.0
68-78	A	1342.0
79,88,89	A	1342.0
1,2,3,4	B	1353.0

NOTE:
GATE AND LOCK WILL BE APPROVED BY THE
CITY OF WICHITA FIRE CODE OFFICIAL. THE HOA
SHALL PROVIDE ALL MEMBERS WITH AN ACCESS
CODE TO OPEN GATE.

MIES 2ND ADDITION

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MIES 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:
CHISELED CROSS ON SE CORNER OF CURB INLET,
EAST SIDE OF 135TH ST W, 32' NORTH OF THE
NORTH R/W LINE OF RIDGEPOINT ST.
ELEV. = 1356.64 NAVD88

**SQUARE CUT ON NE COR. OF CURB INLET, 2' W.
OF SE COR. OF LOT 21, BLOCK "C", MIES ADDITION.**
ELEV. = 1355.95 NAVD88

Right-of-way Note:
No grading within abutting rights-of-way
shall be allowed with the construction of the berms
allowed within any Reserves. The berms cannot
impair access to or bury manholes, water valves
and/or water meters.

NOTE:
ALL LOTS WITHIN MIES 2ND ADDITION SHALL
HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 3/4" IRON IN THIMBLE (FOUND)
- = 1/2" IRON IN THIMBLE (FOUND)
- = #5 REBAR (FOUND)
- ⊠ = BENCHMARK

- (M) = MEASURED
- (D) = DESCRIBED
- (CM) = CALCULATED PER MEASURED
- F.A.A.R. = FIRE APPARATUS ACCESS ROAD

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
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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
5-12	A	1357.0
59-67	A	1341.0
68-78	A	1342.0
79,88,89	A	1343.0
1,2,3,4	B	1353.0

