

SUBTLE PATH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

FINAL TRACING REC'D

RECEIVED MAY 20 2024

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 "SUBTLE PATH ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as a tract of land lying within a portion of Lot 1,
Westlink Christian Church Addition, Wichita, Sedgwick County, Kansas
described as beginning at the northwest corner of said Lot 1; thence
N88°28'40"E coincident with the north line of said Lot 1, 674.26 feet;
thence S01°31'20"E perpendicular to the north line of said Lot 1, 28.88
feet; thence S39°16'26"W, 287.43 feet; thence S76°18'21"W, 73.34 feet;
thence N45°10'54"W, 72.09 feet; thence S45°00'00"W, 458.42 feet to a
point in the north line of Westlawn St. as platted in said Westlawn St.
Church Addition; thence westerly along the north line of said Westlawn St.
being a curve to the left having an arc length of 64.39 feet, a radius of
50.00 feet, a chord length of 60.03 feet and a chord bearing of
S78°25'10"W to a deflection point in the west line of said Lot 1; thence
N01°21'13"E coincident with the west line of said Lot 1, 536.54 feet, to
the point of beginning.

This plat of "SUBTLE PATH 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 _____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Robert Dool

_____, Secretary
Scott A. Wadle

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the NE Quarter of Section 7,
Township 27 South, Range 1 West of the Sixth
Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathan C. Hubbell
LS-1680
5-3-24
KANSAS
PROFESSIONAL SURVEYOR

Jonathan C. Hubbell, P.S. #1680, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Streets and Reserves, to be known as "SUBTLE
PATH 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. The streets are
hereby dedicated to and for the use of the public. Reserve "A" is hereby
reserved for entry monuments, open space, landscaping, gazebos, drainage
purposes, streets as confined to easements and utilities as confined to
easements. Reserve "B" is hereby reserved for entry monuments, open
space, landscaping, gazebos, walking paths, screening/fencing, drainage
purposes, streets as confined to easements and utilities as confined to
easements. Reserve "C" is hereby reserved for open space, landscaping,
gazebos, walking paths, screening/fencing, drainage purposes, streets as
confined to easements and utilities as confined to easements. Reserves
"A", "B" & "C" 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.

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2024.

_____, Mayor
Lily Wu
City of Wichita

_____, City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2024.

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

Entered on transfer record this _____ day
of _____, 2024.

_____, County Clerk
Kelly B. Arnold

Subtle Path, LLC,
a Kansas limited liability company

Russell G. Norris
Russell G. Norris
Manager

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2024 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 14th day of May, 2024, by Russ Norris, Manager of the
Subtle Path, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

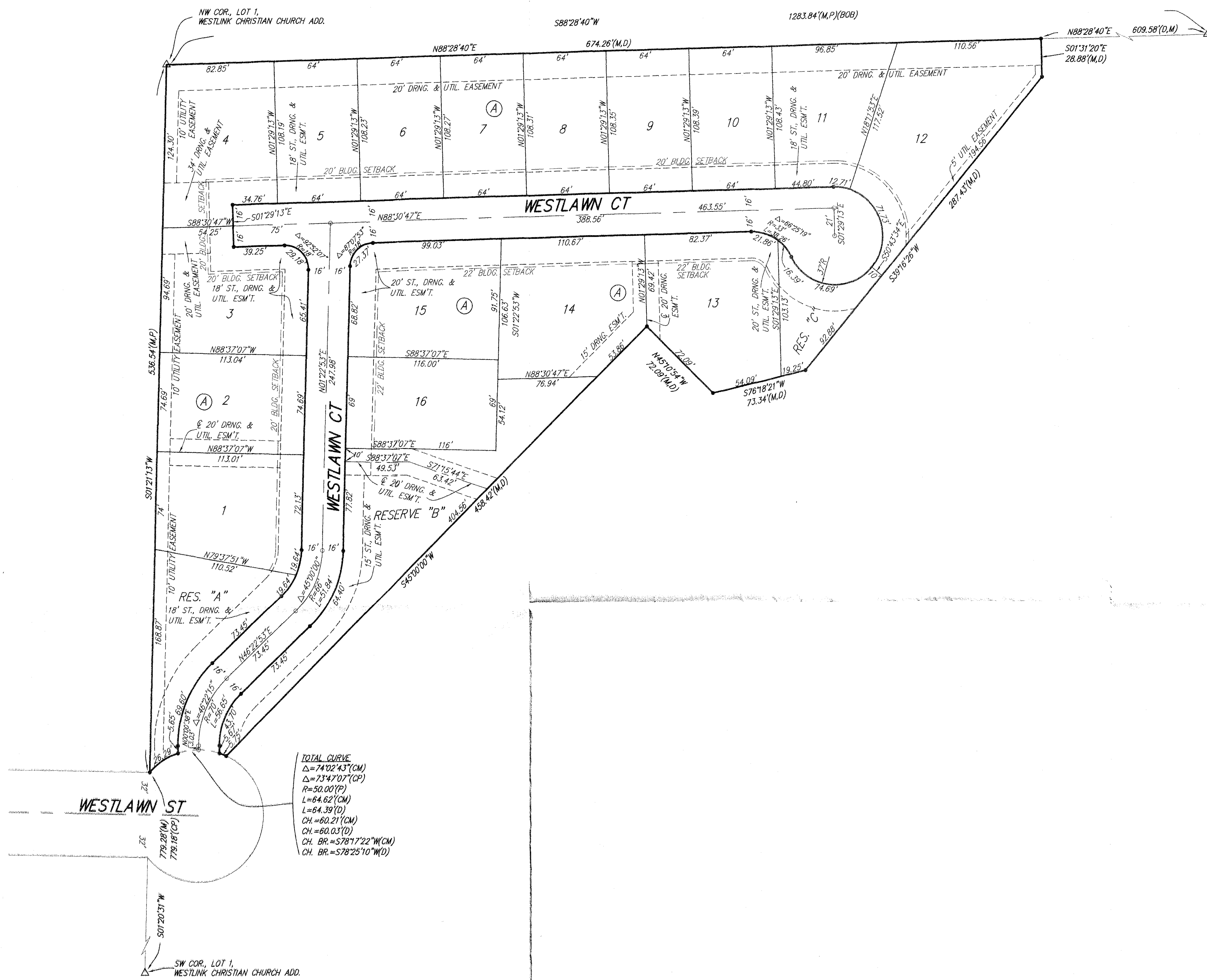
Lunette A. Sauber
LUNETTE A. SAUBER
Notary Public

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

LUNETTE A. SAUBER
Notary Public - State of Kansas
My App'l. Expires 9/20/24

SUBTLE PATH ADDITION

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

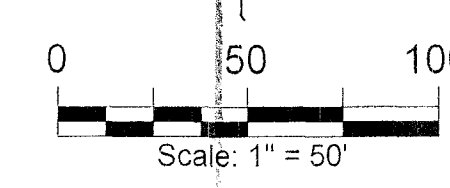


NOTE:
ALL LOTS WITHIN SUBTLE PATH ADDITION SHALL
HAVE A 5 FOOT SIDE YARD BUILDING SETBACK,
UNLESS REDUCED BY AN APPROVED PUD.

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

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED PER MEASURED
(BOB) = BASIS OF BEARINGS (KANSAS GRID SOUTH NAD83)

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS
AND RESTRICTIONS PER PATHWAY CHURCH PUD
DP-99. THE PUD HAS GUARANTEED ACCESS TO
MAIZE ROAD.



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