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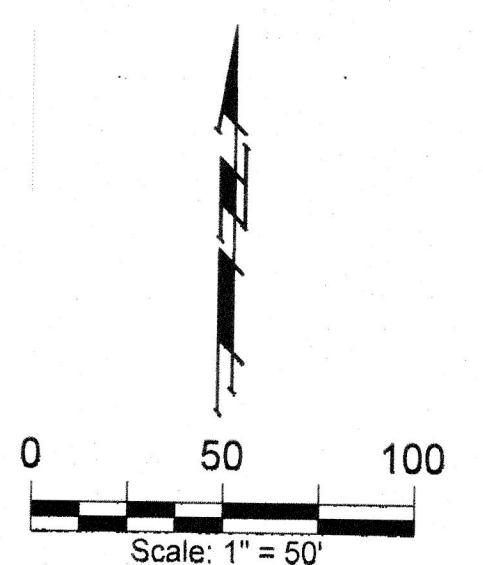
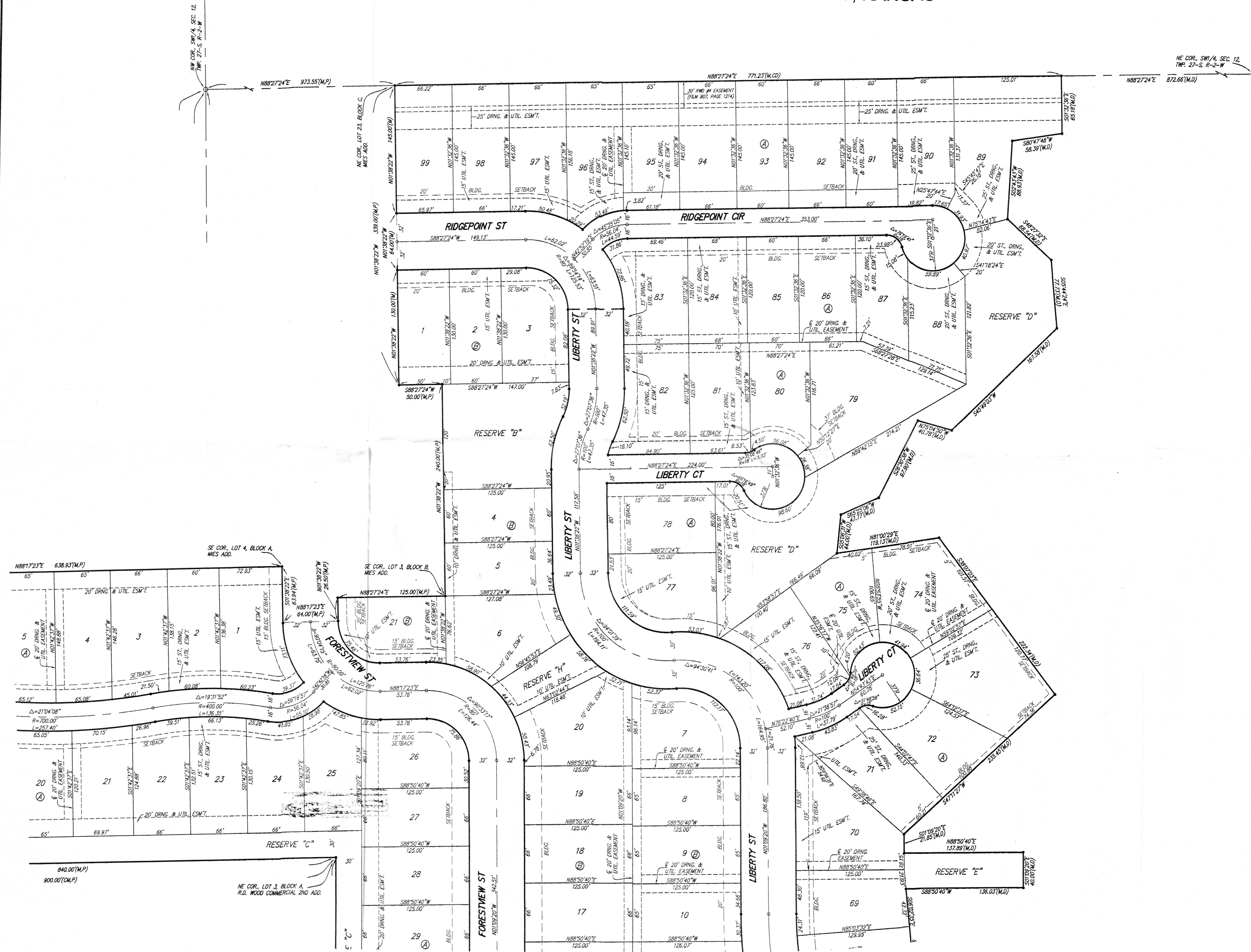
MIES 2ND ADDITION

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BaughmanCo.com

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MIES 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:
 CHISELED CROSS ON SE CORNER OF CURB INLET,
 EAST SIDE OF 135TH ST W. 32' NORTH OF THE
 NORTH R/W LINE OF RIDGEPOINT ST.
 ELEV. = 1356.64 NAVD88

**SQUARE CUT ON NE COR. OF CURB INLET, 2' W.
 OF SE COR. OF LOT 51, BLOCK "C", MIES ADDITION.
 ELEV. = 1355.95 NAVD88**

Right-of-way Note:
 No grading within abutting rights-of-way
 shall be allowed with the construction of the berms
 allowed within any Reserves. The berms cannot
 impede access to or bury manholes, water valves
 and/or water meters.

NOTE:
 ALL LOTS WITHIN MIES 2ND ADDITION SHALL
 HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊚ = 3/4" IRON IN THIMBLE (FOUND)
- = 1/2" IRON IN THIMBLE (FOUND)
- ⊠ = #5 REBAR (FOUND)
- ⊞ = BENCHMARK

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DRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plot. All
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 established grades (unless modified with the approval of the City
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 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.

LOT	BLOCK	MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES	
		NAVD88	ELEVATION
5-12	A		1357.0
59-67	A		1341.0
68-78	A		1342.0
79,88,89	A		1343.0
1,2,3,4	B		1353.0

NOTE:
 GATE AND LOCK WILL BE APPROVED BY THE
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MIES 2ND ADDITION

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